

West Sussex County Council  
Development Control  
County Hall Tower Street  
Chichester  
West Sussex  
PO19 1RH

**Our ref:** HA/2021/123406/01-L01  
**Your ref:** WSCC/030/21  
**Date:** 25 August 2021

Dear Sir/Madam,

**AN APPLICATION FOR PLANNING PERMISSION FOR A CLAY QUARRY AND CONSTRUCTION MATERIALS RECYCLING FACILITY (CMRF) FOR CD&E WASTES INCLUDING THE USE OF AN EXISTING ACCESS FROM LOXWOOD ROAD, THE EXTRACTION AND EXPORTATION OF CLAY AND RESTORATION USING SUITABLE RECOVERED MATERIALS FROM THE CMRF TO NATURE CONSERVATION INTEREST INCLUDING WOODLAND, WATERBODIES AND WETLAND HABITATS**

**PALLINGHURST WOODS, LOXWOOD ROAD, LOXWOOD, WEST SUSSEX RH14 0RW**

Thank you for the consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

### **Environment Agency position**

We request that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

### **Condition**

**If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority.**

**The remediation strategy shall be implemented as approved.**

### **Reasons**

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from contamination sources at the development site.

This is in line with paragraph 170 of the National Planning Policy Framework.

Environment Agency  
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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## **Advice to Applicant**

If sandstone bands contain groundwater and dewatering is required, abstraction licences may potentially be required. We would advise the Applicant to liaise with us at an early stage to confirm any licencing requirement associated with dewatering.

Further information can be found here:

<https://www.gov.uk/government/publications/temporary-dewatering-from-excavations-to-surface-water>

<https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence>

The infilling of the quarry is likely to require a permit, such a deposit for recovery permit. We would advise the Applicant to liaise with us at an early stage with the details of any recovery scheme, to confirm permitting requirement. This can be done through our enhanced pre-app permitting service.

<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

**Mrs Sophie Brown**  
**Sustainable Places Planning Advisor**

Direct dial 02030 257250

Direct e-mail [planningSSD@environment-agency.gov.uk](mailto:planningSSD@environment-agency.gov.uk)