

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

Our ref: HA/2021/123406/02-L01
Your ref: WSCC/030/21
Date: 27 January 2022

Dear Planning Team,

ADDITIONAL DOCUMENTS - 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 re-consulting the Environment Agency in regard to the above application.

We have reviewed the additional information that has been submitted and have no further comments to make. Our previous response dated 25 August 2021 (our ref; HA/2021/123406/01) still stands, and this is copied below for ease of reference.

“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.

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

Cont/d..

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

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