

From: sarah.green@environment-agency.gov.uk
Sent: 28 July 2008 12:00:44
To: Planapps
Subject: Environment Agency Response to: 08/00954/COMIND

Attachments: PlanningProposal.rtf

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Atomic Weapons Establishment, Burghfield, Reading, Berkshire.

LPA ref: 08/00954/COMIND

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West Berkshire District Council
Development Control
Council Office Market Street
Newbury
Berkshire
RG14 5LD

Our ref: WA/2008/104581/01-L02
Your ref: 08/00954/COMIND
Date: 28 July 2008

Dear Sir/Madam

NEW CONVENTIONAL MANUFACTURING RATIONALISATION FACILITY, PLUS ASSOCIATED LANDSCAPING INCLUDING SUSTAINABLE DRAINAGE FEATURES. DISABLED CAR PARKING, PLUS 20 CYCLE PARKING SPACES, PLUS ASSOCIATED CONSTRUCTION RELATED INFRASTRUCTURE ATOMIC WEAPONS ESTABLISHMENT, BURGHFIELD, READING, BERKSHIRE

Further to my letter of 21 July 2008, we have received clarification from the applicant on the following points raised in our objection to this application.

The flood flow route that was identified through the site was an output from hydraulic modeling that has been carried out to inform possible future development at the Burghfield site. It shows that a flow route may be present during a 1 in 1000 year flood event but would not be a risk during a 1 in 100 year flood event. However, the modeling has not been submitted to support this planning application as it has not been submitted to, or been signed off by us and so our comments on the impact of this development have been made in reference to our flood zone maps and further detailed refinement of our data applicable to this site carried out by the applicant.

This shows, and we accept, that the main access route to the new facility is in Flood Zone 3, but no work is proposed to be undertaken to the access and therefore the proposed development will not negatively impact the floodplain.

We are now able to remove our objection to this application.

This development would only be acceptable providing a condition is imposed to ensure the development proceeds in accordance with the approved ES and the following additional conditions are imposed to manage impacts on the environment and to achieve enhancements wherever possible.

Environment Agency
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Cont/d..

Flood Risk

The FRA provides details of how surface water will be controlled using Sustainable Drainage Techniques. We are satisfied that the proposed scheme can be implemented, subject to detailed design.

Condition: No development approved by this permission shall commence until detailed surface water drainage designs, incorporating;

- the sustainable drainage principles as set out in the Flood Risk Assessment ref. JER3634 dated May 2008, and;
- landscaping detail using native species of local provenance

have been submitted to and approved by the planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve water quality and to enhance wildlife habitat.

Ecology

The principles of the design of the proposed surface water balancing ponds are generally acceptable. Further information will be required to ensure the ecological value of these ponds are maximised through our first suggested condition.

We would expect wildlife habitat enhancements to be incorporated around the ponds in particular, but there is no reason why the remainder of the planting on the site should not consist of native species.

Lastly, we would advise that where there are any areas of more species rich grassland to be affected by the development, turves should be lifted and transferred to another area within the site as a whole, which will remain undeveloped in the long term.

Land Contamination

We have reviewed the following reports contained within the ES:

1. CMR Facility Option 5 Interpretative Geo-Environmental Report by RPS Jan 2008
2. CMR Facility Option 5 Remediation Method Statement by RPS April 2008

These reports satisfactorily address the potential contamination issues with respect to the site. Remediation of the site must proceed in accordance with the proposed remedial strategy outlined within the ES to ensure groundwater quality is protected.

Condition: Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the planning authority.

Reason: To ensure the site is remediated to the agreed standard.

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 Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure any unforeseen risks of impacts on groundwater quality are sufficiently addressed to ensure the development does not result in pollution of groundwater.

Yours faithfully

Sarah Green
Planning Liaison Technical Specialist

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cc Mr John Steele, AWE