

Paul Stack
Arun District Council
Development Control
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2011/112481/05-L01
Your ref: BE/84/12/DOC
Date: 28 June 2012

Dear Paul

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 11
OF PREVIOUSLY APPROVED BE/122/08
DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF CLASS A1
SUPERSTORE WITH ASSOCIATED CAR PARKING, LANDSCAPING, PETROL
FILLING STATION, CAR WASH AND JET WASH AND CREATION OF NEW
ACCESS FROM A29 AND INTERNAL ESTATE ROADS TOGETHER WITH
REPLACEMENT CAR DEALERSHIP FACILITY FRONTING SHRIPNEY ROAD
LAND AT LEC SITE SHRIPNEY ROAD BOGNOR REGIS PO22 9NQ**

Thank you for consulting us on the above application.

Environment Agency Position

At present we are currently unable to recommend the discharge of planning condition 11.

The drawings show that it is intended to pump surface water for a section of the site to the proposed outfall location. Pumping surface water is not a sustainable solution given the energy requirements for this, and the likelihood of failure. In addition, the ground levels indicate this section of the site could easily be drained via gravity to the Aldingbourne Rife, and no justification of why this is not possible has been given.

Notwithstanding the above the pollution prevention mitigation measures proposed are acceptable. We wish to recommend that the SPEL Class 1 separator units also include a coalescer filter (both for the petrol station and surface water discharge into the ditch system). Due to the large size of the car park, there is a high potential that hydrocarbons will be washed into the separator and a coalescer filter will provide additional pollution prevention control before discharging into the surface water ditch. As previously explained, the Aldingbourne and Lidsey Rife Streams, to which the surface water ditch drains in to is a falling Water Framework Directive Stream and any receiving water from new developments must maintain a high water quality potential.

If you have any queries or require any further information please contact me.

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

Yours sincerely

Catherine McLeod
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Environment Agency

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