

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

Our ref: HA/2014/116106/01-L01
Your ref: BE/95/14/DOC
Date: 17 September 2014

Dear Neil

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (SURFACE WATER DRAINAGE) AND 6 (SUSTAINABLE DRAINAGE PRINCIPLES) FOLLOWING A GRANT OF PLANNING PERMISSION BE/61/13/ OLDLANDS FARM STEYNING WAY BOGNOR REGIS PO22 9NN

Thank you for consulting the Environment Agency on the above planning application. We are only able to comment of the discharge of conditions we previously recommended. Therefore this response relates to the discharge of Condition 6 only.

Environment Agency Position

At present we consider there is insufficient information submitted. We are therefore unable to recommend the discharge of Condition 6 at this time.

The condition requires that the surface water drainage scheme is supported by a SuDS design. No details have been provided to discuss the current proposals and whether it meets any SUDs principles and treatment train design for pollution prevention. If SuDS are not possible we would require evidence to justify the use of other surface water methods.

The letter report produced by Hydrock dated August 2014 provide an outline of the surface water drainage details for the site. It states that Oil Separators will be incorporated within the parcel land and highway drainage will be served by trapped gullies.

Though the above provides a very brief outline of the pollution prevention measures, there are no specific details of where the interceptors will be placed, what they serve and where they discharge to and no details of their design and capacity.

There is a plan showing the access road with trapped gullies draining to the hydrobrake. However there are no details to state whether these devices are a sufficient means for pollution prevention and where the surface water drains to after the hydrobrake .

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

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We note the comments provided by your Council's Drainage & Coastal Engineer. We agree that no supporting information has been provided as detailed above. However the site investigations report dated July 2014 by Hydrock (Ref: R.14459.003) did not identify any significant contamination across the site (Condition 7) and the investigations at the time identified groundwater levels to be between 0.00m and 4.6m below ground level (Groundwater Investigations report Ref: R.14459.003 Sections 5.5) . However the levels were taken in May 2014 which does not represent the highest seasonal water table conditions (usually winter period).

I hope the above is helpful but if you have any queries please contact me.

Yours sincerely

Catherine Hutchins
Sustainable Places Planning Advisor
Environment Agency

