From: Tier, Helen <helen.tier@environment-agency.gov.uk>
Sent: 08 July 2010 10:27
To: Keith Morgan
Subject: LANCING MANOR FILLING STATION
Attachments: dps1.rtf

Dear Keith

I attach our response to Bruce Johnson for your information

Yours sincerely

Helen

HELEN TIER

Environment Agency
Planning Liaison Officer (South Downs Area)

Direct dial 01903 703862
Direct e-mail planning.southdowns@environment-agency.gov.uk

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Mr Bruce Johnson
Michael Cook Associates
Brooklyn Chambers (11) Goring Road
Goring-by-Sea
Worthing
BN12 4AP

Our ref: HA/2010/110161/01-L01
Your ref: ADC/0050/10

Date: 08 July 2010

Dear Mr Johnson

REDEVELOPMENT WITH PETROL FILLING STATION, CANOPY AND SHOP (INCLUDING 24 HOUR OPENING FOR ONE YEAR TRIAL PERIOD)

LANCING MANOR FILLING STATION, OLD SHOREHAM ROAD, LANCING, WEST SUSSEX

Further to your recent communication with my colleague Marc Perry and submitted information relating to the above site, we are able to confirm the following:

We agree in principle to the proposed site layout and fuel storage arrangement, specifically the use of above ground fuel storage. Any refinement of the designs that may follow in terms of infrastructure layout would be accepted provided that the principle of above ground fuel storage remains.

On receipt of the agreed principles of the planning application we will recommend planning conditions to ensure that the environment is suitably protected. We will include planning conditions for the assessment of any historic contamination and the implications of the development; which must include current site data and consideration (via risk assessment) of the suitability of the existing decommissioned tanks remaining insitu. Planning conditions will also be recommended for site surface water drainage and waste management (during development).

I trust that the above comments are satisfactory but if you require any further information please contact me.

Cont/d..

Yours sincerely

HELEN TIER
Planning Liaison Officer (South Downs Area)

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Cc Keith Morgan Adur DC

End