From: Tier, Helen <helen.tier@environment-agency.gov.uk>
Sent: 26 May 2009 10:31
To: Keith Morgan
Cc: Perry, Marc
Subject: FW: Lancing Manor Filling Station ADC/0099/09

Dear Keith

I understand that you have not seen the correspondence between Carlos Hone and myself concerning the petrol storage tanks at the above site. I have attached the relevant emails for your attention.

If you need any further information please let me know.

Yours sincerely

Helen

HELEN TIER
Planning Liaison Officer
South Downs Area

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

From: Carlos Hone [mailto:Carlos.Hone@adur.gov.uk]
Sent: 16 April 2009 10:30
To: Tier, Helen
Subject: RE: Lancing Manor Filling Station ADC/0099/09

Dear Helen,

Many thanks for all the information, which should be very helpful if a new applicationcomes in at a later stage.

Kind regards

Carlos

Carlos Hone - Planning Officer | Planning Regeneration and Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR
Internal: 63216 | External: 01273 263216 | E-mail: carlos.hone@adur.gov.uk

Please think before you print this and save paper

From: Tier, Helen [mailto:helen.tier@environment-agency.gov.uk]
Sent: 16 April 2009 10:14

To: Carlos Hone
Subject: FW: Lancing Manor Filling Station ADC/0099/09

Dear Carlos

Thank you for your email. I hope the following helps you with your enquiry:

This site overlies a principle aquifer (New Pit Chalk) with a very shallow groundwater table present. A nearby monitoring borehole indicates groundwater as being approximately 1.4 metres below ground level. It is considered that the groundwater level would be very similar at the application site. This would mean that any below ground fuel storage tanks would be within groundwater.

Our original objection was based on the proposal for below ground fuel storage, and in particular at this site due to the high water table meaning that the tanks would be sub-water table. This was based on policies given in our Groundwater Protection: Policy and Practice (GP3) document, in particular:

P1-9 Sub-water table storage (planning)

We will object to storage of pollutants below the water table in principal or secondary aquifers.

Where such storage already exists or where the water level subsequently rises, we will work with operators to mitigate the risks, with an aim to change to above ground storage.

P1-7 Principles of storage (planning)

Where we judge that an unacceptable risk is posed to groundwater by storage of pollutants, we will oppose such storage. If other priorities determine that the development should proceed, we expect Best Available Techniques to be applied. Elsewhere, established good practice should be followed. We will work with operators of existing storage to assess and if necessary mitigate the risk to groundwater.

P1-8 Underground storage (planning)

We will object to the underground storage of hazardous substances in SPZ1. On principal and secondary aquifers outside SPZ1 we also object, unless there are genuine and overriding reasons why:

a) the activity cannot take place on unproductive strata, and

b) the storage must be underground (for example public safety), in which case we expect the risks to be appropriately mitigated.

Where such storage already exists we will work with operators to mitigate the risks, with an aim to meet this policy.

Also, under the Groundwater Regulations the principle is to prevent discharge of List I substances of groundwater or pollution of groundwater by List II substances. Failure of below ground storage represents a particular difficulty of detecting and dealing with any leaks, where tanks lie beneath the water table any leaks would likely directly discharge to groundwater, this is prohibited by the Groundwater Regulations. On this basis, sub-water table storage of pollutants is is considered unacceptable in principle.

At this site we would object to any below ground fuel storage of List I substances due to the issues outlined above. Given the depth to groundwater it is believed that any below ground fuel storage tanks would be situated within the water table. Monitoring data from a nearby borehole shows that groundwater is at times near surface level and therefore there would be no practical means of having below ground storage. In this instance, we would satisfied with above ground fuel storage tanks provided that the appropriate level of containment is employed, this also includes site infrastructure (fuel feed lines, off-set fill points, etc.). In regards to concerns over the visual impact, there have been several examples where the storage is designed to blend into the style and setting of the development, this usually means that it looks like a building rather than being fuel tanks. The applicant has included with the revised design some examples of such storage, many have less visual impact of that of a car wash facility.

At this site we would object with regards to the method of storage rather than the siting of a Petrol Filling Station. At other more sensitive groundwater locations (near Public Water Abstraction - Source Protection Zone 1) we would oppose the activity.

With respect to historic contamination of the site from it's former usage, we have received sufficient information relating to the assessment of contamination in order for us to recommend a condition for further, updated monitoring and assessment in line with the principles of PPS23.

If you need any further help please let me know.

Helen

HELEN TIER
Planning Liaison Officer
South Downs Area

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

From: Carlos Hone [mailto:Carlos.Hone@adur.gov.uk]
Sent: 15 April 2009 09:35
To: Tier, Helen
Subject: RE: Lancing Manor Filling Station ADC/0099/09

Click here to report this email as spam.

Helen,

The application was withdrawn last week. I was on leave until yesterday so only found out on my return.

I'm not sure whether a new application will be submitted on the basis of the amended design of overground storage tanks.

Is there a way of having the petrol tanks below ground, as I feel the above ground solution will probably not be acceptable in terms of the appearance.

Regards

Carlos

Carlos Hone - Planning Officer | Planning Regeneration and Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR
Internal: 63216 | External: 01273 263216 | E-mail: carlos.hone@adur.gov.uk

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From: Tier, Helen [mailto:helen.tier@environment-agency.gov.uk]
Sent: 15 April 2009 08:33
To: Carlos Hone
Subject: FW: Lancing Manor Filling Station ADC/0099/09

Dear Carlos

I understand that the applicant has now withdrawn this application. Please can you confirm this.

Many thanks

Helen

HELEN TIER
Planning Liaison Officer
South Downs Area

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

From: Tier, Helen
Sent: 02 April 2009 15:42
To: 'Carlos Hone'
Subject: Lancing Manor Filling Station ADC/0099/09

Dear Carlos

Please can we have an extension of time to respond to the above. We were going to object in accordance with PPS23 but after discussions with the agent there may be a way forward to comply.

They will be sending us an environmental report and hopefully agree to above ground storage tanks.

Please can you let me know the latest date you would accept our response.

Many thanks

Helen

HELEN TIER
Planning Liaison Officer
South Downs Area

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

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