

[REDACTED]

[REDACTED]

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**From:** Antonia CATLOW [REDACTED]  
**Sent:** 09 May 2019 09:27  
**To:** Anita Gardner  
**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Morning Anita,

Yes that sounds a sensible approach. We agree the EOT through to the 17.05.19.  
We look forward to hearing from Laura.

Kind regards,  
Antonia

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**From:** Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]  
**Sent:** 08 May 2019 14:10  
**To:** Antonia CATLOW [REDACTED]  
**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Hi Antonia,  
I have spoken to your drainage engineer recently, but not to Laura, although I know she is aware of the implications of a pre commencement condition.  
If she is unlikely to reply until possibly next week shall we agree to an interim extension of time until 17-05-2019?  
Regards  
Anita

|                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Anita Gardner</u>   Principal Planner, Directorate of Place, <u>Arun District Council</u>   Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF<br>Internal: 37529   External: +44 (0) 1903 737529   E-mail: <a href="mailto:anita.gardner@arun.gov.uk">anita.gardner@arun.gov.uk</a> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



**From:**

Antonia CATLOW [REDACTED]

**Sent:** 08 May 2019 13:58

**To:** Anita Gardner

**Subject:** FW: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Hi Anita,

Our drainage engineer has advised that they have spoken to Laura Gibbons (LLFA) who has advised that she will not be able to review the details again until either Thursday or next week. Presumably following her review she would send you further comments.

I am aware that we have an EOT agreed through until tomorrow 9<sup>th</sup> May.

Did you have a suggestion on how you would like to deal with this?

Have you discussed with her the difficulty of the seasonally restricted condition or given this any thought? If you are intending to apply the condition as currently recommended, I assume the best thing to be would wait for Laura's further assessment and agree a further short EOT to enable this?

I will be available all afternoon on the number below if you are around to discuss?

Many thanks

Antonia

**Antonia Catlow BSc (Hons) MA**

Senior Planner

Development & Planning

Strutt & Parker

201 High Street

Lewes

East Sussex

BN7 2NR



**From:** Steve English [REDACTED]

**Sent:** 02 May 2019 16:20

**To:** '[laura.gibbons@arun.gov.uk](mailto:laura.gibbons@arun.gov.uk)'; [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

**Cc:** 'Antonia CATLOW'

**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage [Filed 02 May 2019 16:20]

Laura,

Further to the email thread below and my interim conversation with Anita Gardner, I have made repeated attempts to contact you by telephone (leaving numerous voicemail messages requesting a call back) to discuss the above

application for the temporary car park extension for Caffyns. I would be grateful if you would return my call at your earliest convenience.

Nonetheless, I have discussed our proposed drainage strategy directly with Anita, endeavouring to explain why in our opinion the approach adopted is perfectly reasonable and justifiable for the proposed development, that being a temporary car park extension.

This extension is being sought primarily because A259 Roundstone By-Pass is being upgraded to dual carriageway directly in front of the associated Audi dealership. This will have significant impact on the business, including disruptions to the site access and the current consented vehicle display area on the A259 boundary. These works are due to commence shortly and the business interruption affects will be imposed on Caffyns. The temporary car park extension is an attempt to alleviate this impact.

As noted in the revised Drainage Strategy (additional PDF copy attached for information purposes) and subsequently discussed direct with Anita, the proposed works would in fact be a betterment to the current situation on this land with regard to the accommodation of surface water during high intensity rainfall events. There will in fact be an increase in permeable surfacing and the level alteration would result in a greater capacity to retain surface water under particularly high intensity storm events.

The land clearly performs (i.e. drains) adequately at present. It seems an unreasonable request to insist on shallow percolation testing when in fact there is to be an increase in permeable area, an improvement in the permeability of the surface generally and the provision of storm water attenuation capacity (both above ground and within the stone voids). In our opinion, insisting on shallow infiltration testing during a Winter period is unreasonable and obstructive request for an application of this nature – i.e. a temporary car park extension that is required to alleviate business disruption effects that will be imposed due to the upgrading of the A259.

Regards,

**Steve English** BEng CEng MStructE  
Director

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CONSULTING ENGINEERS

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**From:** Steve English [REDACTED]  
**Sent:** 25 April 2019 10:25  
**To:** 'Anita Gardner'  
**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage [Filed 25 Apr 2019 10:24]

Anita,

Thank you for your response and I intend to speak to Laura, but in the first instance, I would appreciate 2 minutes of your time.

Regards,

**Steve English** BEng CEng MStructE  
Director



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**From:** Anita Gardner [mailto:[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)]  
**Sent:** 25 April 2019 10:22  
**To:** 'Steve English'  
**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Hi Steve,  
It is probably best to speak directly with our Drainage Engineer, Laura Gibbons.  
Regards  
Anita Gardner

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**From:** Steve English  
**Sent:** 25 April 2019 10:17  
**To:** Anita Gardner  
**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Anita,

Further to the email thread below for the above application, I would be grateful if you would give me a call to discuss. I have tried to call you but have not been able to reach you.

Thank you.

Regards,

**Steve English** BEng CEng MStructE  
Director



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**From:** Anita Gardner [mailto:[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)]  
**Sent:** 24 April 2019 14:13  
**To:** Antonia CATLOW [REDACTED]  
**Subject:** FW: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Dear Antonia,  
Please see the comments of our drainage engineer below. Can you let me know how you wish to proceed?  
Regards  
Anita

---

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**From:** Laura Gibbons  
**Sent:** 24 April 2019 14:07  
**To:** Anita Gardner  
**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Hi Anita,

As stated previously I require shallow infiltration testing to be completed in the winter. The testing which is included in the additional documents was completed at far deeper depths. And therefore not suitable to assess the adequacy of design.

It also worth noting that the proposals are to form a permeable car park area. However, 6F2 material is being specified, this class of material can include fines and therefore is not suitable. We therefore request that the plans are amended to show 300mm type 3 stone sub base.

Thanks,

Laura Gibbons, MEng, GMICE  
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
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**From:** Anita Gardner  
**Sent:** 17 April 2019 09:57  
**To:** Laura Gibbons  
**Subject:** FW: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Laura,  
Does the e-mail below and the attachments alter the wording of conditions you are requesting?  
Thanks  
Anita

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**From:** Antonia CATLOW [REDACTED]  
**Sent:** 16 April 2019 16:57  
**To:** Anita Gardner  
**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Dear Anita,

F.A.O Laura Gibbons – Arun District Council

Please find attached the amended Drainage report which seeks to address the concerns raised by the LLFA. We have completed a topographical survey and demonstrate that the proposed permeable surface material will be generally level but will include a gradient from the perimeter to the centre such as to discourage run-off from leaving the area but instead infiltrating via the permeable medium proposed. The specification of the permeable surface is 150 mm of 6F2 material with a permeable geotextile and then 150 mm of type 3 stone. The existing drainage arrangements

will therefore be replicated and enhanced through the removal of existing concrete paths within the area, increasing the ability of the sub-soils to receive and retain rainfall.

We trust this information is sufficient to remove the need for the seasonally restrictive recommended condition.

Kind regards,

Antonia

**Antonia Catlow BSc (Hons) MA**

Senior Planner  
Development & Planning  
Strutt & Parker  
201 High Street  
Lewes  
East Sussex  
BN7 2NR



---

**From:** Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]  
**Sent:** 10 April 2019 09:53  
**To:** Antonia CATLOW [REDACTED]  
**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Morning Antonia,

It is likely to take up to a fortnight for our Drainage Engineer to comment on the additional information, provided she is not on leave. So if the information is received by say Thursday next week 18<sup>th</sup> she may respond by the end of the month. I am not in the office on 2<sup>nd</sup> and 3<sup>rd</sup> of May so I would suggest that maybe 09-05-2019 would be about right allowing for Easter and the bank holiday Monday.

Can you confirm your agreement by return and I will then amend the EOT date accordingly?

Regards

Anita

---

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**From:** Antonia CATLOW [REDACTED]  
**Sent:** 10 April 2019 09:37  
**To:** Anita Gardner  
**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Morning Anita,

I am still waiting on the additional drainage information for you to pass on to the LLFA for further comment. I am due to have this back early next week. I am aware we originally extended the application to the 18<sup>th</sup> April and as such we may need to agree a further EOT to allow time for your consultation. Perhaps we can firm up the EOT date once we have receipt of the drainage plans next week?  
I trust that sounds sensible?

Kind regards,  
Antonia

---

**From:** Antonia Catlow [REDACTED]  
**Sent:** 21 March 2019 15:05  
**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Subject:** A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Anita,

As a separate matter I am also in the process of compiling additional information for the drainage as the current proposed condition by the LLFA requires winter infiltration testing. We need to address this now as the condition will restrict the development taking place until the winter, which is problematic being that the timetabling for the temporary parking is to coincide with the A259 works.

I hope to have this information over to you within the next couple of weeks for you to re-consult. Hopefully this can all be accommodated within the agreed EOT.

Please feel free to contact me on the below details should you have any queries.

Thanks and Kind regards,  
Antonia

**Antonia Catlow BSc (Hons) MA**  
Senior Planner  
Development & Planning  
Strutt & Parker  
201 High Street  
Lewes  
East Sussex  
BN7 2NR



---

**From:** Antonia Catlow  
**Sent:** 20 March 2019 11:40  
**To:** 'Anita Gardner' <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension

Morning Anita,

Thank you for the email. Yes we agree to the EOT through to 18<sup>th</sup> April. This should hopefully give us enough time to gather the Highways and Drainage information for you, and time to re-consult.

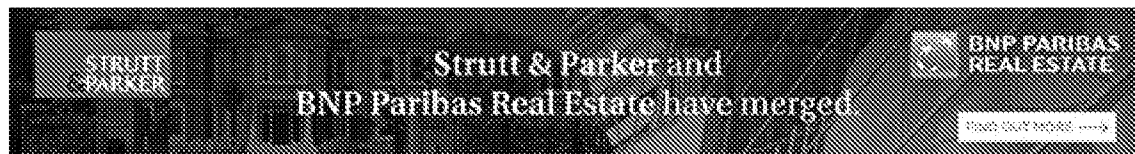
I have contacted Highways this morning to check we provide all the information needed and to get any updates on the latest timescales for phasing of the A259 works between Junction 10-11.

Please let me know if you need any more information in the meantime.

Kind regards,  
Antonia

**Antonia Catlow BSc (Hons) MA**

Senior Planner  
Development & Planning  
Strutt & Parker  
201 High Street  
Lewes  
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BN7 2NR



---

**From:** Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]  
**Sent:** 19 March 2019 16:35  
**To:** Antonia Catlow [REDACTED]  
**Subject:** RE: A/175/18/PL - Caffyns Temporary Car Park Extension

Hi Antonia,

I have now discussed the proposal with my Team Leader and it is likely that it would be recommended for approval once the outstanding issues have been resolved.

In the meantime I have written to the Parish Council and asked them to consider the application again at a subsequent meeting to determine whether they will maintain their objection. If the objection is removed the application could then be determined under delegated powers.

On this basis can we agree to an extension of time until 18-04-2019 to allow for receipt of the additional information and re-consultation?

Regards

Anita Gardner

---

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**From:** Antonia Catlow [REDACTED]  
**Sent:** 14 March 2019 14:45  
**To:** Anita Gardner  
**Subject:** A/175/18/PL - Caffyns Temporary Car Park Extension

Hi Anita,

Thank you for your email. I would be grateful if we could have a catch up to discuss the progress of the application. I note some comments are also in from Highways which have a few questions about the movements through the site which we will seek to address in the next few days.

I also note the Parish Council objected on the basis that no time scale was given. This information was provided prior to validation (email dated 21<sup>st</sup> Jan 2019). The Parish Council's reason for objection therefore appears unfounded. We anticipated a 3 year temporary period at present due to the uncertainty of the programming of the A259. It would be the responsibility of the LPA to condition the timeframe appropriately.

Please let me know once you have had the opportunity to discuss this with your team leader and perhaps we can discuss. I will then action the items required as necessary.

Many thanks  
Antonia

**Antonia Catlow BSc (Hons) MA**

Senior Planner  
Development & Planning  
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201 High Street  
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---

**From:** Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]  
**Sent:** 14 March 2019 10:37  
**To:** Antonia Catlow [REDACTED]  
**Subject:** RE: Automatic reply: A/175/18/PL - Caffyns Temporary Car Park Extension

Dear Antonia,

I am not sure what the recommendation is likely to be on your application and I am mindful of the Parish Council objection which would require the application to be determined by Committee if recommended for approval. I am hoping to discuss the proposal with my Team Leader by the end of the week and following this I will come back to you with an update.

Regards  
Anita Gardner

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**From:** Antonia Catlow [REDACTED]  
**Sent:** 13 March 2019 13:54  
**To:** Anita Gardner  
**Subject:** Re: Automatic reply: A/175/18/PL - Caffyns Temporary Car Park Extension

Anita,

I have tried to get through a couple of times this afternoon to discuss the caffyns temporary car park and proposed drainage condition.

Would you be about tomorrow morning to discuss?  
I am aware the decision date is fast approaching.  
Thanks  
Antonia

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**From:** Anita Gardner <[anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)>  
**Sent:** Friday, March 8, 2019 12:01 pm  
**To:** Antonia Catlow  
**Subject:** Automatic reply: A/175/18/PL - Caffyns Temporary Car Park Extension

I am out of the office until 11-03-2019 and will respond to your e-mail on my return. If your enquiry is of an urgent nature please contact 01903 737500 and ask to speak to a planning officer for the eastern team or e-mail [planning@arun.gov.uk](mailto:planning@arun.gov.uk)

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