

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 May 2019 11:32
To: Planning Scanning
Subject: FW: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

From: Anita Gardner
Sent: 16 May 2019 15:54
To: Planning.Responses
Subject: FW: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

[REDACTED]

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Antonia CATLOW [REDACTED]
Sent: 16 May 2019 15:46
To: Anita Gardner
Subject: RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Hi Anita,

Yes this is fine we agree to the EOT through to 22-05-2019.

We have actually heard back this week from WSCC Highways who have provided an update on their timescales for the dualling works. They have advised that the highways works have been delayed with the earliest start date now being Autumn 2019 (more specifically October/November). We are awaiting further details, however, this now offers us some reassurance that the winter testing could now fit with WSCC's delayed timeframes and that we could now complete the required drainage tests as required in winter.

Given the delay of the highways works, we would now be able to comply the drainage condition as suggested by Laura.

Please let me know if you have any other concerns remaining. I trust you would be able to approve the application on this basis?

Kind regards,
Antonia

From: Anita Gardner [REDACTED]
Sent: 16 May 2019 11:34
To: Antonia CATLOW <[REDACTED]>
Subject: FW: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

Dear Antonia,

Given that our Engineer is maintaining her objection. I will have no alternative other than to recommend refusal of the application on this basis. However, before I do so I need to check other officers in the sign off chain agree. That will take a few days and the current EOT expires tomorrow so I am seeking your approval to a further EOT until 22-05-2019.

I do appreciate that the pre commencement condition would unacceptably delay the use of the site and would not meet the time constraints imposed by the work on the A259, but these works have been planned for a number of years.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Laura Gibbons

Sent: 09 May 2019 10:56

To: 'Steve English'; Anita Gardner

Cc: Antonia CATLOW

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

Steve,

My comments remain unchanged. These were:

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.

To summarise, your proposals, especially the construction of the car park could actually form a large impermeable area and result in increased flood risk elsewhere.

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: Steve English [REDACTED]
Sent: 02 May 2019 16:20
To: Laura Gibbons; Anita Gardner
Cc: Antonia CATLOW
Subject: RE: A/175/18/PL - Caffyns Temporary Car Park Extension - Drainage

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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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 [REDACTED]
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. Her phone number is 01903 737818.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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

Anita,

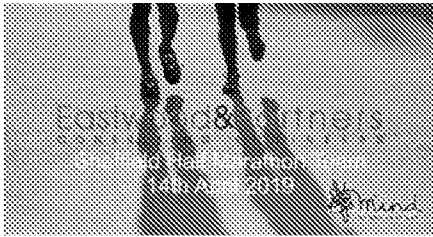
Further to the email thread below for the above application, I would be grateful if you would give me a call to discuss. I have tried to call you but have not been able to reach you.

[REDACTED]

Thank you.

Regards,

Steve English BEng CEng MStructE
Director



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From: Anita Gardner [REDACTED]
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

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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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

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Antonia CATLOW
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 [REDACTED]
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 18th she may respond by the end of the month. I am not in the office on 2nd and 3rd 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

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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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 18th 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 <[REDACTED]>
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' <[REDACTED]>
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 18th 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
East Sussex
BN7 2NR



From: Anita Gardner [REDACTED]
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

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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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 21st 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

Strutt & Parker
201 High Street
Lewes
East Sussex
BN7 2NR



From: Anita Gardner [REDACTED]
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

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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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 [REDACTED]
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 [REDACTED] and ask to speak to a planning officer for the eastern team or e-mail [REDACTED]

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