

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 February 2020 13:08
To: Planning Scanning
Subject: FW: BE/126/19/PL- Erection of a 1410 square metres discount convenience retail food store (Use Class A1) & parking, landscaping & other associated works.
Attachments: BE_42_19_DOC.msg; Oldlands Farm Phase 1A OWC 05.07.19.pdf; Amendment for BE.126.19.PL.docx
Importance: High

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: David Spring [REDACTED]
Sent: 27 February 2020 13:03
To: Planning.Responses [REDACTED]
Subject: FW: BE/126/19/PL- Erection of a 1410 square metres discount convenience retail food store (Use Class A1) & parking, landscaping & other associated works.
Importance: High

Hi,

With thanks,

David Spring B.Sc, M.Sc, M.A

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF



From: Daniel Wheelwright

Sent: 25 February 2020 13:40

To: David Spring [REDACTED]

Subject: FW: BE/126/19/PL- Erection of a 1410 square metres discount convenience retail food store (Use Class A1) & parking, landscaping & other associated works.

Importance: High

Hi David,

I'm just picking up on the various points:

Landscaping

As discussed, we would like to deal with this by way of condition in light of the limited time available. This will enable a suitable scheme to be designed as part of the discharge of the condition. Allied to the landscaping comments, we note that the ecologist has requested the introduction of a number of measures to promote biodiversity. Whilst these can be secured as part of the landscaping condition, we provide the following feedback:

1. Wildflower meadow planting - This can be included as part of the soft landscaping
2. Bat and bird boxes - we are happy to provide these. Again locations can be agreed as part of the landscaping scheme. However note that a bat brick is not appropriate given the materials used on the elevations. Though a bat box may be able to provided elsewhere on site.
3. Log piles - Happy to include this as part of the landscaping, including agreeing locating suitable locations.
4. Hedgehog nesting boxes - As 3.

In relation into the other comments from the ecologist, please note that there are no trees being removed, there are no gaps in tree or hedgerows to fill, there are no grassland areas, and there are no fences proposed save around the plant area etc.

Highways

As discussed, the applicant and Lidl have formally confirmed that they are willing to directly provide the link pedestrian / cycle link, as proposed in the WSCC comments. We have checked that the highway verge is of suitable width to accommodate a link. The detailed specification of the link will be agreed with WSCC as part of the Section 278 agreement. As the S278 agreement is under the Highway Act 1980 (as amended), it is separate from planning and therefore does not fetter the ability for you to issue the planning decision.

Elevational treatment

Lidl is proposing a fully cladded store which corresponds with the adjacent Rolls Royce units on Oldlands Farm. This was chosen specifically to blend in with the surroundings. With a cladded system, you can't adjust elevations separately and in any case it would mean a hybrid combination of materials which would present a poor aesthetic. We therefore do not wish to change the elevational treatment, as we consider the current proposal to be entirely appropriate to its context. The current style is similar to that proposed by Aldi on the Saltbox site. The securing of an enhanced landscaping scheme, will provide robust screening of the store from the northern elevation, softening the effects of any built development.

Drainage

These matters can be secured by condition and we note that there is no objection from the drainage engineer. However we provide some further details following on from the points previously made.

2. See attached email from Laura confirming that infiltration is not appropriate. The groundwater testing was carried out by Hydrock CGL. Details are below:

1 https://ramboll-my.sharepoint.com/:b:/g/personal/christopher_leigh_ramboll_co_uk/EfFPfxHiUTpLtiQrpuslp0sB5epxbm0WacmQ1sWy8Dv1wg?e=3gnUff

2 https://ramboll-my.sharepoint.com/:b:/g/personal/christopher_leigh_ramboll_co_uk/ESqgbldl41tBoW5wKGXvFncBihyyQ6Oj0vVEUDnSWO8zBQ?e=0NSMXg

5. Attached is the OWC from the reserved matters application which is in regard to the additional flow from the Phase 1A site.

8. We have utilised West Sussex Standard Details linked below for reference. This was to ensure we are meeting the requirements set with ADC. Linked below for reference.

https://www.westsussex.gov.uk/media/10709/standard_construction_details.pdf

I think this addresses everything, but please let me know if you require further clarification.

Kind regards

Daniel

Daniel Wheelwright

BA (Hons) MA MRTPI

Associate

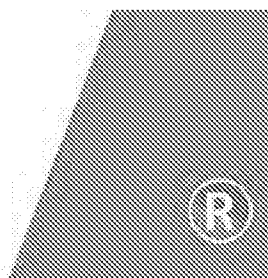
Town Planning

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Environmental Impact Assessment | Policy | Site Search
Sector/Specialist Assessments | Section 106 Agreements/CIL



From: Daniel Wheelwright

Sent: 18 February 2020 10:05

To: David Spring [REDACTED]

Subject: RE: BE/126/19/PL- Erection of a 1410 square metres discount convenience retail food store (Use Class A1) & parking, landscaping & other associated works.

Hi David,

Yes - things are progressing. Will speak to you later this morning.

Thanks

Daniel Wheelwright

BA (Hons) MA MRTPI

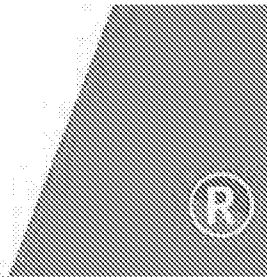
Associate

Town Planning



TOWN PLANNING CONSULTANCY

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Environmental Impact Assessment | Policy | Site Search
Sector/Specialist Assessments | Section 106 Agreements/CIL



From: David Spring [REDACTED]

Sent: 18 February 2020 10:02

To: Daniel Wheelwright <[REDACTED]>

Subject: FW: BE/126/19/PL- Erection of a 1410 square metres discount convenience retail food store (Use Class A1) & parking, landscaping & other associated works.

Hi Daniel,

I hope you are well.

Are you any closer to finalising details with highways regarding the link? (please see email below)

Also we need to sort out the landscaping/ materials issue asap.

With thanks,

David Spring B.Sc, M.Sc, M.A

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF



For more information please visit <http://www.mimecast.com>

From: David Easton [REDACTED]
Sent: 18 September 2019 09:15
To: Daniel Wheelwright
Subject: BE/42/19/DOC

Dear Daniel,

I have received the below comments in red from our drainage engineers and would be grateful if you could resolve points 3, 8 and 9.

Comments regarding condition 25 (surface water drainage) are:

1. *Groundwater being located 1-1.5m below ground level is insufficient justification for not using infiltration. Outside of source protection zones we do not require 1m clearance to groundwater level. Infiltration test results in the Hydrock report were all completed lower than anticipated ground water levels so unsurprisingly failed. The site has been raised as part of flood compensation works and as such infiltration has been dismissed across the site, this is the same for all parts of the site. It is therefore not possible to rely on infiltration methods and as such attenuation needs to be provided with flow control that will not interact with the flood plain i.e. no hydraulic linkage. Acknowledged that infiltration will not work due to works to raise site.*
2. *The greenfield runoff rate for the road is less than 5l/s. It appears this rate was previously agreed due to concerns with the risks of blockage. The total discharge from the road and phase 1A should not exceed QBar Greenfield for these areas.*
Noted, greenfield runoff rate recalculated to 8.8l/s and results provided as attached. Okay.
3. *Construction details for hydrobrake chambers need to be site specific as we need to review proposed elevations of overflows, etc.*
Following remodelling no new hydrobrake chambers required, hence no detail required. Only the unit will need to be replaced in existing manhole to ensure restriction to 8.8l/s rather than 5l/s. No changes to existing manhole construction. Please provide as built detail then. As stated, we need to review elevations of overflows against calculations to ensure that flood risk is not being increased elsewhere.
4. *Are diffuser units really being proposed immediately next to one of the units, running down its entire length? Please confirm, I am unsure if this is actually intended to be a linear channel drain.*
This has now been rationalised. Diffuser shown next to linear channel at outfall points (from channel). Okay.
5. *Please clearly show locations of linear channel drains on plan.*
These are already shown as per the key. Okay.
6. *Can distinctions be made on plan between diffuser and collector units. With invert levels of each specified.*
See change in key. Now colour delineates which are collector and which are diffuser. Table provided to show invert depths that will apply to all units, both collector and diffuser for clarity. Okay.
7. *A permeable sub-base is being specified to multiple areas of asphalt. The formation level of these areas is 800mm below surface, yet the formation level of permeable paving where the collector units are located is at 630mm depth. Are you not going to have 170mm of water permanently sat at the base of the tarmac roads?*
Noted. Additional collector units added at lower side where there is a change in pavement construction to ensure there are no areas with permanent water levels. i.e. all freely drained. Okay.
8. *I have noticed that a surcharged outfall has not been modelled, apologies that I did not raise this previously. Please model with a surcharged outfall to anticipated flood level.*
9. *Please provide manhole schedule printout or similar in MicroDrainage to enable cover levels to be checked.*

Many thanks,
David

David Easton | Principal Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

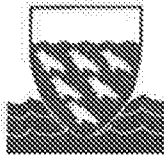
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<http://www.arun.gov.uk>

DX 57406 Littlehampton

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West Sussex Flood Risk Partnership

Application for Ordinary Watercourse Land Drainage Consent [1a]

Introduction

Before completing this form you are recommended to contact us for advice on your proposal.

Please read through the guidance notes and the application form carefully before you fill the form in.

It should take you about 20 mins to fill in this form and it can be completed online

If you are not sure about anything in this form, contact your Local District or Borough Council using the details at the bottom of this form.

Contents

- 1.About you, the applicant
- 2.Your address
- 3.Agent or Consultants details
- 4.Interest in the Land
- 5.Location of Work
- 6.Description and Purpose of Proposed Work
- 7.Plans and Sections
- 8.Construction Details
- 9.Environment Agency Interests
- 10.Planning Approvals
- 11.Maintenance of Structure
- 12.Effects on the Environment
- 13.Fees
- 14.Checklist
- 15.Declaration

1 The Applicant

Are you applying as a company, an individual, a group of individuals (partnership) or a public body? Please tick the appropriate box.

- ☒ **Company** Go to section 1.1
☐ **Individual** Go to section 1.2
☐ **Group of individuals** Go to section 1.3
☐ **Public body** Go to section 1.4

1.1 Applications from companies

To apply as a company, you must be formally registered with Companies House. Please see Companies House website for more information.

Company name, as registered with Companies House

HANBURY PROPERTIES (CHICHESTER) LIMITED

Company registration number

07327197

Office address registered with Companies House

Address

17 NORTHGATE,
CHICHESTER,
WEST SUSSEX,

Postcode

Country

PO19 1BE

UK

Contact telephone numbers, including the area code

Phone

01243 520994

Mobile

07867 800690

Email

joe.geoffrey@hanburyproperties.co.uk

Now go straight to section 3.

1.2 Applications from individuals

Give your full name.

Title (Mr, Mrs, Miss etc)

First name

Last name

Now go straight to section 2.

1.3 Applications from groups of individuals

What type of group are you?

Charity

Group of individuals

Club

Partnership

Other

Name of your group

Give details of your group's main representative

Title (Mr, Mrs, Miss etc)

First name

Last name

Position

Now go straight to section 2.

1.4 Applications from public bodies

Name of the public body

What type of public body are you?

2 Your address

If you are applying as an individual, group of individuals or public body, please fill in 2.1 below.

2.1 Your main UK address

Address

Postcode

Contact telephone numbers, including the area code

Phone

Mobile

Email

3 Agent or Consultant Contact details (where appropriate)

3.1 Who we can contact about your application

This can be you or someone acting as a consultant or an agent for you during your application process.

Title (Mr, Mrs, Miss etc)

First name

Last name

Position

Address

CARLTON HOUSE,

RINGWOOD ROAD,

SOUTHAMPTON,

Postcode

Country

Contact numbers, including the area code

Phone

Mobile

Email

4. Your Interest in the Land

4.1 What is your interest in the Land?

Landowner



Tenant



Other



Please specify

5 Location of the Proposed Works

5.1 What is the Location of the Proposed Works?

OLDLANDS FARM,
BOGNOR REGIS, PO22 9NN

5.2 Name of River or Watercourse (If known)

OLDLANDS FARM DITCH

5.3 National Grid Reference of the Site (to 12 figures)

SU 94538 01838

6 Description and purpose of the proposed works

6.1 Please provide a description of the proposed works (please attach separate sheets if required)

DISCHARGE OLDLANDS FARM
PHASE 1A SITE AT GREENFIELD
RATE INTO EXISTING ACCESS
ROAD NETWORK INCREASE
FLOW RATE RESTRICTION
FROM 5 L/s TO 12.5 L/s
TO ALLOW FOR PHASE 1A
GREENFIELD RUN OFF.

6.2 Number of Structures

1 NO. EXISTING OUTFALL

7 Plans and Sections:

7.1 Please provide a description and reference number of all plans and sections you have provided (see the guidance notes). Please attach separate sheets if required

8 Construction Details

8.1 Are the works permanent or Temporary?

Permanent ☐
Temporary, ☐
for how long? -----

☐ If so;

8.2 Date Construction Work is proposed to start?

Date (DD/MM/YYYY) -----

9 Environment Agency Interests

9.1 Do the proposed works involve or affect the following?

Impounding (holding back a watercourse) ☐
Abstracting (removing) Water ☐
Fish or fisheries ☐
Disposing of Waste Material ☐
Water Quality ☐

If yes, please contact the Environment Agency on 03708 506 506

10 Planning Approvals

Fill in this Section if you have been given planning permission for the proposed works. Otherwise go to Section 11.

10.1 Planning Authority

ARUN DISTRICT COUNCIL

10.2 Application Number

BE/42/19/DOE

10.3 Approval Date

Date (DD/MM/YYYY) : 22/03/19

11 Maintaining the Structure

11.1 Name of Person or Organisation responsible for maintaining the structure

During Construction

HANBURY PROPERTIES (CHICHESTER) LIMITED

Upon Completion

ARUN DISTRICT COUNCIL

12 Effects on the Environment

12.1 Please attach brief details of any effects the work will have on the environment together with any proposals for improvements you will make or action you will take to mitigate/compensate for the effects.

NONE - GREENFIELD RATE,
FLOW PATH AND NATURAL
DIRECTION OF DITCH RETAINED

13 Fees

Our Ordinary Watercourse Consent fees are set at £150 per structure or application and should be made out to the appropriate District or Borough Council; please contact us for any queries or multiple applications. Additional fees may be charged for complex / involved applications.

14 Checklist

Please read through this list and tick the items you are sending with this application.

Completed Form ☒

Any associated documents, plans and calculations ☒

Applicable Fee ☐

Environmental/Ecological Reports ☐

Method Statement ☐
The Data Protection Act 1998

We will process the information you provide so that we can deal with your enquiry.

We may also process or release the information to:

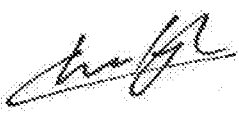
- * offer you documents or services relating to environmental matters;
- consult the public, public organisations and other organisations (for example, the Health and Safety Executive, local authorities, the emergency services, Welsh Government
- carry out research into environmental issues and develop solutions to problems;
- provide information from the public register to anyone who asks;
- prevent anyone from breaking environmental law, investigate cases where environmental law may have been broken, and take any action that is needed;
- assess whether customers are satisfied with our service and improve it where necessary; and
- respond to requests for information under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (if the Data Protection Act allows).

We may pass the information on to our agents or representatives to do these things for us.

15 Declaration

By signing below you are declaring that, as far as you know, the information given in this application, including the plan and any supporting documents, is true.

Signature



Title (Mr, Mrs, Miss etc)

First name CHRIS

Last name LEIGH

Position PRINCIPAL ENGINEER

Today's date (DD/MM/YYYY)

05/07/19

Next steps

Please return this form together with any supporting documents to the Land Drainage Engineer, listed below, in which your application is located.

Adur and Worthing Council

Ken Argent

Telephone: 01903 221374

Email: ken.argent@adur-worthing.gov.uk

Address: The Town Hall, Chapel Road, Worthing, BN11 1HA

Arun District Council

Paul Cann

Telephone: 01903 737819

Email: Paul.Cann@arun.gov.uk

Address: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Chichester District Council

Paul Cann

Telephone: 01903 737819

Email: Paul.Cann@arun.gov.uk

Address: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Crawley Borough Council

John Braidley

Telephone: 01293 438596

Email: John.Braidley@crawley.gov.uk

Address: Town Hall, The Boulevard, Crawley RH10 1UZ

Horsham District Council

Martin Brightwell

Telephone: 01403 215063

Email: Martin.Brightwell@horsham.gov.uk

Address: Parkside, Chart Way, Horsham, RH12 1RL

Mid Sussex District Council

Fiona Bishop

Telephone: 01444 477074

Email: fiona.bishop@midsussex.gov.uk

Address: Oaklands Road, Haywards Heath, RH16 1SS

Please tell us if you have any communication needs such as needing information in a different language or alternative format (for example, in large print, in Braille or on CD)

ACTION SHEET

If emailed to
Planning.Responses, then
enter date & time of email
here:

APPLICATION REF ___BE/126/19/PL_____ OFFICER INITIALS

Drawing/Document	Substitute	Supple- mentary	Mark up as Original	Date Rec'd	Tick if copy needed for the file
Please upload e mail relating to Drainage Condition 25 (Surface Water Drainage) for BE/42/19/DOC Please upload pdf regarding Oldlands Farm – Ordinary Watercourse Land Drainage Consent					

(EXTRA SPACE ON REAR)

RE-ADVERTISEMENT Y/N

IF YES, Reason for re-advertisement: _____

CHANGE DESCRIPTION/ADDRESS: Y/N

(EXTRA SPACE ON REAR)

NOTIFY NEIGHBOURHOOD PLAN BODY Y/N

NOTIFY PARISH Y/N

NOTIFY REPS Y/N

NOTIFY CONSULTTEES Y/N

OFFICER SIGNATURE _____ David Spring _____
27/02/2020 _____

DATED

ACTIONER SIGNATURE _____

DATED _____

Drawing/Document	Substitute	Supple- mentary	Mark up as Original	Date Rec'd	Tick if copy needed for the file

DESCRIPTION CHANGE CONT.
