

From: Claire Potts <Claire.Potts@arun.gov.uk>
Sent: 13 March 2020 13:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Spring <David.Spring@arun.gov.uk>
Subject: FW: BE/126/19/PL - Lidl Conditons draft

Please can the EoT below be uploaded to the file and the determination date amended.

Kind regards

Claire

Claire Potts BSc MSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk

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From: [REDACTED]
Sent: 13 March 2020 13:24
To: Claire Potts <Claire.Potts@arun.gov.uk>
Cc: David Spring <David.Spring@arun.gov.uk>
Subject: Re: BE/126/19/PL - Lidl Conditons draft

Hi Claire,

Extension of time to Wednesday 18th March
Is agreed.

Daniel Wheelwright
Associate
Town Planning
Rapleys LLP
[REDACTED]

On 13 Mar 2020, at 12:28, Claire Potts <Claire.Potts@arun.gov.uk> wrote:

Daniel,

It's nothing fundamental, just wording of the report to ensure it is robust and not challengeable.

Kind regards

Claire

Claire Potts BSc MSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic
Centre, Maitravers Road, Littlehampton, BN17 5LF

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From: [REDACTED]
Sent: 13 March 2020 12:04
To: Claire Potts <Claire.Potts@arun.gov.uk>
Cc: David Spring <David.Spring@arun.gov.uk>
Subject: RE: BE/126/19/PL - Lidl Conditons draft
Importance: High

Hi Claire,

I just left you a voicemail message. Can you clarify what other outstanding elements there are with the report (besides the elements you've already outlined?) The client is understandably keen to ensure a decision is issued as promptly as possible as is concerned if timescales drift.

Kind regards

Daniel

Daniel Wheelwright
BA (Hons) MA MRTPI
Senior Associate
Town Planning

<image007.gif>

RAPLEYS LLP

<image008.jpg> <image010.gif>

<image011.jpg>

From: Claire Potts <Claire.Potts@arun.gov.uk>

Sent: 13 March 2020 11:18

To: [REDACTED]

Cc: David Spring <David.Spring@arun.gov.uk>

Subject: RE: BE/126/19/PL - Lidl Conditons draft

Daniel,

As discussed, we're still finalising the conditions following your comments this morning and I have a few queries on the report to discuss with David. The report also mentions the need for a condition restricting sales predominately to food, which I'm not sure was on the list you've seen already? I'll also need to confirm your comment on the drainage discharge condition with our Engineers. As discussed, an EoT until Weds/Thurs next week would enable these final matters to be resolved and conditions to be agreed with yourselves, particularly as we need written confirmation of agreement to any pre-commencement conditions.

Kind regards

Claire

Claire Potts BSc MSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, [Arun District Council](#) | First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk

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<image012.jpg>

From: Daniel Wheelwright [REDACTED]

Sent: 13 March 2020 08:31

To: Claire Potts <Claire.Potts@arun.gov.uk>

Cc: David Spring <David.Spring@arun.gov.uk>

Subject: RE: BE/126/19/PL - Lidl Conditons draft

Morning Claire,

Please see our comments on the draft conditions that David sent through yesterday. Happy to chat through any of the points.

Kind regards

Daniel

Daniel Wheelwright

BA (Hons) MA MRTPI

Senior Associate

Town Planning



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<image008.jpg> <image010.gif>

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From: Daniel Wheelwright

Sent: 12 March 2020 17:18

To: Claire Potts <Claire.Potts@arun.gov.uk>

Cc: David Spring <David.Spring@arun.gov.uk>

Subject: RE: BE/126/19/PL - Lidl Conditions draft

David - thanks for this.

Claire - I'm just emailing you directly as David is not in the office now until Tuesday.

In terms of the draft conditions, we're reviewing these now and will provide a composite response soon - it's probably likely that the detail of these can be finalised tomorrow morning.

On the other points referred to in David's email below, I've now had chance to speak to the applicant and Lidl to provide a response.

Charging stations

The proposed specification EVCPs is that that they are 70Kv 'rapid' EV chargers which are the fastest that are currently on the market. Lidl chooses these because they achieve 80% charge within 30 minutes, reflecting that an average dwell time at a discount foodstore is 20-30 minutes. Clearly this is necessary given the likely time restrictions on parking at the proposed store. Given that they are high voltage chargers they also represent the top specification currently available. They also need to be directly served by a sub-station, further adding to the significant cost of installation. Therefore Lidl is not able to provide a third charger, as it is not feasible. In any case it should be noted that rapid chargers are able to service significantly more cars than a standard EVCP can, due to the faster turnover achieved. Therefore two rapid chargers can achieve considerably more benefit than three standard voltage chargers.

Furthermore, Lidl's new store specification now provides a passive charging loop within one row of the car park, to ensure readiness for future increases in the amount of electric vehicles on the road. In this case, a passive loop is likely to be installed in the row fronting the foodstore (adjacent to the rapid chargers).

For these reasons, we consider the current provision (by the nature of its specification), more than addresses the SPD requirement in all practical terms.

Landscaping / Car Parking Layout

We accept that the submission of hard landscaping details may require minor changes to the car parking layout and that this can be conditioned as part of the landscaping condition, to avoid any potential conflict.

Hope this makes sense and happy to chat through further if required.

Kind regards

Daniel

Daniel Wheelwright
BA (Hons) MA MRTPI
Senior Associate
Town Planning

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[REDACTED]
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From: David Spring <David.Spring@arun.gov.uk>

Sent: 12 March 2020 15:02

To: [REDACTED]

Subject: FW: BE/126/19/PL - Lidl Conditons draft

Daniel,

Claire has yet to check these conditions so there might be some change but the attached are for now the conditions we are suggesting for the proposal.

Also, please confirm that 3 Electric charging stations will be provided (not 2 as per the submitted plans) as per our conversation/ my email yesterday and confirm acceptance of my e mail below which we have already discussed.

With regards,

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

Senior Planner (Agency)

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

Email: David.Spring@arun.gov.uk | DD: 01903 737521

<image015.jpg>

From: David Spring

Sent: 12 March 2020 11:57

To: Daniel Wheelwright [REDACTED]

Subject: RE: 19-00822 - Bognor Regis - Phase 1A Oldlands Farm - Attenuation basin easement

Daniel,

Could you send a short email here with a summary of what we just spoke about please and an agreement to it?

That the general car park layout/ parking amount is agreed as part of the 'hard' landscape but will be subject to some change once the 'soft' landscaping layout, which will be conditioned, has been agreed to by the Council and an adequate amount of greening throughout the car park/ site is incorporated.

With thanks,

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

Senior Planner (Agency)

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

Email: David.Spring@arun.gov.uk | DD: 01903 737521

<image015.jpg>

From: [REDACTED]

Sent: 10 March 2020 10:05

To: David Spring <David.Spring@arun.gov.uk>

Subject: FW: 19-00822 - Bognor Regis - Phase 1A Oldlands Farm - Attenuation basin easement

Morning David - just to confirm that there is at least a 3m easement from the top of the bank of the attenuation basin (on all sides). Please see details below (apologies - I thought I had sent you this previously).

Kind regards

Daniel

Daniel Wheelwright

BA (Hons) MA MRTPI

Associate

Town Planning



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<image008.jpg> <image010.gif>

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From: [REDACTED]

Sent: 12 February 2020 10:21

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: 19-00822 - Bognor Regis - Phase 1A Oldlands Farm - Proposed Lidl Store

Hi Dan,

The top of bank is the line shown on the drawing you attached, that's what the pond volume has been based on. For clarity see image below with 3m offset. Looks like we have more than 3m so should be able to comply with this requirement based on current pond design.

<image016.png>

Kind regards

Chris Leigh

Principal Engineer, Infrastructure & Highways



From: [REDACTED]

Sent: 12 February 2020 09:40

To:

Cc:

Subject: FW: 19-00822 - Bognor Regis - Phase 1A Oldlands Farm - Proposed Lidl Store

Importance: High

Thank you for the responses Chris - just on the point around the 3m easement - see comments from Lidl/ the architect below.

Can you check for us please? See attached .dwg which should assist. We just need to get back to the Council ASAP on this.

Many thanks

Daniel

Daniel Wheelwright

BA (Hons) MA MRTPI

Associate

Town Planning

[Redacted]

<image007.gif>

RAPLEYS LLP

[Redacted]

Morning Lee,

The Council's drainage engineers have stated that they "require a 3m easement from the top of the bank of the attenuation basin (on all sides)". Can you just check that we are achieving this please as we need to confirm back to the Council as soon as possible?

Kind regards

Daniel

Daniel Wheelwright

BA (Hons) MA MRTPI

Associate

Town Planning

07980 871070

<image007.gif>

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[Redacted]

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