

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 16 November 2021 15:33

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

Please scan as correspondence with consultee

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Sent: 16 November 2021 13:38

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

Hi Anita,

Yes, I confirm I am happy with the condition as you propose.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 16 November 2021 13:36

To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: RE: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

Thanks Laura. Would you be happy with imposition of the following condition?

No occupation of the development shall take place until the surface water drainage scheme detailed in the following approved plans has been fully implemented. Thereafter the surface water drainage scheme shall be maintained in accordance with the details approved pursuant to application reference CM/21/21/DOC. Immediately following full implementation of the approved surface water drainage system and prior to occupation of any part of the development, as-built drawings of the implemented surface water drainage scheme together with a completion report prepared by an independent engineer (that confirms that the scheme was built in accordance with the approved scheme and is fit for purpose) shall be submitted to the Local Planning Authority.

The development shall be carried out in accordance with the surface water drainage details set out in the following approved plans, drawings and documents and retained in perpetuity:

BCH-ICS-01-XX-DR-C-003-Rev P13- Proposed Drainage Strategy

BCH-ICS-01-XX-DR-C-002-Rev P05- Levels Design

BCH-ICS-01-XX-DR-C-004-Rev P02- Surface Finishes & Kerb Types

BCH-ICS-01-XX-DR-C-009-Rev P02- Flow Control and Storage

BCH-ICS-01-XX-DR-C-010-Rev P03- Typical Details- Drainage Levels

BCH-ICS-01-XX-DR-C-011-Rev P02- Typical Details- Road Details

2868-BCH-ICS-XX-RP-C-07.010 Rev C- Suds Maintenance Guide

Thanks

Anita

Anita Gardner

Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk



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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Sent: 16 November 2021 13:30

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

Hi Anita,

Thank you for sending the revised surface water drainage details over. I confirm that these are okay, and that I have no objection.

My understanding is that just three plans have changed since CM/21/21/DOC, and that in summary the drainage details are covered by the following plans. Please ensure that any approval reflects this.

Drawing and revision number	
Superseded CM/21/21/DOC	CM/46/21/PL
BCH-ICS-01-XX-DR-C-003-Rev P12 Proposed Drainage Strategy	BCH-ICS-01-XX-DR-C-003-Rev P13 Proposed Drainage Strategy
BCH-ICS-01-XX-DR-C-002-Rev P04 Levels Design	BCH-ICS-01-XX-DR-C-002-Rev P05 Levels Design
BCH-ICS-01-XX-DR-C-004-Rev P1 Surface Finishes and Kerb Types	BCH-ICS-01-XX-DR-C-004-Rev P02 Surface Finishes and Kerb Types
BCH-ICS-01-XX-DR-C-009-Rev P02 Flow Control and Storage	BCH-ICS-01-XX-DR-C-009-Rev P02 Flow Control and Storage
BCH-ICS-01-XX-DR-C-010-Rev P03 Typical Details- Drainage Details	BCH-ICS-01-XX-DR-C-010-Rev P03 Typical Details- Drainage Details
BCH-ICS-01-XX-DR-C-011-Rev P02 Typical Details- Road Details	BCH-ICS-01-XX-DR-C-011-Rev P02 Typical Details- Road Details
2868-BCH-ICS-01-XX-RP-C-07.010-Rev C Suds Maintenance Guide	2868-BCH-ICS-01-XX-RP-C-07.010-Rev C Suds Maintenance Guide

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 09 November 2021 09:36

To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: FW: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

Hi Laura,
Do these additional details now address your concerns?
Thanks
Anita

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Matthew Parry <[REDACTED]>
Sent: 08 November 2021 12:10
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Andy Marshall <[REDACTED]>
Subject: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

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Anita

Hopefully you received the below email from my colleague on Friday which provided the revised surface water drainage plans that are needed to ensure consistency with the proposed new site plan. This is to ensure that the details previously approved pursuant to condition 5 (ref: CM/21/21/DOC) are brought up to date with that shown in the new site plan.

As a consequence, as part of this s73 application to vary conditions attached to planning permission CM/16/18/PL, we are seeking condition 5 to be reworded in addition to the changes still sought to the wording of conditions 2, 3, 4 and 9, in order that these conditions not only reflect the changes proposed to the scheme in this s73 application but also take account of the details already approved pursuant to discharged pre-commencement conditions.

Consequently, in the light of the submission of these three revised surface water drainage plans, we are proposing that condition 5 be reworded to the following (or some alternative form of wording that the Council considers would be similarly sufficient):

- a) *The development shall be carried out in accordance with the surface water drainage details set out in the following approved plans, drawings and documents:*

BCH-ICS-01-XX-DR-C-003-Rev P13- Proposed Drainage Strategy
BCH-ICS-01-XX-DR-C-002-Rev P05- Levels Design

BCH-ICS-01-XX-DR-C-004-Rev P02- Surface Finishes & Kerb Types
BCH-ICS-01-XX-DR-C-009-Rev P02- Flow Control and Storage
BCH-ICS-01-XX-DR-C-010-Rev P03- Typical Details- Drainage Levels

BCH-ICS-01-XX-DR-C-011-Rev P02- Typical Details- Road Details
2868-BCH-ICS-XX-RP-C-07.010 Rev C- Suds Maintenance Guide

No building shall be occupied until the surface water drainage system has been completed in accordance with these approved details and the surface water drainage system shall be maintained thereafter in good working order in accordance with the approved Suds Maintenance Guide.

- b) Immediately following full implementation of the approved surface water drainage system and prior to first occupation of the development, as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer (that confirms that the scheme was built in accordance with the approved details and is fit for purpose) shall be submitted to the local planning authority. The scheme shall thereafter be maintained as approved in perpetuity.*

Hopefully the submission of these new surface water drainage plans resolves the concerns you sent through last week from the Council's drainage engineer and that you are now in a position to move forward to determine the application positively. If however you have any queries, please do let me know.

Kind regards

Matthew Parry BSc MSc MRTPI
Development Planner
Brackley Investments
Unit 6 Lower Farm Barns
Bainton Road
Bucknell
Bicester
Oxon
OX27 7LT

From: Andy Marshall [REDACTED]
Date: Friday, 5 November 2021 at 11:39
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Matthew Parry <[REDACTED]>
Subject: Re: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

Good morning Anita

Matt's off today but further to your email to him below in connection with the above, please see attached 'Levels Design', 'Drainage Strategy and Surface Finishes' and 'Kerb Type' plans as requested - please forward these to Laura so she can review them on Tuesday.

In the meantime Matt will be back in touch on Monday to explain our proposed approach to ensuring consistency with the NMA and discharge of condition plans.

Have a good weekend,

Andy

Andy Marshall MRTPI

Planning Director
Brackley Investments Ltd
6 Lower Farm Barns
Bainton Road
Bucknell
Bicester
Oxon
OX27 7LT

[REDACTED]

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Date: Wednesday, 3 November 2021 at 15:56
To: Matthew Parry [REDACTED]
Subject: RE: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

Dear Matthew,
I received the attached consultation response from Engineers yesterday. Please can you let me have a revised surface water drainage layout accordingly?
The application can't progress until this requirement is addressed.
Regards
Anita Gardner

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Matthew Parry <[REDACTED]>
Sent: 03 November 2021 09:33
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

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Anita

I wonder if you have had the opportunity to consider this application yet and, if so, when we can expect a decision?

Kind regards

Matthew Parry BSc MSc MRTPI

Development Planner

Brackley Investments

Unit 6 Lower Farm Barns

Bainton Road

Bucknell

Bicester

Oxon

OX27 7LT

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Date: Wednesday, 6 October 2021 at 11:08

To: Matthew Parry [REDACTED]

Subject: RE: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

Matthew,

Unfortunately I only returned to work yesterday after several weeks sick leave and I have a lot of catching up to do.

Your application is relatively new and realistically is unlikely to be looked at in any detail until the end of this month.

Regards

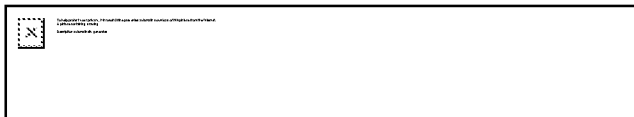
Anita

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From: Matthew Parry [REDACTED]

Sent: 06 October 2021 09:29

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

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Anita

I wonder whether you have an update you could give me in relation to this application? Have you made a recommendation on it yet?

Kind regards

Matthew Parry BSc MSc MRTPI
Development Planner
Brackley Investments
Unit 6 Lower Farm Barns
Bainton Road
Bucknell
Bicester
Oxon
OX27 7LT

From: Matthew Parry [REDACTED]
Date: Tuesday, 21 September 2021 at 14:46
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: App Ref: CM/46/21/PL - Variation of Conditions - Approved Care Home to rear of Bairds Farm Shop, Climping

Hi Anita

I hope you are well.

I was just wondering whether you are able to give me an update on our application to make a minor material amendment to planning permission CM/16/18/PL? Hopefully everything is sufficiently clear and satisfactory but if you do have any queries, please do let me know.

Kind regards

Matthew Parry BSc MSc MRTPI
Development Planner
Brackley Investments
Unit 6 Lower Farm Barns
Bainton Road
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