

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 November 2020 12:10
To: Planning Scanning
Subject: FW: CM/48/20/DOC- Bairds Farm Shop, Field Rear of Crookthorn Lane Climping BN17 5SN

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

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Save the environment - think before you print.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 27 November 2020 11:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: CM/48/20/DOC- Bairds Farm Shop, Field Rear of Crookthorn Lane Climping BN17 5SN

Please scan as correspondence with agent

Anita Gardner
Principal Planning Officer,
Directorate of Place

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



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From: Matthew Parry [REDACTED]
Sent: 27 November 2020 08:58
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Andy Marshall [REDACTED]
Subject: Re: CM/48/20/DOC- Bairds Farm Shop, Field Rear of Crookthorn Lane Climping BN17 5SN

Anita

Thank you for sending me the comments from your drainage engineer. I have sent these on to our consultant drainage engineer to consider and respond to appropriately with additional/amended information. I understand however that there was a discussion between our consultant and the senior drainage engineer at Arun a couple of months prior to our submission that agreed the principle of a pumped surface water solution. There now seems to be a bit of confusion in relation to this based on the comments below. I will endeavour to get this resolved and updated you accordingly.

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: Thursday, 26 November 2020 at 17:04

To: Matthew Parry

Subject: FW: CM/48/20/DOC- Bairds Farm Shop, Field Rear of Crookthorn Lane Climping BN17 5SN

Dear Mr Parry,

Please see the comments or drainage engineer below. I would appreciate receipt of the additional information within the next 2 weeks or the condition will be determined on the basis of the information submitted.

Regards

Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

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

Sent: 24 November 2020 16:03

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

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

Subject: CM/48/20/DOC- Bairds Farm Shop, Field Rear of Crookthorn Lane Climping BN17 5SN

Engineers Comments Regarding Condition 5- Surface Water Drainage

We do not recommend discharge of condition 5 at this time.

The proposals submitted include pumping of surface water. Pumping must be avoided unless it is demonstrated that all possible alternatives are not feasible. Pumping is not sustainable, pumping stations are also prone to breaking and causing flooding.

The strategy submitted does not detail the maximum area that can be drained to infiltration. Please can this information be supplied.

If it is demonstrated that all water cannot be infiltrated then we will need to see that all other means of gravity discharge have been considered. From looking at our mapping it appears that there are alternative potential locations for surface water drainage disposal including:

1. The culverted ordinary watercourse that runs north south along the developments eastern boundary. We believe this may be what the applicant refers to as a private surface water sewer, however our records indicate the culvert is further west. A connection may be more suitable at a different location- i.e. further south.
2. The pond within the application boundary- does this have an outlet?
3. The ordinary watercourse to the west of Climping Street

It is also evident from the proposed overflow connection to the culverted ordinary watercourse that a gravity connection is feasible to some extent and that it may be that storage is not being kept sufficiently shallow.

All three of these locations appear to be to the low parts of the site. Please can the applicant consider the above potential discharge locations.

Please re-consult us once further information has been supplied.

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

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