

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

Sent: 14 January 2021 18:27

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

Subject: FW: App Ref: CM/48/201/DOC - Bairds Farm Shop, Field Rear of Crookthorn Lane, Climping, BN17 5SN

Please scan as correspondence against from agent

Anita Gardner
Principal Planning Officer,
Directorate of Place

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: 14 January 2021 16:53

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

Subject: Re: App Ref: CM/48/201/DOC - Bairds Farm Shop, Field Rear of Crookthorn Lane, Climping, BN17 5SN

Anita

Our drainage engineer has been liaising with the Council's drainage officer and we have undertaken further ground investigations which have now been completed. An updated drainage scheme should be submitted to you next week.

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, 14 January 2021 at 16:33
To: Matthew Parry [REDACTED]
Subject: RE: App Ref: CM/48/201/DOC - Bairds Farm Shop, Field Rear of Crookthorn Lane, Climping, BN17 5SN

Dear Matthew,
I request receipt of the additional drainage details by 21-01-2021 or the application will be determined on the basis of the information submitted to date.

Regards
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



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From: Matthew Parry [REDACTED]
Sent: 08 January 2021 09:45
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: App Ref: CM/48/201/DOC - Bairds Farm Shop, Field Rear of Crookthorn Lane, Climping, BN17 5SN

Anita

Thank you for issuing the approval of the CMP details and condition 3. You are correct that our consultant is liaising with your drainage officer as part of amending the surface water drainage scheme – further investigation is being done by our consultant and the results will be submitted in due course which we will copy you in to. I look forward to hearing from you in relation to condition 4 once you have received a response from your tree officer.

Kind regards

Matthew Parry BSc MSc MRTPI
Development Planner
Brackley Investments
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Date: Thursday, 7 January 2021 at 15:24

To: Matthew Parry

Subject: RE: App Ref: CM/48/201/DOC - Bairds Farm Shop, Field Rear of Crookthorn Lane, Climping, BN17 5SN

Hi Matthew,

Hope you are well and had a good break too.

I am hoping that the CMP condition can be discharged this week. I believe that the drainage condition is still awaiting receipt of further details and the tree officer is yet to respond to the consultation. I have chased today.

Regards

Anita

Anita Gardner
Principal Planning Officer,
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From: Matthew Parry

Sent: 05 January 2021 10:00

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

Subject: App Ref: CM/48/201/DOC - Bairds Farm Shop, Field Rear of Crookthorn Lane, Climping, BN17 5SN

Anita

I hope you are well and hope a good Christmas break.

I wonder if you have an update in relation to the three conditions we are seeking to discharge now that the 8 week target date has been passed.

I ask as we are now close to appointing contractors with work hoping to start on site in early spring.

Kind regards

Matthew Parry BSc MSc MRTPI

Development Planner

Brackley Investments

Unit 6 Lower Farm Barns

Bainton Road

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OX27 7LT

From: Matthew Parry [REDACTED]

Date: Thursday, 10 December 2020 at 10:24

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

Cc: Andy Marshall [REDACTED]

Subject: Re: CM/48/201/DOC - Bairds Farm Shop, Field Rear of Crookthorn Lane, Climping, BN17 5SN

Anita

Thank you for your email.

As you will have seen from the email exchanges over the past day or so, you can see we are working to address the queries regarding surface water drainage (condition 5) and hopefully this will be resolved soon. I also look forward to hearing from you soon in relation to the submitted details containing the tree protection measures for the retained trees.

Please also see attached an amended construction environmental management plan. It contains details of construction working hours and site deliveries in the table on page 1. We have further specified that no deliveries will take place during school drop off and pick-up hours in line with WSCC's comments. Working hours are specified as 7.30am-5.30pm Monday – Fridays and 8am-1pm Saturdays. This is in with construction industry practice and should ensure no harm is caused to residential amenity particularly given the few residential properties immediately surrounding the site. I also note the lack of objection from Environmental Protection.

Under Section H of the CEMP we have also added a commitment to undertake a highway condition survey prior to commencement of development and make good any damage caused to the public highway during construction works. I trust this is sufficient to address WSCC's comments.

I hope therefore that the CEMP is now all in order and suitable for approval. I look forward to hearing from you.

Kind regards

Matthew Parry BSc MSc MRTPI
Development Planner
Brackley Investments
Unit 6 Lower Farm Barns
Bainton Road
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Date: Wednesday, 9 December 2020 at 15:14

To: Matthew Parry

Subject: RE: CM/48/201/DOC - Bairds Farm Shop, Field Rear of Crookthorn Lane, Climping, BN17 5SN

Dear Matthew,

I am still awaiting the comments of the tree officer re the submitted tree protection measures.

With regard to the CMP I can't locate any hours of construction of works included within the submitted report. We would anticipate these would be 8am to 6pm Monday to Friday and 8am to 1pm Saturday.

County Highways have provided the following comment:

Through the CEMP the applicant has provided all the information as required by the wording of condition 3. The applicant is proposing several useful measures to limit the impact upon the transport network during construction. These include:

- a wheel wash facility and road sweeper as necessary
- on-site car parking
- a commitment to use main roads (A259) and avoid residential areas
- the provision of a loading area within the site to prevent the need to load/unload from the highway.

In addition to these measures WSCC would encourage the applicant to undertake a condition survey in advance of the commencement of construction and to invite a representative of WSCC's Area Highway Office via 0330 222 6362.

Also, given the proximity of the Clymping Church of England Primary School to the construction site the Highway Authority would look for this to be acknowledged within the CEMP and the applicant agrees that construction vehicles and deliveries shall not arrive or depart the site at school start or end times during term time. Subject to the above point WSCC as Highway Authority has no objections to the approval of condition 3.

Please can you let me an amended CMP incorporating these changes within the next 10 days.

Regards

Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place



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From: Matthew Parry [REDACTED]
Sent: 09 December 2020 14:33
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: CM/48/201/DOC - Bairds Farm Shop, Field Rear of Crookthorn Lane, Climping, BN17 5SN

Anita

Yes could you add the attachment together with the email correspondence to the planning register for the application as part of our efforts to seek discharge of condition 5 of the planning permission. Do you have any feedback on the details submitted in relation to the other two pre-commencement conditions (the CMP and tree protection measures)?

Kind regards

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

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Date: Wednesday, 9 December 2020 at 12:46
To: Matthew Parry [REDACTED]
Subject: FW: CM/48/201/DOC - Bairds Farm Shop, Field Rear of Crookthorn Lane, Climping, BN17 5SN

Dear Matthew,

Are you agreeable to these details being added to the above application?

Regards

Anita

Anita Gardner
Principal Planning Officer,
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From: Tim Trotman [REDACTED]

Sent: 09 December 2020 10:03

To: Laura Gibbons [REDACTED]

Subject: CM/48/201/DOC - Bairds Farm Shop, Field Rear of Crookthorn Lane, Climping, BN17 5SN

Morning Laura,

It's nice to be working with you again and hopefully this site will present a few less 'hidden' challenges!

We've been sent your comments on the development we are looking at Bairds Farm Shop in Climping.

We note your comments on the application and can provide the following responses to justify the drainage system as proposed.

The use of infiltration systems has been impacted by the high ground water table (approx. 1m BGL) and the relatively low infiltration rates (6.58×10^{-6} m/s). As such the use of conventional cellular soakaways is not viable.

The design has therefore looked to maximise the infiltration potential of the site and will infiltrate as much as possible with the use of permeable block and asphalt road construction to drain the 1222sqm of hard standing. Attached is a copy of the surface finishes plan, which outlines these areas.

We have then looked at the various options for draining the proposed roof areas.

A thorough review of the options has been detailed below;

- Surface Water ponds to western boundary – unfortunately the ownership of these has not been established and from a review, a visible outlet to this pond could not be established. Also the water level has been recorded at 4.15m, and as this lies approximately 1m below the site levels, we believe that this pond is isolated and the water within it relates to the ground water levels of the area. As such this option was discounted.
- Ordinary Watercourse to west of Climping Street – A connection into this watercourse was investigated. Unlike the pond mentioned above, this system runs in a southerly direct down Climping Street and ultimately into the Ryebank Rife. Unfortunately, this system falls within 3rd party land and no connection can be secured into it. It also is at a level of approx. 3.90m, and as such a gravity connection could not be established from the development site, which is only 1.3m higher and land locked along its western boundary.
- Surface Water System with Climping Street – There is a public surface water sewer which runs within Climping Street and the head of the run is approximately 75m from the southern edge of the site. We liaised with Southern Water who permitted a connection into this system at a reduced rate of 2l/s.
- Ditch system to the south of the site – To the south of the site (east of Climping Street) there is a section of ditch which runs east to west and discharges into the aforementioned public surface water sewer. The level of this system is approx. 3.60m. The route to this ditch is however land locked and even if a connection could be secured, a gravity connection would not be feasible.

- Surface water system to the east of the site – Through discussions with the landowner, we were made aware of the surface water system to the east of the site which runs from the main road and connects into the aforementioned ditch system. A connection into this system is feasible in land ownership terms, however after establishing the exact route and level via CCTV and topographic survey, a gravity connection into this system is not feasible.

Following a review of these options, the design team considered the potential to lift the building in order to provide a gravity connection into the system, however the scheme was awarded on appeal and the visual impact of the site was an important consideration, so elevating the building to achieve a gravity connection was not considered an option.

With the FFL of the building set at 5.35m, to run a gravity pipe from one side of the building to a central outfall requires approx. 140m of pipework. With the head of the system 0.6m below FFL, and running pipework at minimal grade (1 in 100), the last chamber within site would be at a level of 3.65m. This level falls below all of the potential surface water outfalls.

As such a pumped approach is required, however we also share your views on using pumps for surface water disposal and have ensured that the design will fail safe. Although there is not sufficient fall to achieve a gravity connection for the site, we have ensured that the system incorporates a high level overflow. Should there be a complete pump failure or extended power outage, we have incorporated into the design a high level overflow from the piped system into the end discharge chamber. As such when the cellular storage is exceeded and reaches a level of 4.70m (650mm below FFL), any excess water can exit the system via the high level connection via gravity.

We trust the above provides a little more clarity into our due diligence in determining the drainage strategy for the site, but as always, we're more than willing to discuss with you if you have any further queries.

Regards

Tim

T. S. TROTMAN

M.Eng (Hons) C.Eng C.Wem MCIWEM FIHE
Managing Director

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