

Planning Department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
FAO: Mr Simon Davis

Date: 15 May 2017

Our ref: 13771/NT/AY/13951928v1

Your ref: PP-06035654 and P/84/16/PL

Dear Mr Davis

Church Farm Holiday Park: Application for Approval of Details Reserved by Conditions 3, 4, 5, 7, 8 and 9 Pursuant to Planning Permission Ref: P/84/16/PL

On behalf of our client, Bourne Leisure Limited, we are pleased to enclose an application for approval of details reserved by Conditions 3, 4, 5, 7, 8 and 9 attached to planning permission ref: P/84/16/16 which relates to the installation of 22 caravan bases at Church Farm Holiday Park.

Application Submission

The application has been submitted via the Planning Portal (ref: PP-06035654) and comprises the following documents:

- 1 Completed Application Form;
- 2 The following drainage details:
 - a Church Farm Golf Development Drainage Layout for Planning 1 of 2 (drawing ref: J-11399 3001 Rev B);
 - b Church Farm Golf Development Drainage Layout for Planning 2 of 2 (drawing ref: J-11399 3002 Rev B);
 - c Southern Water Connection Point (drawing ref: J-4816-CFM 3001 Rev A);
 - d Infiltration test results; and
 - e Drainage Calculations.
- 3 Construction Health and Safety Plan;
- 4 Construction Signage Plan;
- 5 Written Scheme of Investigation;
- 6 Golf Course Management Plan



A payment of £97 in respect of the requisite application fee will be made to the Council on submission of the application through the Planning Portal.

Condition 3

Condition 3 states:

“The development shall not commence until full details of the proposed foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. This shall include details of its routing, design and subsequent management/maintenance regime.

No caravan shall be occupied until the foul water drainage scheme has been implemented in accordance with the approved details and the details so approved shall be retained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because foul drainage goes to the heart of the planning permission.”

As shown on the submitted Drainage Layout drawings, foul flows for the approved static caravans are proposed to be fed via a gravity sewer to a foul pumping station to the south of the site. Flows will then be pumped via a rising main to the nearest suitable foul inspection chamber within the existing Holiday Park infrastructure and conveyed through the existing system to the public sewer. The connection to the Southern Water Pumping Station is identified on drawing ref: 3003.

In terms of management and maintenance, the pump station has been designed to provide 24 hour emergency storage in the event of system failure. The system will remain privately owned, operated and maintained by the Holiday Park in accordance with the existing arrangements.

Condition 4

Condition 4 states:

“Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No caravan shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because surface water drainage goes to the heart of the planning permission.”

The drainage scheme has responded to Document H of the Building Regulations, which establishes that surface water drainage should discharge to a soakaway or other infiltration system where practicable. A



detailed surface water drainage strategy has been prepared for the site in accordance with these requirements and will be completed prior to first occupation of the site.

Infiltration tests were undertaken on site in March 2017. As shown on the submitted Test Results, infiltration is established to not be a viable means of surface water discharge on site. The proposed strategy is therefore to discharge the surface water runoff created by impermeable surfaces within the scheme to the drainage ditch to the east of the site.

To ensure flow rates will be close as practicable to greenfield runoff rates (total 5.5 litres per second using vortex flow control devices), surface water will be discharged into SuDS cellular attenuation storage structures located beneath a permeable surface to the north and south of the site. Surface water created from impermeable areas upstream of the permeable surface will be collected and diverted into the attenuation using a filter drain adjacent to the access road. Drainage calculations indicate a storage volume of 90 m³ to the north of the site will attenuate for flows up to the 1 in 100 year plus climate change event and 55 m³ to the south of the site will attenuate for flows up to the 1 in 30 year event. Runoff for the 1 in 100 year plus climate change event will create surface water flooding to a depth of 40mm within the permeable paved area to the south of the site. This flooding will be contained using raised curbs to provide the required storage capacity. Water velocities will be close to zero and residents of caravans 1, 2, 3 and 4 adjacent to the southern permeable area will be able to evacuate to areas of higher ground in the event of a 1 in 100 year flood.

The proposed surface water drainage systems will remain private and will be operated and maintained by the Holiday Park. Visual inspection will be carried out on a monthly basis or after any heavy rainfall event for the first six months and then six monthly thereafter.

Condition 5

Condition 5 states:

“No development shall take place, including any works of demolition, until a Site Safety Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as to health & safety signage and site protection fencing.

Reason: In the interests of the safety of people in and around the construction site in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.”

The submitted Construction Health and Safety Plan has been prepared for the development in accordance with the HSE Construction (Design and Management) Regulations 2015. In accordance with Condition 5, paragraph 3.2.3 identifies that heras fencing will be provided around the site for the duration of construction works and will have warning signage on all sides visible to the public. There will also be minimum PPE (Personal Protective Equipment) requirement signage at the main entrance to the construction site.

In addition, the accompanying Construction Signage Plan identifies the signage that will be displayed every 200m along the internal access route to the construction site.

Condition 7

Condition 7 states:

“No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun District Local Plan Policy GEN7. This is required to be a pre-commencement condition because archaeology goes to the heart of the planning permission.”

To address the requirements of Condition 7, a Written Scheme of Investigation (WSI) for an Archaeological Watching Brief has been prepared by Archaeology South East in accordance with relevant standards and guidance of the Chartered Institute for Archaeologists.

As described by Section 4 of the WSI, the watching brief will be undertaken during ground works associated with the approved development and monitored by an archaeologist unless otherwise agreed in writing with the District Council Archaeologist. Where new excavations reveal archaeological remains, an opportunity will be made for careful hand excavation and the collection of samples by the archaeologist in attendance. A final decision on site as to how to proceed in the event that significant remains are revealed during the Watching Brief will be determined in agreement with ASE, Southern Water and the County/District Archaeological Officer as required.

Condition 8

Condition 8 states:

“No development shall take place until a Golf Course Management Plan to include the mitigation measures set out within paragraph 29 of the submitted Shadow Habitat Regulations Assessment by Baker Consultants Ltd (July 2016) shall be submitted to and approved in writing by the LPA in consultation with Natural England and the RSPB. The management plan shall thereafter be implemented prior to commencement of development in accordance with the approved details and retained in perpetuity.

Reason: In the interests of the mitigation of impacts on Dark Bellied Brent Geese who forage on land outside of the Special Protection Area and in accordance with policy GEN29 of the Arun District Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because of the need to comply with the Habitat Regulations.”

A Golf Course Management Plan (GCMP) has been prepared in order to discharge Condition 8 that provides further detail on the proposed restriction of access, improved sightlines and introduction of meadow management as set out within paragraph 29 of the 22 pitches Shadow Habitat Regulations Assessment. The GCMP also identifies proposals to create habitat to promote the conservation status of turtle dove, as discussed with the RSPB pre-application and during the determination of the application.

The following prescriptions are proposed:

- 1 Remove shrubs and trees and prune lower limbs of retained trees to create unimpeded sight lines for grazing geese;
- 2 Erect a hit and miss fence around the boundary of the 22 static caravan extension and install access gates along the fence line at the existing entrance to the golf course;
- 3 Install information boards to inform the general public regarding the reasons for restricting access and closing the golf course during winter months;



- 4 Clear the rough grassland areas to the north and south of the golf course and thereafter carryout routine mowing; and
- 5 Create a pond to the north of the site to promote the status of turtle doves.

The above works will be undertaken prior to the commencement of development, with the exception of the erection of the hit and miss fence which will be installed as part of the development.

Condition 9

Condition 9 states:

“No caravan shall be occupied unless and until details indicating the placement of 6 nesting opportunities for birds (species such as swallows, swifts & house martins) and roosting structures suitable for bats, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and thereafter retained in perpetuity to the satisfaction of the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of birds & bats in accordance with policies GEN7 and GEN29 of the Arun District Local Plan and the National Planning Policy Framework.”

The submitted GCMP also considers the promotion of opportunities for nesting birds and roosting bats.

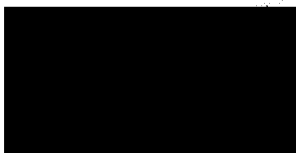
There are few suitable buildings that would accommodate nest boxes within the Church Farm Holiday Park complex. Baker Consultants consider the original Church Farm buildings to be the most appropriate. Six wooden nest boxes for Swifts are therefore proposed on the north, north east and north west facing walls.

A total of nine bat roosting boxes are proposed, with three located in each of the two mature horse chestnut trees near to the entrance to the Holiday park and a further three located in a mature oak tree that is located at the south east corner of the reception car park. The bat boxes will face south east and southwest.

The bird nesting and bat roosting boxes will be installed prior to occupation of the approved caravans.

We trust that the information provided is sufficient to enable the Council to validate and discharge the conditions referred to above and we look forward to confirmation of this at the earliest opportunity. In the meantime, please do not hesitate to contact myself or Rachel Davies if you require further details.

Yours sincerely



Alfred Yeatman
Planner

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Martin Brunton – A & M Architectural Partnership Limited