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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 06 January 2022 12:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/142/21/PL, 1 Como

Please upload the below to the above application; EoT agreement.

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk

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



From: Luke Carter [REDACTED]
Sent: 06 January 2022 11:52
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BN/142/21/PL, 1 Como

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Dear Maria,

Thank-you for your email.

I agree to your request for an extension of time and look forward to receiving the decision notice and a copy of your delegated report in due course.

Kindest regards

Luke Carter MRTPI

Lewis & Co Planning



2 Port Hall Road
Brighton
BN1 5PD

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Lewis & Co Planning
town planning consultants

CHARTERED TOWN PLANNERS



RTPI

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 06 January 2022 11:38

To: Luke Carter [REDACTED]

Subject: BN/142/21/PL, 1 Como

Dear Mr Carter,

It was my pleasure to speak to you recently.

As I have mentioned the above application is to be refused.

Due to changes required by the management the issue of decision delays (the deadline was on 04/01/22).

I would appreciate if your client agrees with an extension of time with a new deadline on 07/01/22 when your decision will be issued.

The reasons for refusal:

The site, by virtue of its character and close proximity to neighbouring dwellings, is considered unsuitable to accommodate a substantial dwelling without damaging the character of this established residential area and the residential amenities of adjoining properties contrary to policies D SP1, D DM1 and QE SP1 of the Arun Local Plan and policy ES5 of the Barnham and Eastergate Neighbourhood Development Plan and the Arun Design Guide.

Insufficient information has been provided to enable the Local Planning Authority to consider the impact on existing mature oak tree and protected species and whether the proposal results in a net gain in biodiversity. The proposal fails to accord with Arun Local Plan policies ENV DM3, ENV DM4 and ENV DM5, with policy ES10 of the Barnham and Eastergate Neighbouring Plan and with the National Planning Policy Framework.

The site falls in the Lidsey Wastewater Treatment Works Catchment Area. The applicant has failed to provide a Drainage Impact Assessment and there has been no consideration of sustainable surface water drainage in the development. As a result the proposal would unduly prejudice drainage design not allowing for the hierarchy for sustainable drainage to be followed. Therefore the proposal would be contrary to policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk



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