

6 Chantry Mead
Downview Road
Barnham
West Sussex
PO22 0DE

Arun District Council
Planning Department
Maltravers Road
Littlehampton
BN17 5LF

For the attention of Ms M Tomalova.

28 February 2021

Dear Ms Tomalova

Objection to Planning Application No: BN/150/20/PL

I write with further points of contention that I would like you to bring to the attention of those concerned. Your Planning Committee recently refused an Application within the Barnham area and below I cite some of those grounds for refusal which are apposite. I also cite comments by Paul Cann, ADC Principal Drainage Engineer, which are relevant to this new Application, as they were to the previously refused application.

1. This new Application raises concerns about the scale of development already taking place in and around our villages. Three more houses in addition to the hundreds (if not thousands) already proposed are simply not required to be packed into a tiny plot carved out by garden grabbing.
2. There will inevitably be further strain on the already overburdened infrastructure locally.
3. Parking, congestion and pedestrian safety (there are no pavements here) will be further compromised.
4. There will be a significant loss of views both to the public and to inhabitants of Chantry Mead, Downview Road, Murrell Gardens and Ewens Gardens, all existing and fully completed developments.
5. The character of the local area will be compromised, and the form of the development will be out of character with the locality.
6. There will be inevitable destruction of wildlife, flora and fauna, together with removal of mature trees and shrubs.
7. We can see no information as to a detailed scheme to enhance the existing foul water drainage system.

8. There is an inadequate assessment of increased flood risks to all the local properties above mentioned (see below).

9. There is no air quality assessment.

10. ADC Principal Drainage Engineer, Paul Cann, has written in respect of the previously REFUSED Application, and his words are no less applicable to this Application:

“The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered.

I note that ground investigations were undertaken in mid-March 2020, which recorded groundwater levels at 1.5 metres below the surface. This does not represent what we expect the peak winter groundwater levels to be in that area and therefore further groundwater monitoring (and infiltration testing) will need to be carried out at an agreed time and locations during the next winter, in order to inform the drainage design. This is likely to be around late December/January time, but needs to be agreed nearer the time. Our knowledge of the ground conditions in that area, it backed up by the fact that peak groundwater levels in the adjacent development (Chantry Mead) were found to be very close to the surface, making infiltration into the ground not feasible. Essentially, the drainage design could be very challenging on this site but this is all dependent on the results of the further monitoring/testing. Whatever the outcome, a sustainable system must be designed/employed.

If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

PCENG D2

Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building 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 W SPI, W DMI, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.”

Thank you for considering these points of objection. I would be much obliged if you would confirm that this letter has been lodged appropriately.

Yours sincerely,

J & S Searancke