GROVE DESIGN UK

8 Willowhale Avenue

Aldwick

PO21 4AY

[redacted]

15 December 2020

DESIGN AND METHOD STATEMENT

49 WARREN WAY BARHAM PO22 0JX

Planning history – 2 storey side extension [EG/16/19/HH] refused 25/04/19 - due to lack of foundation / Environmental provisions.

Replaced with new application [BN/48/19/HH] - approved 16/09/2019 – with conditions relating to matching submitted plans, materials to match existing property and comply with the Flood Risk Assessment from UK Flood Risk Consultants dated 08-02-2019. A further application for a 1No end of terrace two storey 2bedroom dwelling was subsequently applied for [BN/15/20/PL] but refused on basis of no Sequential or Exception Test undertaken to demonstrate that the site is sequentially preferable in flood risk terms.

This Planning proposal – in a replacement of BN/15/20/PL but with the inclusion of additional details especially the Sequential Test [and comparison of 'comparable' site approved in Lake Lane], for a 1No two storey 'end of terrace' 2 bedroom dwelling to be built as the approved 2 storey extension above except that front elevation to contain new front doorway as No 49 with the front elevation set back 100mm instead of 600mm – all remaining external and internal layout to match No 49 completely. Construction wise – proposed dwelling to have a pile and beam foundation with block and beam Ground floor.

Development plan policies

From the Arun Local Plan 2011 -2031, under DDM1, DDM4, DSP1, SDSP2, AND WDM2 policies including design quality, general design, location and flood risk all included

Barnham and Eastergate Neighbourhood plans 2014 policy ES1 & ES5 for new development drainage and design qualities

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National Planning Policy Framework [NPPF] AND National Planning Practice Guidance [NPPG] taken into consideration.

This development is within the built-up area boundary and seeks to conform with the above Arun and Barnham plan policies.

The approved extension [BN/48/19/HH] was able to meet the issues raised by the Environmental Agency and flood risk due to building being sited 1.6M from Barnham Rife and in conflict with policy WDM2. This current application seeks to reflect the same approved features and conditions.

The earlier approved 2 storey extension was set back about 600mm from the main building line as subservient but as discussed with planning officer Amber Willard that the new house could align with No 49 frontage – from practical building connection the proposal is set back 100mm. The property is located at the rear corner of a cul-de-sac and visible but not dominant on the street scene.

The building construction to match the general neighbouring properties in all design and materials and would fit within / not adversely affect the spatial pattern and character of the street scene.

There are no neighbours to the north [rear elevation] or side [east elevation] therefore the property would not over shadow / overbear on neighbouring property - rear windows will not overlook to the rear and front windows [south elevation] only the street scene..

Flood risk – see comments set out below by the Environmental Agency and the Floor Risk Assessment as used for approved scheme.

Flood Risk Assessment for new dwelling dated 02/04/2020 by UK Flood Risk Consultants for Ben Matthews [property owner] [supplied as separate attachment]

Environmental Agency response to inclusion of above Floor Risk Assessment and for the use of pile and beam foundations etc all as briefly listed below.

a) Finished floor level no lower than existing properties
b) Floor resilient measures as per section 6.2 of the Flood Risk Assessment
c) No sleeping provisions on Ground Floor [maintained through lifetime of development]
d) Environmental Permitting [England & Wales] Regulations 2016 – permit for works within 8M of main river [Barnham Rife] – FRAP (Flood Risk Activity Permit)
i) Accurate measurement of foundation piling to reach lower than river bed [to structural design requirements including ground beam] for proposed building to be adequately supported to ensure bank stability.
j) Precise drawings / plans re material storage – ensure no pollution into river
k) Before and after photos to ensure river and banks returned to original state.
l) In addition to the above, to protect the water course, vibration from driven piles could cause damage therefore use of CFA (auger drives piling) would be required. Provision for pile mat of 150mm crushed GF2 (75mm pieces and smaller) over a Geo tech membrane for total piling area and 1M extra on all three sides. Removal of spoil and excess pile mat to be removed - piling contractor to provide all the additional H & S care, risk assessments

especially as working close to the rife. Noise from pile driving to be kept within prescribed levels - at end of cul-de-sac so less properties immediately in its vicinity.

General comment re flood warning – note that during the heavy rains and flooding at end of December 2019, Barnham Rife only rose approx. 150mm – very far short of the approximately 1M from river bed to top of bank.

Foul and surface water drainage – a new connection from new soil and vent pipe to existing foul sewer manhole on frontage of No 49. – to comply with Lidsey foul water management requirements. Whilst this application constitutes a new property, the additional requirement in addition to that for the approved 2 storey extension for water supply and for foul sewage requirements are relatively low – both No 49 and proposed are small properties of approx. 53M2 floor area each

Surface water – as per also direction within the flood risk assessment – rainwater to be discharged into rainwater butts – overflow to standard soakaways min 5M from property as approved on earlier application.

Vehicle parking – to allocate one parking space as per adjacent properties – No 49 has allocated space in front of Kitchen window of No 47 therefore new property could have space in front of No 49. All new parking areas to be constructed using permeable finish such a block paving with channel / grating between paving and pavement draining to adjacent soakaway.

Depending on position of on-site parking space, provision may be required to extend the current dropped curb to facilitate a wider pavement crossing – if required would then need to include necessary application to WSCC.

Provision for wheelie bin storage at rear of property with provision for side passageway to this property. Bins presented to pavement front boundary for kerbside collections on designated day.

Cycle Storage – in line with WSCC requirements, a secure timber shed to be provided on hard standing to rear of property included paved access – see attached drawing No 20-12-GD-243-05B- Site / Block Plan.

Prior to the refusal of BN/15/20/PL, Arun DC issued a summary of Pre Commencement Condition requirements.

a) Construction Management Plan [Ref Policy QE SP1]
b) Risks associated with contamination of land prior to and during and following construction [Ref Policy QE DM4]
c) Surface Water drainage scheme [Ref Policy WSP1, WDM1, 2 & 3.]
d) Discharge flows to water course [Ref Policy WDM1, 2 & 3.]

These to be addressed as per the details set out in letter dated 01/06/2020 from Arun DC but with special reference in regard to item (c) & (d) of the earlier application on BN/15/20/PL prior the application refusal was issued, ie. the Arun drainage engineers stated that as the Environmental Authority had removed their objection, that they also would remove theirs

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but requested that two Conditions were added for the application "approval" ie (c) & (d) above (in brief).

However, they also offered advice on means to achieve it eg roof water is attenuated in a sealed system before being discharged to main sewer at an agreed rate, driveway is an unlined permeable system which can overflow into the main river. Sealed system would require design calculations to offset buoyancy etc plus an Environmental Agency Discharge permit.

A ground water monitoring / measuring system has been set up on site in the rear garden of proposed 49A with 2No trial holes dug both 5M from rear of proposed property building line to a depth similar to the adjacent Rife, plus an adjacent fixed measuring gauge into the rife. Weekly water level monitoring with results tabulated in both holes and rife level has been set up and will continue at least throughout the winter months.

Sequential Test – The conclusion of this test dated 29/11/2020 by UK Flood Risk Consultants through various searches states that there is currently no sequentially preferable site available in lower flood risk areas for the proposed development site located at the land adjacent to 49 Warren Way. The proposed site is appropriate for the proposed residential development for 1No residential house and therefore passes the Sequential Test in accordance with the NPPF guide lines. [6No separate attachments]

Attachments to application listed below

Drawing Nos 20-02-GD-243-01A; 02A; 03A; 04A; 20-12-GD-243-05B;

O/S Map 1:1250 in red & blue.

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Sequential Test plus 5No Appendix [6 items in total]

Floor Risk Assessment Report dated 02/04/2020

Copy letter to Daniel Vick [Arun DC] dated 21/09/2020

Copy letter form Arun DC dated 01/06/2020 re Proposed Pre Commencement Conditions

CIL Form

Local Validation requirements list.

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