

[REDACTED]

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**From:** Alison Crabb [REDACTED]  
**Sent:** 06 August 2015 11:30  
**To:** Planning.Responses  
**Subject:** RE: Planning Consultation on: BN/23/15/PL

Barnham Parish Council have exchanged emails over this application as they don't have a formal meeting until September and would like to continue to object to this application. The plans represent an over-development of the site and whilst the new plans for dealing with the drainage issue seem to have addressed some of the problems previously highlighted it is felt that there will still be problems for the neighbouring properties. For your information I am attaching our previous objection to the application.

Regards

Alison Crabb  
Clerk, Barnham Parish Council

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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [<mailto:planning.responses@arun.gov.uk>]  
**Sent:** 14 July 2015 11:33  
[REDACTED]  
**Subject:** Planning Consultation on: BN/23/15/PL

**To:** Barnham Parish Council

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**  
**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order**  
**2015 - Article 23 Representations by Parish/Town Councils**  
**Planning Permission**

**APPLICATION** BN/23/15/PL  
**NO:**

**Registered:** 7th July  
2015

**Site Address:** 4 Lake Lane Barnham PO22 0AD

**Grid Reference:** 496258 104632

**Description of** Demolition of existing 2 storey detached house & construction

**Works:** of a pair of semi-detached replacement dwellings with flood preventative measures.

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The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by replying to this email by 13-AUG-15.**

You can also monitor the progress of this application through the Council web site:  
[www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

[www.planningportal.gov.uk/planning/appeals/](http://www.planningportal.gov.uk/planning/appeals/) but they will protect personal details.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards  
Planning Officer

consultee\_email

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## **Objection to BN/52/14/PL – 4 Lake Lane, Barnham**

This application was considered at the meeting of Barnham Parish Council held on 19<sup>th</sup> January and the Council agreed to object on the following grounds:

The Council firstly noted that this submission was a revised design on a site previously considered and objected to by the Parish Council, which was then dismissed on appeal.

The overall comment from the Parish Council is that whilst the new design is slightly improved it is still not in keeping with houses in the surrounding area and the flooding issues previously highlighted will still exist despite the proposals for mitigating those issues detailed in the Flood Risk Assessment.

In addition the Council would wish to draw the District Council's attention to the non-conformity of the application with the following specific policies contained in the Barnham and Eastergate Neighbourhood Development Plan:

### **ES1- Flooding, drainage and new Development**

New development should aim to reduce the overall level of flood risk in the area:

Development other than minor domestic or commercial extensions will not be supported without clear evidence provided of there being no flood risk (either to the development site or to other land) arising from the carrying out and use of the development

The development proposed is in an area with a known recent history of flooding from the river and from surface water run-off and the proposed flood mitigation solutions will, in the Council's opinion, not resolve this issue. In particular the report states that a 'safe route' in and out of the site in times of flooding is not possible.

### **ES4 – Protection of Open Views**

The upper floor of the new property matches the roof line of nearby properties but none of them have windows at the first floor. The visual impact of these properties on properties to the north west will be significant.

### **ES5 – Quality of Design**

Despite a new roof design it is considered that these buildings, whilst of good quality design, still do not respond to the specific character of the site and its local surrounding to create a sense of place.

### **ES6 – Contribution to local Character**

The integration of new buildings into the context in which they are located is important. The design of the dwellings is not in keeping with the character of this rural village.

### **ES8 – Buildings should be designed to reflect the 3-dimensional qualities of traditional buildings**

The design does not show sensitivity to its location