

Davina Bowley

From: Karen Garner on behalf of Planning.Responses
Sent: 22 March 2017 10:32
To: Planning Scanning
Subject: FW: BN/69/16/PL 5 Dwellings, Lake Lane
Attachments: 21.03.17 letter ADC re. Barnham PC comments.docx

Rep letter of support

Karen Garner | Technical Support Unit Assistant, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37467 | External: +44 (0) 1903 737711 | E-mail: karen.garner@arun.gov.uk

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From: Simon Davis
Sent: 21 March 2017 15:45
To: Planning.Responses
Subject: FW: BN/69/16/PL 5 Dwellings, Lake Lane

Letter of support from Applicant. Copy please.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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From: Celia Bedford [REDACTED]
Sent: 21 March 2017 15:24
To: Simon Davis
[REDACTED]; Ian Johnson
Subject: BN/69/16/PL 5 Dwellings, Lake Lane

Simon

Following our recent email correspondence, please find attached a letter written in response to Barnham Parish Council's objections to the scheme. This provides no new information as such, but hopefully clarifies matters in respect of the matters raised.

Regards

Celia

Celia Bedford,
Senior Planning Consultant,
Luken Beck MDP Ltd,
30 Carlton Crescent,
Southampton



<http://www.lukenbeck.com>

LUKEN BECK



30 Carlton Crescent, Southampton SO15 2EW



Planning and Economic Regeneration,
Arun District Council,
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex. BN17 5 LF

21st March 2017

Our Ref: cb/15048

Fao Mr S Davies

Dear Mr Davies

**Planning Application for 5 dwellings Land East of Toll Cottage, Lake Lane, Barnham.
PO22 0AD
Planning Application Ref: BN/69/16/PL**

With reference to the above application I write in response to an objection made by Barnham Parish Council.

The Parish Council has resolved to object to the application citing Policy ES1 (Flooding, Drainage and New Development) and GA2 of the Barnham and Eastergate Neighbourhood Plan (Footpath and Cycle path Network). I would like to make brief comments in response, to clarify matters, as follows.

Drainage: Planning permission has recently been granted for 4 dwellings on this site under outline planning permission ref: BN/23/16 and by subsequent Discharge of Condition applications. The principle of the drainage strategy has therefore been approved in detail.

Nevertheless, the drainage of the site has again been considered and calculated by RGP Design Ltd (Drainage and Highway Engineers). The current application for 5 dwellings does not significantly increase the impermeable area over and above the approved scheme, this increase amounts to approximately 170 sq m, which is insignificant. The submitted Drainage Strategy report looks at various sources of flooding and considers the site to be at a moderate to high risk for ground water flooding and not at risk from pluvial and fluvial flooding. Infiltration testing has been undertaken and, due to high ground water levels, it is acknowledged that infiltration methods of drainage are unlikely to operate successfully. The proposed drainage strategy therefore is for a positive piped water strategy, with surface water storage tanks on the site, with a flow control device to control the discharge to the watercourse, this being the most sustainable and reliable solution. The system will mimic the greenfield run-off rate and has been designed to cater for a 1 in a 100 year critical storm event, including a 40% increase in capacity to cater for impacts of climate change. In an extreme rainfall event, it is designed to ensure that overland flows will remain unchanged from the current situation.

The system has been designed to ensure that there is no increase in flow on to adjacent land or to existing drainage networks. The proposed development can therefore be implemented without any increase in flood risk. There will be no additional drainage problems as the Parish Council believe.



RTPI

mediation of space - making of place

Chartered Town Planners

Director and Practice Manager: Ian Johnson B.Sc (Hons), M.A., PG Dip UC, M.R.T.P.I.
Exec Consultants: Graham Beck J.P., M.B.A., LL.B.(Hons), B.A.(Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.
Mark Luker M.B.A., B.Sc.(Hons) (Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.

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Footpath: The submitted site plan clearly shows that the footpath is not being diverted. Part will be resurfaced as part of the proposals, where it runs in front to the new dwellings and WSCC have already agreed that this is acceptable. There are no proposals to surface the whole length of the footpath. However, as the existing footpath appears to have been little used in the past, the proposals will ensure that the footpath is kept clear, open and useable, thereby retaining and improving footpath links in the locality in accordance with NP policy.

I trust this provides clarification in respect of these points raised by Barnham Parish Council.

Should you require any further information, please contact me, or my colleague, Ian Johnson.

Yours sincerely

Celia Bedford
Senior Consultant

For further information, please contact: