

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Jonny	Surname:	Ribbans
Company name:	Knightsgate UK Ltd				
Street address:	39 Brook Lane				
	Warsash				
Town/City:	Southampton				
Country:					
Postcode:	SO31 9FF				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:	59	Suffix:	
House name:			
Street address:	Elm Grove		
Town/City:	BARNHAM		
Postcode:	PO22 0HJ		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	495647
Northing:	105045

Description:

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4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Demolition of existing garage & construction of 2No 4-bedroom dwellings

Application reference number:

EG/41/17/PL

Date of decision:

20/09/2017

Please state the condition number(s) to which this application relates:

Condition number(s):

Conditions 3,4,5,6,7,8,9,10,11 (Bike store to be in garage, plan attached as requested by S. Davis of Arun DC) ,12, 15, 22 & 23.

Has the development already started? ☐ Yes ☒ No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Drawings

- 2017/D1393/001 Engineering Layout – Drainage, Proposed Levels and Contours
- 2017/D1393/002 Engineering Layout – Surface Finishes and Setting Out
- 2017/D1393/003 Construction Details 1 of 2
- 2017/D1393/004 Construction Details 2 of 2
- KGUK-18-001-1000 - Site Management Plan
- KGUK- Fence & Bin Store Details
- KGUK-18-001-1000 - Site Management Plan
- KGUK- Floor Risk Exemption
- KGUK-18-1000-100 - External Lighting Positioning
- KGUK-001-202 - Ground Floor Plan of Plots 1 & 2 (Showing Bike store locations - Integral within garage)
- KGUK-001-150 - Site layout plan showing Landscaping & Bin Locations & Visibility Splays

MicroDrainage Calculations

- D1393 Porous Paving and Hydrobrake 2.5l/s

Land Drainage Consent

- Environment Agency Exemption (EXFRA003472)

Maintenance Schedule

- D1393 SuDS Future Maintenance Schedule

The following will assist with discharging the relevant planning conditions :

3. Refer to drawing 2017/D1393/001C. Ashdown have completed site-specific geotechnical investigation which has confirmed infiltration rates and information specifically relating to groundwater. Infiltration rates were deemed unsuitable in order to implement soakaways/alternative infiltration methods and techniques.
4. Refer to drawing 2017/D1393/001C. An exemption has been obtained from the Environment Agency in order to discharge to the watercourse (EXFRA003472) as this is designated as Main River.
5. Refer to drawing 2017/D1393/001C. A maintenance schedule has also been prepared in view of the surface water drainage proposals which should be provided to the LPA.
6. Awaiting confirmation of S106 approval. Details of proposal submitted.
22. Refer to all drawings. Drawing 001C shows overland flow routes and contours of the site, whilst an anti-flood valve and oversized manholes have been included as recommended within the FRA. The FFLs as stated in the FRA need to be 300mm above the existing surrounding ground levels (see point 5.8 in the FRA). The planning decision notice has taken this out of context, stating that FFLs need to be 300mm above surrounding ground level (i.e. the surrounding levels post-development) which is not the case. The reason the FFLs need to be 300mm above the existing ground level is owing to the modelled flood levels provided by the Environment Agency. This level was stated as being 99.20m, meaning FFLs would need to be set at 99.50m as a minimum to avoid this modelled depth of potential flooding. We have set at 99.75m to allow for gravity-based solutions where the foul/surface water disposal is concerned, whilst also bearing in mind we need to be a minimum of 300mm above the existing ground level to avoid the modelled flood level. The existing ground level is around 99.20m.

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition?

☒ Yes ☐ No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

01/02/2018