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Arun District Council
Arun Civic Centre,
1 Maltravers Rd,
Littlehampton,
West Sussex
BN17 5LF

4th July 2014

Dear Sirs

**APPLICATIONS BY TESCO STORES LTD
THE BARNHAM HOTEL, 24-28 BARNHAM ROAD, PO22 0ES**

On behalf of our client Tesco Stores Ltd, please find enclosed planning applications to discharge conditions 5 and 6 from planning permission EG/30/13/ for the 're-grading of pub beer garden and construction of retaining wall to provide parking area for 9 vehicles; partial demolition of retail units and addition of bollards' in relation to the above site. Tesco propose to convert the vacant building into an Express store and consents will be required for various minor works to the building.

Background to the Proposal

The application site comprises a former public house situated on the northern side of Barnham Road close to the junction with Saxby Close and directly opposite Barnham station.

The site has an existing forecourt fronting Barnham Road which provides customer parking for 8 cars and a small paved seating area to the side. There is additional car parking to the side of the main building accessed via Barnham Road in an area surrounded by single storey outbuildings. The outbuildings are now vacant but were formerly in retail use.

The surrounding area is predominately made up of commercial and retail units including a post office, bank, several takeaways and a co-op. There is free on street parking for an hour and Barnham train station car park provides all day parking at a charge. There is a bus stop to the immediate south of the car park entrance with a good local service.

Planning permission was granted on 26th September 2013 for the 're-grading of pub beer garden and construction of retaining wall to provide parking area for 9 vehicles; partial demolition of retail units and addition of bollards,' (LPA ref. EG/30/13/).

Application to Discharge of Conditions from LPA ref. EG/30/13/

Condition 5 - materials

Condition 5 reads:

'No development shall be carried out unless and until a schedule of materials and finishes to be used for the proposed brick retaining wall and the vertical timber fence to sit atop it have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the wall and fence.'

Submitted drawing no. 9782-320 Rev A illustrates the proposed masonry wall will comprise exposed brickwork to match the existing building materials. The fence will comprise timber slats and timber battens, with a natural timber finish supported by a metal post.

It is considered these details will respect the architectural character of the former pub building and the surrounding area.

Condition 6 – surface water drainage

Condition 6 reads:

'Development shall not commence 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, the recommendations of the SUDS Manual produced by CIRIA.'

'No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.'

Submitted drawing no. 4388/100 P7 shows the external works and drainage layout. This confirms that the balance between hardstanding surfaces before and after the development is unchanged (car parks and roofs). In other words, as the balance of hardstanding surfaces is not increased, there is no requirement to restrict or attenuate at the outfall the discharge of surface water from the contributing areas. Furthermore, due to the proposed level strategy, a secondary outfall becomes necessary to serve the upper part of the new car park. A soakaway is proposed as secondary outfall (as shown).

The result is a net decrease of surface water runoff into the public sewer in line with the SUDS Manual. Infiltration (soakaways fall within this category) is the primary means of surface water disposal as recommend in Part H of the Building Regs.

Content of Planning Applications

The content of each application is detailed below. As the applications for planning permission relate to alterations to the building which do not increase the floorspace over 100 sq.m, no design and access statement is required under Section 8 paragraphs (e), (h) and (i) of the Development Management Procedure Order (2010) (as amended).

Planning Application I – Discharge of Condition 5 of planning permission ref. EG/30/13/ - Materials

- Payment of £97.00 as the fee for the application;
- The relevant application form;
- Site Location Plan at 1:1250 scale showing the development area outlined in red and ownership in blue;
- Drawings:
 - Proposed Fence Details: 9782-320B

Planning Application II – Discharge of Condition 6 of planning permission ref. EG/30/13/ - Surface Water Drainage

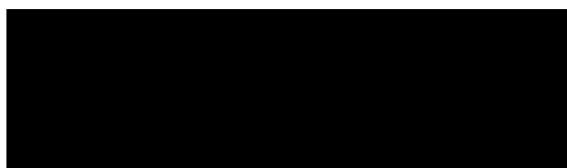
Submitted via Planning Portal:

- Payment of £97.00 as the fee for the application;
- The relevant application form with certificate B completed;
- Site Location Plan at 1:1250 scale showing the development area outlined in red and ownership in blue;
- Drawings:
 - Surface Water Drainage Details: 4388 100P7

The submitted documents demonstrate the works are considered appropriate as they comply with national and local planning policy and will enhance the appearance of the existing building by introducing low impact subtle alterations.

I trust that you have all the information you require to register the applications. If, in the interim, you have any queries please do not hesitate to contact either Matthew Roe or myself at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,



Sophie Hinton
Planner