

N Cranfield
30 Halliford Drive
Barnham
Bognor Regis
West Sussex
PO22 0AB

Your Ref: OWPC2647
Our Ref: BN/13/14/ 25-02-2014
Please ask for:
Mr N Crowther

6th May 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Approval of Reserved Matters following Outline Approval BN/15/11 for Appearance, Landscaping, Layout and Scale for 75 dwellings. Departure from the Development Plan and Affects a Public Right of Way.

Land at Goodacres Barnham West Sussex

Thank you for your internet representation made on 5th May 2014 which has been recorded as '**an objection**' with the comments as follows:

*30 Halliford Drive
Barnham
Bognor Regis
West Sussex
PO22 0AB*

5 May 2014

Dear Sirs

Letter of Objection regarding BN/13/14 - Approval of Reserved Matters following Outline Approval BN/15/11 for Appearance, Landscaping, Layout and Scale for 75 dwellings. Departure from the Development Plan and Affects a Public Right of Way

I am concerned that this application seeking reserved matters approval on condition one is premature. The ultimate site appearance, landscape, layout and scale is essentially determined by the issues raised in condition 5, 6 and 7 and the cost of the final solutions that will be required.

Without a full examination of the hydrological, hydrogeological and topographical aspects of the site the assumptions within the application regarding drainage are at best unsustainable and at worst pose a potentially dangerous high flood risk not only to the site but also the surrounding residences of Halliford Drive, Goodacres, Dial Close and Lake Lane.

The geology and hydrogeology of the site is significantly more complex than is being stated by the applicant, that is, London Clay and other 'superficial deposits' ranging from alluvium sediments to silt. There is a need to recognise that the chalk of the South Downs, present underneath the London Clay is an important factor influencing ground conditions and ground water levels.

Both the chalk and the superficial deposits are aquifers fed by rainfall. During periods of high rainfall on the South Downs and here on the coastal plain the water table rises and discrete linkages between the two occur. (In dryer periods these links are not made). Such a discrete linkage occurs on the site significantly increasing the volume of ground water

draining from it.

This is evidenced by the overflowing of the land drain, connected into the Halliford Drive surface drain, in July 2011 and June 2012. This was only visible because at the time the Halliford Drive surface drain experienced a root blockage that was later cleared. It is likely that spring water from the site continues to augment the problems Southern Water are experiencing with the local system resulting in their all too frequent tanker pumping operations.

In summary the fundamental issue of drainage needs to be addressed first and foremost before any other reserved matters are critiqued. Various information has been supplied by the applicant which in my view is only partially complete, high in rhetoric but low in substance or usefulness and non-compliant with the Appeal Decision.

Yours faithfully.

N Cranfield.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration