

Gerry Reeves
High Trees
Lake Lane
Barnham
PO220AE

Your Ref: OWPC8729
Our Ref: BN/19/16/PL 14-04-2016
Please ask for:
Ross Leal

27th April 2016

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of vacant office building & erection of 7 No. dwellings with associated garaging & landscaping. This application is a Departure from the Development Plan.
Land at Pollards Nursery Lake Lane Barnham

Thank you for your internet representation made on 27th April 2016 which has been recorded as '**an objection**' with the comments as follows:

I object to planning application BN/15/16/RES as I believe it will raise the flood risk to properties in Barnham including those in Lake Lane.

Barnham is at risk from flooding from surface water, fluvial and sewerage. The sewerage system surcharges in most wet winters. The application states in if the sewer in Lake Lane surcharges "overland flow will follow the gradient of the highway in a westerly direction and away from the application site." This does give the impression of a lack of concern for existing residents of Barnham.

This would be contrary to Barnham and Eastergate Neighbourhood Plan Policy ES1 Flooding, drainage and new development. "New development should aim to reduce the overall level of flood risk in the area." Contrary to ADC SAVED policy Gen 9 Foul and Surface Water Drainage which states:"Planning permission for development which will materially increase foul and/or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development." Contrary to National Planning Policy Framework para 103. "When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere"

The application also states ground water levels were checked in March 2014 when "ground water levels are typically considered to be rising to their annual maximum elevation." This was an interesting statement as the Met Office shows average rainfall in Bognor Regis to be much higher from October - January. A more thorough check on ground water levels thorough the winter months seems a more sensible approach.

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
Director Planning & Economic Regeneration