

P J E Cole
Homeville
Lake Lane
Barnham
PO22 0AE

Your Ref: OWPC9046
Our Ref: BN/19/16/PL 14-04-2016
Please ask for:
Ross Leal

26th May 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 26th May 2016 which has been recorded as '**an objection**' with the comments as follows:

*Planning Application BN/19/16/PL
Additional 7 Dwellings*

Dear Sir / Madam

I object to planning application BN/19/16/PL on the grounds that the proposed development will increase the general flood risk in the area and specifically increase the risk to my house and others in Lake Lane adjoining the proposed development.

I am unclear from the application as to whether the proposed sewage outflow from the new houses would connect to the on site treatment plant of the adjacent, more major, development currently under construction or into the main sewer running under the road along Lake Lane. But either way, this will add yet more volumes of water to a system which is already under severe pressure at times of heavy rainfall and rising ground water levels. This development may be relatively small but anything which adds to the risk of existing housing in Lake Lane being flooded, as these extra dwellings must inevitably do, should surely be avoided.

This is a general water control problem affecting many of the houses along Lake Lane but I would also like to raise a more specific objection relating to run off and soak away water.

Given that from the proposed plans, it would appear that most of the existing vegetation will be cleared from the site including many medium height trees that will be cut down, ground water run off from the proposed development will clearly further increase the risk of flooding in the immediate surrounding area.

The land on which my property and the houses adjacent to it are built, is already some three to four feet below the level of the proposed development. Any water 'run off' and water directed to 'soak away systems' installed for the new houses would naturally flow or seep into our gardens and houses.

'Soak away systems' may be fine in times of low rainfall but ground water levels are very high in the local area during periods of high rainfall. At such times, both the front and back gardens at Homeville are often characterised by pools of water which sometimes take several hours to ebb away and disappear. Clearing the trees and building houses, specifically houses identified as Nos 1 & 2 on the proposed plans, right above our properties will significantly increase our risk of flooding

It is unacceptable to carry out developments that are likely to increase this risk and simply push the problem on to others.

Yours faithfully

P J E Cole

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