

Gerry Reeves
High Trees, Lake Lane, Barnham

PO220AE

Your Ref: OWPC6374
Our Ref: BN/23/15/PL 26-06-2015
Please ask for:
Mr S Davis

23rd July 2015

Dear Sir/Madam

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

Demolition of existing 2 storey detached house & construction of a pair of semi-detached replacement dwellings with flood preventative measures.

4 Lake Lane Barnham

Thank you for your internet representation made on 23rd July 2015 which has been recorded as '**an objection**' with the comments as follows:

The building of an additional house on that site is likely to increase the risk of flooding when there is very heavy rain. In periods of wet weather the water table in the area is 15 - 30cm below the surface. With very heavy rainfall the drains stop carrying water away, rain runs-off through the gardens on higher ground to the south into the road and the sewers surcharge. Lake Lane acts as a storm drain carrying away the worst of this surface water. Some of the flood water flows into the garden of 4 Lake Lane and into the rife to the north. When the level of the ground is reduced by it will act as a moat with sewerage contaminated flood water. If there is a barrier to the water flowing over the garden to the rife more water will flow down Lake Lane.

*Barnham and Eastergate Neighbourhood Plan Policy ES 5 states:
New development should aim to reduce the overall level of flood risk in the area:
- Development, other than minor domestic or commercial extensions, will not be supported:
- without clear evidence provided of there being no flood risk (either to the development site or to other land) arising from the carrying out and use of the development;*

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