

Clare WhatleyHolmes
41 Hill Lane
Barnham
PO22 0bl

Your Ref: OWPC20771
Our Ref: BN/23/18/PL 09-05-2018
Please ask for:
Mr S Davis

4th December 2018

Dear Sir/Madam

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

Redevelopment of brownfield site previously used for A1 retail to 2 No. dwellings, detached garage & associated works. This application is a Departure from the Development Plan.

37 Hill Lane Barnham

Thank you for your internet representation made on 3rd December 2018 which has been recorded as '**an objection**' with the comments as follows:

Ref: Proposed Drainage layout off site works Appendix B
Section 4.2.9.3 refers to riparian responsibilities for remedial actions and the plan in Appendix B sets out several required ditch and culvert works that require neighbouring properties and WSCC to undertake works at their expense to enable this development to go ahead. They have not been required previously and would not be required without the additional drainage flow to the ditches from this development. It is preposterous to require the riparian owners to stump up the money to fund this and there has been no consultation. I don't imagine WSCC have agreed to the financial contribution required, they haven't paid towards lane maintenance for many years. So it is highly likely these additional ditch works won't happen and the lane will be further pressured with run off. Th residents currently fund and manage all road and distal maintenance with an annual plan. This is a serious and major objection to this development. ThE developer should be required to fund and complete this work in advance of building any new properties should planning consent be given.
There remains the issue of overlooking and light deprivation for number 38 Hill Lane.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this

does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning