

Gerry Reeves
High Trees
Lake Lane
Barnham
PO220AE

Your Ref: OWPC12456
Our Ref: BN/69/16/PL 13-12-2016
Please ask for:
Mr S Davis

7th February 2017

Dear Sir/Madam

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

5 no. dwellings comprising 2 no. 4- bed houses, 2 no. 3- bed houses & 1 no. 3- bed bungalow, with access & ancillary works. This is a departure from the Development Plan & affects a Public Right of Way.

Land East of Toll Cottage Lake Lane Barnham

Thank you for your internet representation made on 7th February 2017 which has been recorded as '**an objection**' with the comments as follows:

*I have an objections regarding foul and surface water drainage.
The five dwellings will connect to the main sewer in Lake Lane. As this sewer surcharges in periods of very heavy rain the extra houses will add to the problem. Although Southern Water are obliged to accept such connection into the main sewer it does seem absurd to allow liquid from the foul water system to flow down Lake Lane at times of heavy rain. My other objection regards surface water drainage. Access to the site at present is over a culvert over a ditch. This was widened some time ago but the new sections are not correctly aligned with obvious consequences. As this access is to be widened and extended to the east it will exacerbate the problem. Drainage from the site will be into this ditch. At present decaying vegetation, branches from trees and litter clutter this ditch. Recently silt from the Redrow construction at Pollards Nursery site has drained into the ditch. The ditch runs into a culvert beneath Toll Cottage, then beneath Lake Lane before discharging into the rife on the north side of Lake Lane somewhere near Tyche. No survey seems to have been undertaken to ensure the integrity of the culvert. The ditch does need dredging and the culvert giving access to the site cleared. The riparian responsibility has been enforced only once in the last couple of decades.*

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