

Mr & Mrs L Walsham
18 Arun Road Bognor Regis West Sussex

Po215pd

Your Ref: OWPC15688
Our Ref: BR/229/17/PL 11-08-2017
Please ask for:
Mr S Davis

29th September 2017

Dear Sir/Madam

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

Erection of 4 No. dwellings, 1 No. detached garage, parking & alterations to existing access & driveway (resubmission following BR/200/16/PL).

Land to rear of 41 - 47 Pevensey Road Bognor Regis

Thank you for your internet representation made on 28th September 2017 which has been recorded as '**an objection**' with the comments as follows:

We wish to object to the plans at Pevensey Road BR/229/17/PL as the area is at a high risk of surface water flooding due to the low ground levels in Pevensey Road and inadequate drainage. The proposed new houses are going to be raised but what about the pavements and cars etc these will still flood and end up under water as the land levels are supposed to be left at the level they are now which is very low. The so called "Drain" at the back is an old small ditch that has now been culverted with a pipe by the council, this is prone to collapse and blockage and did in 2012 floods, to divert water back to this area is unsafe and would have a negative impact on us all living in Arun Road surely you can't push the surface water onto surrounding neighbours already living here, It isn't the natural flow of the water to go uphill backwards towards us! Do the council not have to consider existing residents when making important decisions especially high risk flooding and safety for others? The land is always going to suffer as it's very low and has bad drainage so why allow new houses and add to the problems.

The Tree root protection areas look far to small for the size of the trees, and house 4 looks far to close still to the two protected trees. The tree roots of the larger trees in 43 & 45 Pevensey Road probably spread the whole width of the two gardens in reality and if damaged and then subsequently felled and lost would be a huge loss for us and the surrounding neighbours. The trees really add great character to the road and we shouldn't have to lose them for the sake of new houses.

*Yours sincerely
Mr & Mrs Walsham*

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

Neil Crowther
Group Head of Planning