

Mr Robert Miller
47 Pevensey Road
Bognor Regis
West Sussex
Po215ny

Your Ref: OWPC16667
Our Ref: BR/229/17/PL 11-08-2017
Please ask for:
Mr S Davis

18th December 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 17th December 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Davis

The latest report from the applicants drainage engineer and statement from architect states that a extension, garage and some planters are going to be removed to compensate for the 4 new houses, garages and new road. This is not going to compensate at all for the 4 new houses as the structures they have said are not even in the area that will be built on.

The small house extension/annexe is attached to the house of number 43 Pevensey Road, so not in the flood risk area Mr Caan was talking about, so this shouldn't count in the calculation, the garage that's going to be taken away is going to have a new tarmac road laid where it stood so that shouldn't be included in the calculation, there isn't anything being removed from the area that they are wanting to build the new houses on to compensate for the new structures hence still being a flood risk for other surrounding properties. Mr Caan ADC drainage engineer has said that "Any new structures put in the flood zone will increase flooding to existing residents" The flood zone Mr Caan is referring to is a very large dipped area that pools in number 45 and also in 43's gardens (the circled dark blue area on the Enviromental agency flood risk map for this area) this at the moment stops any heavy rain spreading to the surrounding residents, this is at a much lower ground level at the moment to houses in Arun Road and my house at 47 Pev Road and acts as a natural soakaway , If this area is built on like Mr Caan has already said it will increase flood water to travel to surrounding properties. So the architect hasn't taken anything away from this area to compensate for any new structures going in. Has he taken into consideration the 20 trees that are going to be removed and how much flood water they soak up at the moment? The trees take up a enormous amount of flood water at present if all these are taken away the already dire situation here we have with flooding will be much much worse.

The applicants also still haven't submitted a land level survey Why??? Is it I wonder because the levels of the land in the two gardens arent flat, there are huge dips all over the place (due to it being a natural soakaway) and they want to be able to change/raise the present levels to make the 4 new houses level with each other and couldn't give a damn if it increases the flooding to us if they get planning permission.

Mr Bob Miller

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