

Ian Truin
Wilton, Barnham Road
Barnham
PO22 0EB

Your Ref: OWPC4913
Our Ref: EG/98/14/PL 18-12-2014
Please ask for:
Mr S Davis

17th February 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Construction of 3 No. two storey detached houses with new access.
Rear of 59 Elm Grove Barnham

Thank you for your internet representation made on 16th February 2015 which has been recorded as '**an objection**' with the comments as follows:

The sewage and drainage system in Elm Grove is unable to cope currently and further housing there will exacerbate the problems. Road tankers are already a fixture during periods of high water levels and no further development should be agreed in this area until mitigations have been delivered.

The site backs onto a key drainage ditch, for which each of the three proposed properties would have riparian responsibilities, but reduction or mitigation of the flows reaching their ditch section is not within their capability.

Garden grabbing is not promoted by National Planning, District or Neighbourhood Plan policies and should be resisted here, in order to allow many residents in this part of Barnham to continue to live on their properties with peaceful enjoyment, unthreatened by garden grabbing.

This application conflicts with NPPF para 53. The Arun Local Plan confirms that the NPPF precludes windfall housing sites arising from residential gardens and BENP Policy H2 for infill developments that will only be approved to match the rate of windfalls, a level that itself excludes residential gardens.

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
Assistant Director Planning & Economic Regeneration