

Mr E A Grinsted
57 Elm Grove
Barnham
West Sussex
PO220HJ

Your Ref: OWPC5035
Our Ref: EG/98/14/PL 18-12-2014
Please ask for:
Mr S Davis

27th 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 27th February 2015 which has been recorded as '**an objection**' with the comments as follows:

I write to object to the Planning Application referenced above for redevelopment of 59 Elm Grove, Barnham.

- 1. The application is contrary to Policies ES1 and H2 of the Barnham and Eastergate Neighbourhood Plan.*
- 2. The proposals represent an inappropriate and over development of garden land and are non-compliant with paragraphs 17 and 53 of the National Planning Policy Framework (NPPF).*
- 3. The size and layout of the proposed development will have an unacceptably adverse impact on the properties immediately adjacent to the site and the surrounding area due to overlooking, loss of privacy and visually overbearing impact.*
- 4. The loss of existing views will seriously degrade the open aspect of the neighbourhood and adversely affect the residential amenity of neighbouring owners.*
- 5. At its nearest point the proposed access is less than 2.5 metres from the dwelling at 57 Elm Grove and will result in unacceptable levels of noise and disturbance from vehicles and passing pedestrians.*

6. The Flood Risk Assessment does not demonstrate that the proposed drainage systems are sustainable.

6.1 Evidence Base

The evidence provided and the measures proposed to mitigate flood risk have not been fully assessed and secured for the lifetime of the development. Generalities need backing up with hard facts and/or supporting evidence. Notably: Paragraphs 5.1, 5.2, 5.4, 6.4, 6.6, 8.2.

6.2 Groundwater and Surface Water Run-Off

The FRA claims that Groundwater and Surface Water Run-Off can be directed to the watercourse at the north-east of the property (Para. 6.4, 6.5, 8.2, 8.6). This cannot be used to mitigate flood risk. The watercourse is in Flood Zone 3 and regularly breaks its banks when groundwater levels are high and/or during periods of medium to high rainfall.

6.3 Surface Water Drainage

Various measures are proposed for Surface Water Drainage including Permeable Pavements, Below Paving Storage and Soakaways. These techniques are generally considered not feasible where groundwater is a risk (which the FRA accepts). No

supporting evidence is provided to indicate why they should work on the site in question.

6.4 Effects of Climate Change

Paragraph 6.6 states that drainage systems should be designed to allow for an increase in rainfall intensities of 30%. Implied in this statement is that it is actually feasible. No evidence is provided to suggest that it is, even though the FRA itself states there are already issues with groundwater levels and drainage at current rainfall levels.

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 to 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