

Mr Smeaton
4 Minton Rd

PO22 7JL

Your Ref: OWPC21210
Our Ref: FP/275/18/HH 21-12-2018
Please ask for:
Amber Willard

24th January 2019

Dear Sir/Madam

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

Double storey side/rear extension, remodelled roof and modified vehicular access and landscaping

20 Wedgwood Road Felpham

Thank you for your internet representation made on 23rd January 2019 which has been recorded as '**an objection**' with the comments as follows:

Objections to Flood Risk Assessment

We have no objection to the extension of this property but we are concerned about the effects on drainage. Specifically our concerns are that the relocation of the driveway interferes with the soakaway installed in the grass verge outside the property in Minton Road and DOES therefore have an impact on flood defence management.

In 2012 the properties at the western end of Minton Road suffered severe internal flood damage. Various mitigation measures were put in place including the soakaway in the verge outside this property. This 6 cubic metre soakaway forms part of a package of mitigation measures and was funded in part by West Sussex County Council under Operation Watershed.

The proposed relocation of the driveway would cross over the top of this soakaway. We understand that the top of this soakaway is only approximately 300-450mm below the surface. We understand from a local builder that footings for a driveway would need to be deeper than this which would inevitably interfere with this soakaway. It is not as far as we are aware possible to relocate this soakaway as its current position is the result of discussions on site with Arun District Council and West Sussex County Council and the location was chosen to intercept the main flow of surface water runoff - which is that cascading down from the higher part of Minton Road. There is a corresponding soakaway on the northern side of Minton Road.

We are also concerned that the ante-penultimate paragraph of this assessment expresses no more than a hope that no additional surface water will be discharged beyond the site curtilage. In view of the extreme flooding suffered in 2012, of which Arun District Council will of course be very much aware, this seems to be insufficiently defined in terms of the actions that will be taken to ensure this hope is realised.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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