

Mr S Reddie
Paynters Croft
Burndell Road
Ford
BN180HR

Your Ref: OWPC17954
Our Ref: F/5/18/RES 06-03-2018
Please ask for:
Mr D Easton

19th April 2018

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters following outline consent F/7/15/OUT relating to appearance, landscaping, layout & scale for residential development comprising of 45No. dwellings. This application also lies within the parish of Yapton. Resubmission of F/23/16/RES

Land South of Burndell Road Yapton

Thank you for your internet representation made on 18th April 2018 which has been recorded as **'an objection'** with the comments as follows:

I object to the proposed changes to the site drainage.

My property Paynters Croft shares the southern boundary of the proposed site for a little over 100 metres. The drainage provision would have approximately half the whole sites surface water entering a ditch that I jointly own with the site, at the south west corner. This ditch to my knowledge is only a simple field ditch and does not connect to the local river system. While it is adequate for the slow dispersal of rainwater from the adjoining fields it will be overwhelmed by the sudden runoff from hardstanding, albeit restricted to 5 Litres a second.

My garden and drive has a low point adjacent to the pond at Northwood House, should the ditch fill to near its capacity this would flood my property.

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