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11th May 2020

Mr Steve Christie
Grasmere
Ancton Lane
Bognor Regis
West Sussex
PO22 6NL

Case Officer: Mrs A Gardner
Telephone: [REDACTED]
Email: [REDACTED]

Dear Sir/Madam,

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

Application No: M/28/20/DOC
Site Address: Poultry Farm 87 Yapton Road Middleton-On-Sea PO22 6DY
Description of works: Approval of details reserved by condition imposed under ref M/45/16/PL relating to Condition Nos 10 - foul water drainage, 11 - surface water drainage, 13 - discharge of flows to watercourses and 14 - SuDs

Thank you for your internet representation made on 9th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26810

I see the Soil Survey was carried out in late April/early May. You hope that you are able to recall the lake that was formed late 2019 and stayed on the farmland adjacent to Rays Farm until a few days ago May 2020 (and may even be still there?!). and all the land that was flooded for so long this Winter/Spring There was a survey point to establish the water table positioned in front of the front door to Rays Farm but that wasn't needed for one to see with your own eyes that the "normal" is not what has been put forward as "the probable normal". Additional surveys are needed by any developer and also SWA/Environmental. Another point regarding the Foul Water pumping main - this overflowed at least twice in the last 6 months and allowed effluent to flow from the manhole in the footpath in front of Rays Farm and flow out into Yapton Road - this was reported to SWA (who said they couldn't do anything about it as no resources). Both the Foul and Storm drainage systems need to be reassessed bearing in mind the issue with flooding and backing up.

Purely an aside but I would like to know just in case that Arun seem to think that the latest flooding is standard, usual, and normal - all the maintenance items described in the SLR report ... who is paying for all the monthly visits?

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need

to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.