

Mr Philip Martin Gadsby
1 The Abercrombie Mews
Queen Street
Arundel
West Sussex
BN18 9JG

Your Ref: OWPC19704
Our Ref: AB/36/18/PL 30-03-2018
Please ask for:
Mrs A Gardner

22nd August 2018

Dear Sir/Madam

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

Demolition of existing buildings & erection of a block of 46No. sheltered apartments for the elderly (comprising 22 x one bedroom apartments & 24 x two bedroom apartments age restricted to 60 years and over), with associated access electric buggy/cycle stores & refuse bin store & 32No. parking spaces. Resubmission of AB/77/17/PL. This application affects the character and appearance of Arundel Conservation Area
Blastreat Limited & adj Greenhurst Fitzalan Road Arundel

Thank you for your internet representation made on 20th August 2018 which has been recorded as **'an objection'** with the comments as follows:

I wish to object to this development on the grounds that this is one of the last areas in Arundel that can be developed and the present Environment Agency definitions of flood risk are directing developers to build property that does not require Mortgage Finance.

If I put in the post code for the development in the link below it comes up as

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/risk-detail?address=10023371341>

The flood risk from rivers or the sea is very low. Meaning a property owner would not have problems with household insurance, thus houses are attractive to mortgage lenders- Even though new builds are not covered by FloodRE.

<https://www.floodre.co.uk/>

However, if we want to build on the site as it says you need to go to another web site: -

<https://flood-map-for-planning.service.gov.uk/summary/501925/106913>

Your proposed development is in an area with a high probability of flooding

Thus any development will have the EA saying that it is a flood risk and must be raised 1m etc etc, so NOT attractive to a bank as a mortgage risk, no building insurance.

Why do they have these differences? The two maps are based on two different things, the one that says these properties are good to insure etc is based on a map that includes the effects of the present defences, whilst the developer maps are basically pure contour maps, if there are no river defences at all, what will flood, the same methodology as was used to send me a letter saying that I was one of the worst in the country, in Flood Zone 3. Just to make the discussion even more interesting, West Sussex County Council, who has overall strategic control of the Flood Risk Management in the county, say that the flood risk at Arundel is not from the River or Sea, WSCC stated in their definitive document that the danger of flooding at Arundel was from Surface water.

<https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/dealing-with-flooding/flood-risk-management/local-flood-risk-management-strategy/>

See page 31 of the West Sussex Local Flood Management Strategy Report Pdf on the page.

The situation as regards flooding is confused, at the moment everything has to be built to withstand a Flood Zone 3 environment, unless it is already built but then the flood risk is not from the river-

As a responsible Local Planning Authority, I am sure that you at Arun District Council feel that you should before granting any planning permission on this site ascertain what the

real danger of flooding is in this area.

As many people have stated it is certainly unclear that Arundel needs more retirement homes, that obviously bring contingent liabilities to the County Council's Social Care Budgets, what has been stated is that affordable and or mixed housing stock is needed, with clarity from the EA and WSCC as to the real flood risk of the site it may well be perfectly possible to progress with a mixed development, far more in line with the Arundel Neighbourhood Plan that had overwhelming support in the town.

My house has gone from being one of the worst in the country for flooding according to the EA worse than 1/75, three insurance companies refused to quote me for household insurance, to a perfectly safe house that I can shop around to purchase a competitive insurance policy for.

Until there is clarity as to what the real flood risk for this site is, I perceive that there is no rational way that as a responsible Local Planning Authority that you can progress this application.

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