

Philip Gadsby
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Queen Street
Arundel
West Sussex
BN18 9JG

Your Ref: OWPC15641
Our Ref: AB/77/17/PL 31-05-2017
Please ask for:
Mr D Easton

21st September 2017

Dear Sir/Madam

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

Demolition of existing dwelling & buildings. Erection of a block of 45 sheltered apartments for the elderly (comprising 21 x one bedroom apartments and 24 x two bedroom apartments age restricted to 60 years and over); with associated access, electric buggy/cycle store, refuse bin store & 34 parking spaces. This application affects the setting of a Listed Building & the character & appearance of the Arundel Conservation Area.

Blastreat Limited and Adjoining Greenhurst Fitzalan Road Arundel

Thank you for your internet representation made on 20th September 2017 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.

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