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30th November 2020

Andrew Sutcliff
11 Crossbush road
Bognor Regis
PO22 7LS

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: FP/212/20/OUT
Site Address: Pipers Croft 6 The Loop Felpham PO22 7ND
Description of works: Outline application with all matters reserved for 1 No. 4 bed detached dwelling.

Thank you for your internet representation made on 29th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31750

I wish to object to the proposed development predominantly in relation to the flood risk that will be posed, not solely at the application site, but also to the wider community as it is proposed to build over the last remnants of the local drainage ditches in this area of Felpham. Flooding, both from surface water and sewage is a perennial problem on the Summerley estate.

Paragraph 18.1.2 of the adopted local plan states that development must be located 'away from areas at risk from flooding' and the flood map provided with this application tends to support the premise that the area is not at risk of flooding. This information is misleading however, in that it relates to the property at 6 The Loop, not the proposed site, and purports to show that the development site is in an area that is at low risk of flooding from surface water.

The flood risk map for planning purposes <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=496354&northing=99690&placeOrPostcode=po22%207nd> for the actual geographical location shows that the site is actually in flood zone 3 and is considered to be in an area with a high probability of flooding.

As a grant of planning permission would go against the relevant policies of the adopted local plan, this application should be refused.

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.