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30th November 2020

Larry Rumbol
73 Crossbush Road
Felpham
West Sussex
PO22 7LZ

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:

OWPC31754

I would like to add my support to the many objections and very expert investigations into the potential flooding threat that this development poses and formalise my objection to it. Furthermore I consider this is over-development for pure financial gain and would add that had the developer not lived in 6 Pipers Croft the occupant would have made the most vehement objection to the desecration of their property and equally the one next to it. That the occupant of 6 Pipers Croft has failed to engage with the neighbourhood and in addition failed to adhere (by design?) to the legal protocols of putting up the correct planning application advice must surely indicate to all that the intention is one of pure profit and NOT to the advancement of the Summerley Estate in any way. One should also take into consideration the purchase of said land that was undertaken in a rather covert manner whilst the rest of the estate verges and roads were being purchased by the residents. One should also question if these are the actions of a person with honourable intentions. The skyline view of this area benefits greatly from the promenade and the beach by this natural break and the comment that 'House building' is necessary should be dismissed completely. This would be a high end property 5-6 times the price of affordable housing. I would also take issue with anyone that cuts down trees before planning permission is granted - one can assume that this is to answer "no" to the planning application question about wildlife.

The applicant is a developer by trade and is no doubt skilled in the legal manipulation of planning applications and probably expects this one to fail and will then re-apply agreeing to specific aspects that will allow the development to slip through on technicalities. I would suggest extreme vigilance in this area.

To conclude: The above is of some consequence but pales into insignificance should the sea wall be overtopped as the area under question is undoubtedly a historic and important drainage area for such occurrences. Tides have a coefficient number between 20 and 120 - the mean is 70 - a normal high spring tide at equinox time has a coefficient of 95. On the 21 March 2015 the highest tide of the century occurred with a coefficient of 119. This phenomenon occurs every 18 years and the next will be in 2032. This is a

scientific fact due to the alignment of the Sun, Earth and Moon in the Northern Hemisphere. No doubt the Environment Agency are aware of this. Is Arun County Council? Should this coincide with stormy weather creating a storm surge and exceptionally low pressure which greatly enhances high tides the overtopping of the sea wall will be very significant indeed. This is in the future of course but as the tide already laps close to the sea wall, an overtopping of significance is still likely if there is very low pressure concurrent with a spring tide. The Hydrographic Office will be happy to concur with this [REDACTED]
[REDACTED] I know my tides as a sailor of 45+ years experience.

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](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.