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4th December 2020

Sally Sapolyo
67 Crossbush Road
Summerley Estate
Felpham
West Sussex
PO22 7LY

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 4th December 2020 which has been recorded as an objection with the comments as follows:

OWPC31920

I live on Crossbush Road at the top of Jacken Close and am dismayed that a planning application has been submitted for a new property between the Loop and Jacken Close. The Estate in general suffers with flooding and, in particular, areas close to this proposed development are often badly affected by flooding causing overflow of raw sewage which find its way into the surface drainage and is carried to the beach and sea posing a potential health hazard. There is also the issue of flooding which historically, due to the lie of the land, has affected the western corner of the Estate and I am concerned that, were this house to be built, flooding might also occur further up Jacken Close, affecting our and nearby properties.

I do not believe that putting up a house in an area that has historically had a covenant on it to prevent building due to the flooding risk nature of the ground is sensible or safe. I fail to see how this can be seen as a good idea for anybody except perhaps the individual/s wanting to build the property. However, I don't feel a good precedent has been set by the people concerned if one were to look at the house that was built and squeezed in to a small space between two houses on Second Avenue.

The placement of the drive for the new property between the houses on the Loop would have a detrimental effect particularly at number five. I understand it is intended that the property be built on an area of land called the pond and previously designated to be kept for drainage purposes by the original owners of the Estate who, now they no longer have any involvement with it, would appear to have absolved themselves of responsibility in the matter of flooding. The land that is planned for development is already a location within a sensitive flood area and this development is likely to create further strain on an already overstretched infrastructure not to mention potentially exacerbating flooding that has occurred historically in other areas of the estate.

I appreciate that some change is inevitable but I have been a part of Summerley Estate for nearly 60 years and have viewed with great sadness the overdevelopment and property infill that has occurred during that time, particularly in this area of the Estate, detracting rather than enhancing it. Another major concern would be around the potential fire hazard that the development might cause. Is the side access to the property going to be large enough to enable a fire engine access to the proposed development? If not, then it surely poses a potential fire risk to a number of houses on the Loop and Jacken Close.

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.