

From: Amanda Scholes on behalf of Planning.Responses
Sent: 11 March 2020 11:03
To: Planning Scanning
Subject: FW: Planning application LU/48/20/PL. Old Mead Road.

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: carol hatton [REDACTED]
Sent: 07 March 2020 15:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Planning application LU/48/20/PL. Old Mead Road.

Lyminster & Crossbush Parish Council objects to this planning application on the following grounds:

1. Traffic impact on the A284. This road is already used well beyond capacity with excessive volumes of traffic and very frequent breaches of the speed limit. Introducing provision for 30+ additional vehicles is unsustainable. The parish council believes that development at this location should have provision for a full sustainable community transport model and the direct contribution towards this from the scheme should be factored into S106 and/or CIL
2. The proposed scheme with 3 storey units is in contrast to the surrounding single and low two story development. As proposed the scheme will have unacceptable line of sight impact to the historic town of Arundel and the Lyminster Conservation Area. Lyminster & Crossbush Parish Council envisages further formal consideration of the zone around the Lyminster Conservation Area as part of the current Lyminster & Crossbush Neighbourhood Plan development.
3. This scheme contains elements that are contra to the Arun Local Plan policies with insufficient justification or mitigation measures.
4. The scheme is located in the Arun floodplain. Whilst a basic desk based flood risk assessment is presented it is noted that this has failed to consider any site based evidence (aside from a topographical survey) to complement the modelling undertaken. Instead, various assumptions are used to support the risk assessment. This is short sighted given the fact that the area is at the time of this application the site is at the threshold of experiencing flood water. Whilst the Environment Agency may be unaware of local historical flooding the Parish Council is aware that land in proximity to the site frequently floods. It is noted that the flood risk assessment presented essentially provides for a tolerance of flooding of the proposed new homes. Should the scheme be approved then a condition should be inserted into the planning consent mandating that the developer markets these properties with full information disclosure on the likelihood of flooding in accordance with the Consumer Protection from Unfair Trading Regulations 2008. The parish council is aware of mortgage lenders currently undertaking climate change stress tests to lending criteria including flood risk at the direction of the Bank of England. Therefore it is reasonable to assume that mortgage lending consideration of flood risk is very likely to become more stringent in the next five years. It is noted also that multiple documents supporting this planning application appear to breach Ordnance Survey copyright.

Yours sincerely

Carol Hatton
Clerk to Lyminster & Crossbush Parish Council.