

Nigel Hodson
22 Apple Tree Walk, Climping

Littlehampton
BN17 5QN

Your Ref: OWPC18602
Our Ref: CM/13/18/OUT 27-04-2018
Please ask for:
Michael Eastham

5th June 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the erection of up to 300 dwellings and ancillary development comprising open space, a building within use class D1 of up to 875 square metres net, a building for A1 use having a floor area of up to 530 sq. metres net, together with open space and ancillary works, including access points, car parking and drainage arrangements, with appearance, landscaping, layout; and scale wholly reserved for subsequent approval. The access detail, showing the points of access to the development, and indicated on Bellamy Roberts drawings numbered 4724/013 and 4724/005 Rev A are access proposals to be determined at this stage of the application. For the avoidance of doubt all other access detail within the site is to be determined as a reserved matter at a later stage. Resubmission following CM/1/17/OUT. Departure from the Development Plan.

Land to West of Church Lane South of Horsemere Green Lane Clymping

Thank you for your internet representation made on 4th June 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir

With reference to planning proposal CM/13/18/OUT I object strongly to this proposed development.

The land is grade 1 and 2 prime agricultural land which as a country we need to preserve for food production. I thought that planning laws were designed to protect this quality of land, and land that we need to feed an ever growing population.

There is a significant flooding risk in the area, in winter months the water table is high and the soils have low infiltration capacity, which could lead to flooding in the area with this size of development.

I have not seen any evidence that ground water monitoring or percolation testing has been carried out on this site, so the extent of this has not been taken into consideration. This I find very hard to believe, that this work has not been done considering the flooding issues in the area, the flooding and surface water problems on the field, and the flat nature of the landscape. The only conclusion from this is that the applicant did not want to highlight this obvious problem. The aerial photograph of the field shows big bare patches of soil caused by prolonged flooding in the winter.

I have seen that as part of a planning application on a site very close to this field, so this will be the same geology. Planning application CM/10/17/PL. For the planning application a BRE 365 was carried out under winter conditions when this should be done. This was carried out in early February 2016 by Ashdown site investigation Ltd. and is within the Flood risk assessment of the application. - On page 3 it states:

'The test results therefore indicate that the River Terrace Deposits are unlikely to be suitable for discharging water to the ground via infiltration systems'.

300 houses will almost double the size of climping, so is totally out of proportion to the existing size of the village, and will change the village character of Climping. The

neighborhood plan did not identify a need for this housing. If Neighborhood plans are ignored what was the point of spending council tax payers money, and the input from the community creating them.

The field is clearly not suitable for development, and it just seems so sad that the only reason this field is being considered is that Mulgrave estates own the field and wish to make a huge profit, and walk away leaving a huge problem behind them.

I would urge you to reject this proposal

*Kindest regards
Nigel Hodson*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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