

22nd May 2025

clymping Parish Council
25 Fittleworth Garden, Rustington
BN16 3EW
bn16 3ew

Case Officer: Jessica Riches
Telephone: 01903 737852
Email: jessica.riches@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: CM/18/25/DOC
Site Address: Land West of Church Lane & South of Horsemere Green Lane Climping
Description of works: Approval of details reserved by condition imposed under reference CM/1/17/OUT relating to condition number 9 - i. surface water drainage scheme and ii. a foul water drainage scheme and condition number 10 - i./ ii. watercourses and iii. rising main and foul sewer pipe.

Thank you for your internet representation made on 21st May 2025 which has been recorded as an objection with the comments as follows:

OWPC76666

Page 2

4. With regards Foul water we note the intention to connect into the existing sewer along Horsemere Green Lane. We need to remind ADC that Southern Water wrote in February 2016 (CM/1/17/OUT document file) with reference to a smaller housing development on the proposed site - "There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow of 6.5 l/s at manhole reference TQ00020302. The proposed development would increase flows to the public sewerage system, and existing properties and land may be subject to a greater risk of flooding as a result. Additional off-site sewers, or improvements to existing sewers, will be required to provide sufficient capacity to service the development." Since this letter was written 24 new properties have been added to the sewer along Horsemere Green Lane with 4 more soon to be completed. The CM/6/24DOC proposals are to add a further a peak flow of 13.89 l/s (CM/6/24/DOC) at the same manhole, twice the flow of concern to Southern Water. Given the recent flooding and sewerage experience across the Arun proper consideration should surely be given to the foul water network to ensure it is not overloaded. ADC and its Flood Forum should be requiring higher standards.

5. A particular concern is the high pressure sewer that crosses the site en route from Littlehampton to Ford. The construction Management Plane should be explicit with regards the steps that will be taken to ensure this sewer is not damaged during the construction phase. The PC is acutely aware of the recent failure of the similar Felpham to Ford sewer to the west of Yapton Road.

6. We note the extensive maintenance programme associated with the surface water drainage proposals including regular desilting of the ponds. The cost of this would presumably need to be borne by residents or the development's eventual management company. No consideration appears to have been made of the cost of this, the consistency with proposals for 30% "affordable housing" (are the annual fees to home owners

affordable?) and therefore the sustainability of this "SUDS" system. Given recent experience in Clympeing it is not clear who will be responsible for enforcement of the implementation of the drainage plans and the ongoing operation/maintenance of the system.

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 including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>