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6th October 2021

Ms Jenny Betteridge
Church Farm House East
Church Lane
Climping
west Sussex
BN17 5RB

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: CM/48/21/RES
Site Address: Land to the West of Church Lane South of Horsemere Green Lane Climping
Description of works: Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.

Thank you for your internet representation made on 5th October 2021 which has been recorded as an objection with the comments as follows:

OWPC40908

1. Impact on listed building and its setting - application fails to acknowledge that the existing trees on Church Lane & at north-east edge of site are deciduous and on private land. Therefore the setting of the listed building at the north east boundary of site will have no protection from the proposed development for six months of the year when there are no leaves on the trees and/or if landowners decide to cut their own trees down.
2. The listed building and its setting on the north-east edge of the site boundary are in a dark skies area and in winter light pollution from the applicant's development will be very large. This is because existing trees in this area are deciduous and on private land so will offer no protection from light pollution for six months of the year when there are no leaves and/or if the landowners choose to cut down trees on their land.
3. Impact on listed building- plan for drainage ponds in north east of site fails to assess impact on 300+ year old deep cellar in the listed building on the north east boundary of the site.
4. Detrimental impact on local character- The application's light pollution assessment is inaccurate. It assumes the light pollution in Church Lane & in Climping's historic core will be minimal. However, the existing local trees are deciduous & on private land and therefore will offer no protection from light pollution for six months of the year when there are no leaves &/or if local landowners cut their own trees down.
5. Flooding risk- Application fails to cite the Environment Agency's published multiple flood warnings for Church Lane in 2020 from both sea and river flooding. This flood risk has not disappeared and the proposed siting of drainage ponds and pumping station on north-east area of the site, immediately next to Church Lane,

will only exacerbate the risk.

6. Detrimental impact on local character and impact on listed building and its setting - The proposed architecture of residences, community building and retail space ignores the vernacular architecture of the listed building immediately on the north east boundary of the site and in the historic core of Climping on Church Lane. More care should be taken with architecture and proposed building materials especially in north east area of the site.

7, Any development in Church Lane should not interfere with safe vehicle access to the listed building/homes on Church Lane including Church Farm House East including affecting safe vehicle access to the oil tanks and septic tanks.

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. 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

