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8th October 2021

Timothy Hibbert
20 May Close
Climping
Littlehampton
West Sussex
BN17 5TF

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 7th October 2021 which has been recorded as an objection with the comments as follows:

OWPC41026

RESPONSE TO PLANNING APPLICATION CM/48/21/RES

As a recently arrived new resident to Climping, I have become aware of this application, therefore my response is limited due to time constraints.

Matters of principle

The Planning Inspectorate issued conditions on the 28 September 2018. The developer submitted the reserved application 28 August 2021, one month from the 3 year cut off date. As there are a number of significant changes between the outline planning permission and the reserved matters application, this application should be refused by Planning Committee and the developer be asked to submit a fresh application.

Key issues which form my basis for objection

1. In my short time here it is obvious that the traffic flow on the A259 is substantial and the road has already reached full capacity. Any housing development (including others in the neighbourhood) when cars and other vehicles discharge onto the local road structure will create grid lock. I have seen no up to date traffic flow modelling from the County Council which address the cumulative effect of traffic from this and other developments. Without this information, the applicant's proposals cannot be given any credence.

2. The principles behind SuDS is fine, but they are notoriously inefficient unless maintained on a regular basis and the size of the system should take into account climate change. When SuDS are used in new developments, the highway drainage arrangements will generally be a key theme which shapes the form of the SuDS. This is because highway run-off often forms a high percentage of the total run-off from developed areas and is also the surface water element that contains the highest level of pollutants.
3. Local public transport is not sustainable in the Climping area. Access is difficult with a limited timetable. Although the nearest railway station is at Ford, there is no effective link with bus services. To meet carbon reduction targets a developer contribution using section 106 arrangements to fund an enhanced local bus or community bus service will provide better value than the construction of community facilities on the site, given that there are good existing local community facilities.
4. I have noted that the developer contributions should be targeted to fund leisure facilities in Littlehampton. This proposal clearly devalues the Climping rural community in favour of urban regeneration. As Cil policy is evolving it would make sense for a proportion to be allocated in the Community
5. This application for 300 homes is set out in the local plan. The application is clearly developer lead, but in view of the September 2021 statement by the Housing Minister that government will not set housing targets, but rely on local authorities to set housing levels based on their assessment of need. How does this statement affect this proposal?

When this application is placed before Planning Committee, I would welcome the opportunity to address the meeting

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

<https://www1.arun.gov.uk/planning-application-finder>