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8th October 2021

clympling Parish Council
25 Fittleworth Garden
bn16 3ew

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:

OWPC41030

Clympling Parish Council wishes to file an objection to this application pending opportunities for clarification and more accessible information in relation to the development. It is unfortunate that PC have had so little time to assimilate all this application detail that is not easy to read on the Arun Website. The developer has not created an opportunity to review this detail with the PC before we are required to comment. The first opportunity would seem to be the Yapton Ford and Climping advisory group meeting scheduled for 19th of October.

We note that Foreman do appear to have listened to a number of the Councils high level concerns expressed at earlier meetings. In particular:

- The impacts at the boundaries with the homes of existing residents
- The height of the proposed buildings across the site
- The need to avoid a rat-run through the site further increasing through traffic load on Horsemere Green Lane
- Providing a green route for non-vehicular users from Horsemere Green Lane providing a link for such users of the lane for instance from the Ford strategic site to the south and it Littlehampton
- Design of an open layout sensitive to the recent archaeological finds

A number of concerns however remain:

- The single entrance to the site will be impassable to new residents at busy times of the day when traffic

queues from Ford Prison to the Church Lane roundabout. With all the development in the area this will only get worse. This junction may not function effectively without some traffic control measures.

- Residents in the existing developments along Horsemere Green Lane on the northern boundary of the site are concerned that the boundary treatments could shade their gardens and more detail of the boundary treatment is required
- Construction works immediately adjacent to existing homes should be scheduled to weekdays.
- We note obvious errors in the construction statement relatedly to Botley and to Southampton airport. Such cut and paste errors do not inspire confidence
- We note the character areas and detail of bricks and roof tiles but scanning through the various plots and designs leaves one with the impression of a rather monotone, characterless development.
- The Community Buildings as included are effectively empty shells rather than functional designs, lacking even basic essential facilities.

More work is needed to define the use in relation to the existing Church Hall and Village Hall and fit with regards to the community facilities being developed for the Clymping Ford and Yapton strategic sites as a whole.

- The SuDS design requires careful independent, expert evaluation given the propensity of the field to surface water flooding. This remains a significant concern in the village. WSCC have made no comment as under the 2010 Act they are not responsible for the SuDS system, thereby ducking the issue. Inevitably a management company will be required to maintain any approved system. This will have to be funded by the residents but no estimates of costs are given so it is not possible to assess how this will fit with the needs for affordable housing etc., i.e. affordability on an ongoing basis.
- The extensive area of open space are very welcome but will also need to be maintained adding to the management fees to be borne by residents. It is difficult to see how this will turn out in practice and whether this will be a viable place to buy property.

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](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>