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8th October 2021

Jamie and Alice Morrow
25 Crophorne Drive
Climping
West Sussex
BN17 5GG

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:

OWPC41044

Notwithstanding that the scale of the proposed development is out of character with the area, and disproportionate to the needs within Climping itself. There appears to be little joined up thinking within ADC regarding multiple small developments that have been appearing off of Horsemere Green Lane, and those of larger ones such as these and on the airfield at Ford.

The planning application has made a significant assumption that the proposed roundabout at the south of Church Lane will have been built. Southbound traffic queues which already built up here at peak times will be exacerbated by the number of people living on the development intending to turn right out of it. The entrance appears to be much too close to the roundabout itself, and may pose safety issues for cars turning North on to church lane.

Although the entrance via horsemere green lane is now stated to be for emergency vehicles only, I am not clear how this will be enforced and maintained and not later be converted into a further rat run for commuters later on down the line.

Insufficient consideration has been given by ADC of the significant impact this will have on infrastructure supporting the village, with a primary school that may quickly become overwhelmed with surplus applications, and limited additional provision for primary care services.

What consideration is ADC giving on the back of this application to the paving of the extent of horsemere

green lane, where, to date, this has only been completed piecemeal. This should be an opportunity to promote pedestrian access to neighbouring villages as pedestrian links within the village are already poor.

Children walking to the school, to the South of Climping, and to the seafront itself will have to negotiate the new roads and the A259, but much of the safety of this journey is predicated on the new roundabout/realignment being built. Could traffic calming measures not be considered to maintain a reduced speed within the development?

The development states that a buffer will be created between those of existing housing and the new development through the use of a ditch. Does this sufficiently guarantee that none of the nearby houses will otherwise be overlooked and lead to a lack of privacy? Will the increased noise from the proposed nearby residential dwellings not impact on the existing housing?

There has been no consultation as to what the residents of Climping themselves would want to see their neighbourhood look like, and makes assumptions on what the character of the housing designs within Climping are and should be, without asking local residents themselves. This has given no opportunity as yet to shape what the central hub that has been proposed in the plans (shop/nursery) into what may be needed and valued by local residents.

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>