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24th June 2022

Alan Lovell
8 The Hamlets, Waterford Gardens
Climping
BN17 5RY

Case Officer: Katie Sharp
Telephone: 01903 737832
Email: katie.sharp@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 23rd June 2022 which has been recorded as an objection with the comments as follows:

OWPC48397

1. The house details are very disappointing. The property's elevations are universally flat fronted with plain brick facing and show no character whatsoever. They will not enhance the local area or its environment at all and they will encourage a deterioration in the appearance of this area as the properties age. Can they be improved?

2. I support the amended, restricted access via Horsemere Green Lane (for cycles, pedestrians and emergency vehicles), but have several concerns about the proposed priority junction in Church Lane. Its location just to the north of the proposed new roundabout with the A259 will mean that at peak periods residents from the new development will have great difficulty emerging into the traffic flow on Church Lane and it may well result in accidents as drivers try to emerge into insufficient gaps in the traffic flow.

All local people will be aware of the volume of traffic heading northwards in the morning and the enormous queues on Church Lane heading south in the evening peak. Whilst I would expect the latter queuing to reduce because of the proposed new roundabout the traffic volumes will not and will actually increase, perhaps substantially, because of all the new developments proposed in the surrounding area.

Since there may be a considerable delay in constructing the new junction at A259/Yapton Road (the notorious Oyster Catcher junction), it is inevitable that much more traffic will seek to use HGL in order to access the A259 either east or westbound. This will increase pressure on the difficult junction between HGL with Church Lane, and in Church Lane itself.

As things stand there is no provision to deal with this at all so I suggest; a) safety and visibility improvements at HGL/Church Lane and b) a signalled junction with central traffic island in Church Lane at the proposed new site access point.

This would have several worthwhile benefits for emerging traffic from the new development, and the provision of a controlled crossing point for peds. and cyclists across Church Lane towards the Village Hall and sports ground. It would also bring about a reduction in traffic speeds in Church Lane in which around 50% of traffic currently exceeds the 40 mph speed limit (and often much more) which itself requires reducing to 30mph.

Please note also:- much has been said in connection with this and other nearby developments about Horsemere Green Lane (HGL) and what could, or might, be done to protect its rural nature and make it safer for the people who live off it and those who use its once peaceful, rural ambience to walk and cycle or ride along it. Regrettably, despite the best endeavours of the Parish Council, we still seem no further towards a solution though it is understood that some sums of money are likely to be available.

WSCC have not properly recognised this issue and their present lack of comment on the points I have raised above indicates the inappropriate approach that they have adopted so often in this area.

It is to be hoped that the ADC Planning Committee will use its voice and its influence to bring together both WSCC, the Climping Parish Council and the two major housing developers that will bring about so much change in the future. The objective would be that an appropriate scheme for HGL can be designed and implemented, preferably before the new developments have their expected impact. CPC have already consulted the local public and come up with several ideas so the initial groundwork has been done, but they do not have the means or the technical resources to bring it to fruition.

Surely this is what coordinated planning should be about?

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>