



Arun District Council
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27th July 2022

clymping Parish Council
25 Fittleworth Garden
bn16 3ew

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 27th July 2022 which has been recorded as an objection with the comments as follows:

OWPC49383

this is page two of two as the objection was too long for the portal

A number of material 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 other development in the area this will only get worse. We feel this junction will not function effectively without traffic control for vehicles and to enable safe pedestrian crossing of Church Lane
- Residents in the existing developments along Horsemere Green Lane on the northern boundary of the site remain concerned that the boundary treatments could shade their gardens and are inadequate to maintain security.
- Construction works immediately adjacent to existing homes should be scheduled to weekdays only. The detail of the construction management plan will require very careful consideration.
- We still feel the designs leave the impression of a rather monotone, characterless development and agree with the objection raised by the ADC Greenspace Officer about the inadequate soft landscape design.
- The Community Buildings as included are 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 the fit with regards to the community facilities being developed for the Clymping Ford and Yapton strategic sites as a whole. The economic viability of these buildings is uncertain at the moment. We have no information in relation to leasing costs.
- We also feel the provision of recreational facilities is miserly given the size of the development and fully

agree with the ADC Greenspace Officer on this point.

- We recommended that the SuDS design required 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, passing the responsibility to the Arun drainage engineers. They in turn lodged an early holding objection pending more information and analysis. At the time of this submission we have seen no change in this position or sign off on the design. The issue for the Parish Council therefore remains open.
- The extensive areas 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.
- This development virtually doubles the size of the village and it is disappointing that Foreman have made limited proposals for contributions to village life. For instance there will be real pressure on local health services given the NHS decision to focus growth far away at Eastergate. This will create a real local transport need and a creative solution would be a community bus. Internet speeds and the local sewage infrastructure are very poor in areas of the existing village and an appropriate design of this huge development could help improvement and integration of infrastructure across the village.

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>