



Arun District Council
Arun Civic Centre
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4th August 2023

Rachel Grmwood
3 langmead close
bn175rs

Case Officer: Sue Field
Telephone: 01903 737698
Email: sue.field@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 3rd August 2023 which has been recorded as an objection with the comments as follows:

OWPC60750

Once again it is left to the local people to point out the numerous reasons why a planning application shouldn't go ahead & hope that in years to come future generations won't look back at council records in disbelief that such development was allowed to occur, when the negative consequences of it were well known.

Please will those making planning decisions do some joined up & long term thinking with other departments before rubber stamping an inappropriate development simply because of worries about the cost of appeals.

Housing concerns

Villages such as Yapton (1300 houses built so far, only earmarked for 500) Barnham, Angmering & Climping are pressurised to accept housing developments that they cannot cope with simply because, unfortunately, they lie just outside the South Downs national park. 25.8% of second homes, used primarily as holiday homes in England are located in the south east. That's approximately 184,000 properties, yet we are being told there is a housing crisis. Use housing we already have before destroying more countryside.

Heritage concerns

Can the council confirm that there is no historical value to this land? Rumours are rife of a a Roman villa on this site. It would be unthinkable to destroy /concrete over a potential Bignor or Fishbourne.

Infrastructure concerns

Nearest NHS dentist taking patients (children only) is Midhurst. Doctor's appointments at Avisford Surgery usually involve a telephone queue of 40 people.

Broadband speed in south Clymping is 30 mb- this will only decrease when demand increases.

Environmental concerns

Arun District Council spends our council tax money, claiming to tackle climate change/protect the environment.

Concreting over the countryside increases the likelihood of flooding,

Increased night sky pollution

A small urban heat island can increase the local air temperature by 1 - 3oC.

Highway concerns

1500 houses on the old airfield have been approved. These new residents will use the A259 as it would be a nightmare to go north to Arundel!

The council should not be considering new road layouts at a time when the priority should be taking traffic off the roads. (Remember Arun's commitment to tackling climate change?) Locals don't want costly new road layouts (as promised but not delivered when the recycling centre was approved) A simple T-junction roundabout at the Oystercatcher to slow traffic from the west; stop the surreptitious creation / expansion of 'Business parks south of the A259; reinstate the triangular piece of grass at the top of Clymping street (that WS Highways in their wisdom rounded off) to stop the dangerous practice of U turns from vehicles coming out of the Yapton road.

Ignore the developer's claim regarding public transport. It may be on a bus route, but investigate the time, cost & inconvenience compared to private transport before considering this to be a positive point. Likewise, the development may be near Ford station but rail prices plus years of disruptions caused by strikes & overtime bans are taken into account. Any money from developers should subsidise public transport. Parliament should be lobbied to replace vehicle tax with fuel tax & sort out the electric scooter mess so that fewer vehicles are on the road, negating the need to spend millions turning the whole of the A259 into dual carriageway.

National Security concerns

We are building on farm land at a time when it is becoming abundantly clear that we should not be reliant on imports such as wheat from Ukraine.

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>