



Arun District Council
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7th August 2023

Kaisa Miranda
20 The Hamlet
Waterford Gardens
Littlehampton
West Sussex
BN17 5RY

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 4th August 2023 which has been recorded as an objection with the comments as follows:

OWPC60777

I object to this application for the following reasons:

Prime Minister Rishi Sunak said development should take place on "brownfield, brownfield, brownfield". Housing Secretary Michael Gove argues "it's better to build in existing cities and towns and on ex-industrial brownfield sites than on green fields and in green belts". This development would be on long term productive farmland.

The Clymping coastline is eroding northwards towards the site much more rapidly than anticipated by the Environment Agency. That agency and Arun Council have no long-term plan or intention to counter this change other than managed retreat but say it lacks the substantial funding needed to do so. At the same time as weather patterns, and storm events exceed officially recognised forecasts it is proposed to build homes on a coastal floodplain site that has a history poor drainage and partial flooding. Will homeowners on the site be able to obtain affordable insurance against flooding in the longer term? The potential of flooding will be a consideration in granting mortgages, or not.

The area lacks the necessary infrastructure for a sustainable development. Essential services are lacking. Those further afield are oversubscribed and often only conveniently reachable by car.

I welcome the proposal for soft border treatment of the boundaries of the site. I also note and share the concerns of others about specific plantings planned for the northern boundaries of the site. The concerns are mainly about future overshadowing of existing south facing gardens, and plantings with especially high water needs that could adversely affect established garden plantings. There has been no engagement by the developer on this point by with residents of potentially affected homes. I am an owner of one such home. Should permission be granted I request a condition requiring consultation between the developer and the affected residents overseen by a council officer or appointee appropriately qualified to advise in these matters. Any subsequent recommendation for varying the positions or types of planting that the advisor makes to address residents' concerns to be within the scope of the condition.

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

