



Arun District Council
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22nd November 2023

R Grimwood
langmead close
Littlehampton
BN17 5RS

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 21st November 2023 which has been recorded as an objection with the comments as follows:

OWPC63260

have sent this to Foreman but have received no response yet.

I live in Langmead close, south of the A259. This area has never flooded but I now have severe concerns about the safety of my property should these houses be built.

Please see attached a photograph of what the field looks like at present. (I do have drone footage but am unable to attach it to this correspondence - please contact me if you wish to view it.)

The field acts like a flood plain, retaining excess rainfall until tides and the river Arun are able to cope. If a significant percentage of this land becomes concrete, during severe weather conditions the tides and river will overflow. Please study the attached Environment Agency's warning map of likely flooding, issued last week for storm Ciaran. As you can see, this piece of land is now part of a very small island in Clymping that remains unflooded. I would suggest that it has not been built on in the past for a very good reason!

When this field is built upon, excess rainfall will have nowhere to go and nowhere to be naturally stored. It will take the line of least resistance towards the sea i.e. down Clymping Street and Brookpit lane, putting homes and the local school at risk.

I know that you have had research carried out in order to have your planning permission approved on appeal. I do not claim to totally understand the science behind it all but I feel the local knowledge of residents who

witness the flooding first hand is a more reliable source of information. Please learn from failed developments such as Shripney in Bognor- building was allowed to occur to the north of the town, where excess rainfall would normally have been contained, and now the A29 and properties such as the Tesco carpark, the caravan park and substation flood, causing misery and mayhem.

If you are totally confident, that your planned drainage schemes will not increase the risk of flooding of other buildings, such as my home and the local school, please reassure me in writing and provide evidence that you have adequate insurance in case such an event should occur. This proposed development is causing much worry and I need guarantees that my only asset and home of nearly 25 years is not at risk.

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

