

25 Fittleworth Garden
Rustington
West Sussex
BN16 3EW

Mrs Nadine Phibbs
Clerk of the Council
Clymping Parish Council

9th December 2023

Dear Planning Committee Member

We note that the deferred Reserved Matters Application CM/48/21/RES is to be considered at the meeting on 13th December.

1. Community and Play Facilities

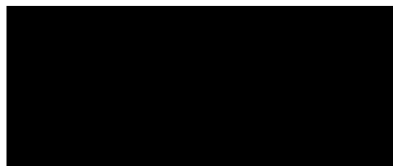
With regard to the remaining outstanding items from September 6th relating to the play equipment and community facilities these matters have been raised by us on a number of occasions. As the current committee report states both items relate to section 106 agreements between ADC and the developer, something on which the parish was not consulted but on which we subsequently sought clarification. We first raised our concerns about the proposed community facilities with Karl Roberts in March 2020 and this led to discussion with the developers, that was initially constructive, and work with consultants funded by the Parish that sought to identify uses that could complement those facilities already existing in the village. The lack of any financial data however has meant that it has not been possible to progress this to establish any sort of business case. So for us the matter is unresolved. This matter was raised at past Yapton Ford and Clymping Advisory Group meetings and then again with Michael Eastham (Planning Officer) on 3rd February 2022, when we also raised concerns about location of the proposed play facilities. This led to the sensible relocation of the proposed LEAP. The committee report is therefore factually incorrect to claim that we raised new issues on 6th September. This is simply not true and the comment should be withdrawn.

2. Risk of Flooding

Importantly at the meeting on 6th September the Parish raised concerns about drainage and potential flooding. We recognise that technically these are matters covered by condition 9 of the outline approval CM/1/17/OUT that relates to both surface water drainage and foul water handling. We note however that the ADC drainage engineers still have a holding objection to proposals from the developer within the documentation for CM/48/21/RES. The Committee report on 6th September also notes the objection but makes no further reference to it, nor does it explain its significance or how or when it will be resolved. The advice the Parish has received from the WSALC planning consultant is consistent with our concern that the approved layout could have a significant impact on the drainage strategy, including the locations of the drainage ditches and attenuation ponds. We feel the extent of the linkage between the layout proposals and the eventual drainage strategy is a matter Planning Committee members should explore. This is especially true given the absence of an approved drainage strategy, the recent serious flooding of the development site and that more widely across Arun. Concerns in these regards are legitimate and residents surely need reassurance that the matters have been taken

properly into account. We would like to see this matter addressed directly when the application comes back to committee on December 13th.

Yours faithfully



Councillor Colin Humphris
Chairman
On behalf of Clymping Parish Council

