

Alan Lovell
8 The Hamlet
Waterford Gardens
.BN17 5R

Your Ref: OWPC18285
Our Ref: CM/13/18/OUT 27-04-2018
Please ask for:
Michael Eastham

18th May 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the erection of up to 300 dwellings and ancillary development comprising open space, a building within use class D1 of up to 875 square metres net, a building for A1 use having a floor area of up to 530 sq. metres net, together with open space and ancillary works, including access points, car parking and drainage arrangements, with appearance, landscaping, layout; and scale wholly reserved for subsequent approval. The access detail, showing the points of access to the development, and indicated on Bellamy Roberts drawings numbered 4724/013 and 4724/005 Rev A are access proposals to be determined at this stage of the application. For the avoidance of doubt all other access detail within the site is to be determined as a reserved matter at a later stage. Resubmission following CM/1/17/OUT. Departure from the Development Plan.

Land to West of Church Lane South of Horsemere Green Lane Clymping

Thank you for your internet representation made on 17th May 2018 which has been recorded as '**an objection**' with the comments as follows:

*I wish to register my strong objection to this repeat application and to request that it is dealt with by Committee and not under officers delegated powers.
I am not clear why the developer has submitted this new application when a date has now been set for the appeal against refusal of their previous application. This one appears broadly similar to the last one so my objections to this one are very similar.
Please note that as we do not have the Inspectors report on the submitted Arun Local Plan, all of the points I made in my comments on proposed development sites in and around the Clymping area should be admissible in my objection to this site. This means that having objected to ADCs identification of the Clymping field site for future housing all the points I made on that apply equally to this developer application. I should therefore be glad if you would locate the 3 papers that I submitted to the local plan inquiry and include them with this objection. If you cannot find them for any reason then please contact me and I will provide copies.*

My objections to this application are as follows:-

- 1. This site was not included in the Clymping Neighbourhood Plan and it is understood to be on very good agricultural land which should be retained for that purpose, not more housing.*
- 2. The proposals are totally out of scale with the existing Clymping Village and will almost double its size.*
- 3. There is no local demand for this housing.*
- 4. Existing services are already under great strain (transport, schools, health care etc) and so cannot cope with the additional demands that this scale of new housing will place upon them.*
- 5. Clymping Parish Council has identified many shortcomings in the local road system which need addressing (new junction arrangement at the Oyster Catcher, HGL with Yapton Road and Church Lane, inadequate footpaths and crossing points and other things). This proposal can only make things considerably worse.*
- 6. This proposal must be considered within the context of all the other local proposals*

contained in the current draft Arun Local Plan which includes a further 2900 homes in the immediate area. It's is therefore both premature and unacceptable to consider or approve this plan on its own and I am very surprised that Arun Planning Officers have decided to support it.

7. It is also very important that proper recognition is given to the traffic capacity and safety problems that already beset the A259 and its many junctions. There are no adequate proposals within the draft Local Plan to deal adequately with these issues and until this is properly addressed this proposal must be refused.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

Planning operates an 'open file' policy and will publish details of your comments on the website. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website <https://www.arun.gov.uk/planning-privacy-statements>.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning