

29 Appletree Walk

Climping

West Sussex

BN175QN

29/05/18

Dear Sir,

PLANNING APPLICATION : CM/13/18/OUT

We wish to object in the strongest possible way to the above proposal, a version of which has already been rejected overwhelmingly by the Arun District Council Planning Committee.

In addition to the objections which we previously raised and which are attached to this letter (appendix), we would stress the following points:

-In his comment of May 17th. Bruce Taunton, Principal Engineer Structures, Arun District Council, "strongly advises that – due to the opening up of the Felpham/North Bested Relief Road -there has been a noticeable increase in traffic volumes using the road (A259). He adds that the proposals for Toddington Lane and Kings Meadow will increase these and with the proposed large scale developments in Yapton, further pressure will be put on the Oystercatcher and Comet Corner Junctions.

We would add to that the fact that the main exit for the proposed site is onto Ford Road/Church Lane where traffic already faces queues at peak hours and which will be increased further should twenty four hour a day movements be allowed for Grundon traffic.

-in their revised application, Mulgrave properties offer some minor solutions to the traffic problems. Whilst they may make crossing the A259 and accessing Crookthorne(sic) Lane slightly easier for children attempting to get to the local primary school, they totally fail to address the fact the 300 houses will produce the need for far more places than are currently available. The proposal for the Oystercatcher junction, offering a bit of tree pruning, moving a few signs and painting a few more lines, will do nothing to make it safer. Serious accidents

will still happen and people will still die, especially with the potential for at least another six hundred vehicles in the immediate area.

- another change is to slightly re-align the roundabout at Church Lane and to widen the exit onto Horsemere Green Lane. In the case of the former, it will not change the fact that traffic exiting the site will turn directly onto the path of busy traffic, including HGVs. Horsemere Green Lane has recently been fitted with traffic calming islands and has a generally ignored speed limit of 30mph. One of the islands is very close to the proposed exit onto the lane. Although these have occasionally slowed the traffic down, they have failed to reduce the road's use as a "rat-run". Indeed, we have firm anecdotal evidence that in the recent chaos caused by the construction of a cycle path along the A259, many people have changed their regular routes and now use Horsemere Green Lane. There can be no guarantees that these new habits will change, given the problems at the Oystercatcher junction.

In their recent comment on the proposal, Sussex Police state that the absence of a footpath from May Close to Yapton Road "may potentially affect residents/pedestrians using the unpaved section of the road" given the "increase in traffic from the development". It also points out that the road for the majority of its length is narrow and has a weight restriction of 7.5 tons along it." Hardly a road which can cope with a potential 600 extra vehicles?

-We note also that at the present time "Sport England is unable to support this application until such time as further representations are made to address issues" raised and that "the absence of an objection to this application – cannot be taken as formal support or consent".

- To sum up, only one thing has changed since the initial application was rejected :the A259 has become busier!

This application, as was its predecessor, is inconsistent with the "made" Clymping Neighbourhood Plan, which was supported by an overwhelming majority of the electorate. As far as we can see, it is still Government policy and firm belief that the result of a referendum should be binding. Consequently, there is absolutely no justification for the legally and democratically expressed result of the Clymping Plan vote being ignored.

The plan would lead to the gross over-development of a village of approximately 348 houses and for which there is little or no local demand.

Consequently, any people moving into the immediate area would find a shortage of school places, virtually no local employment and medical facilities which are severely over-stretched. The nearest railway station (Ford) is over a mile away and accessible only by car or on foot!

The site is still high quality agricultural land, with crops being successfully grown every year. It is also a haven for wild life, including deer, pheasants and other wild birds.

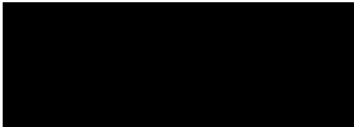
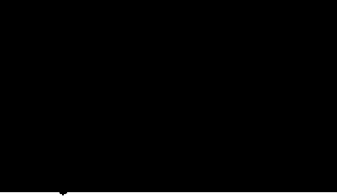
The ADC HELAA 2015 states that the site is not considered suitable for development. What has changed, it's still the same site!

The A259 remains extremely busy at all times and virtually gridlocked at peak times. There are frequent accidents at the Oystercatcher and Comet Corner junctions. This development would only add to the number of vehicles using it.

There is a propensity to flooding from surface and underground water. Horsemere Green Lane suffers from totally inadequate drainage. Any downpour leads to road and ditches overflowing. (e.g. today, May 29th.)

Neither WSCC nor ADC appear to have a comprehensive and strategic approach to the development of the entire area. Everything seems to be happening in a piecemeal manner, with any infrastructure changes depending on developer contributions, an approach which does nothing to suggest to residents that Arun's planning officers (technically, the employees of council tax payers) are giving any consideration to their views.

In conclusion, we can only urge that councillors demonstrate the same wisdom that they did last year and reject this proposal.



Alan and Margaret Brackley

appendix

LETTER OF OBJECTION TO ORIGINAL APPLICATION – CM/1/17/OUT

We wish to object in the strongest possible way to the proposal to build up to 300 homes on a green field space in Clymping.

Our reasons are as follows:

As notified on the Planning Application, the proposal is not in accordance with the Clymping Neighbourhood Plan, approved in a referendum by an overwhelming majority on December 3rd.2015 on a turnout in excess of 44%, one of the largest across Arun District. This plan was then adopted by Arun District Council on January 13th.2016.

To quote senior government ministers, including the Prime Minister, "the result of the referendum was clear. It was legitimate". Whilst this may have referred to the national referendum, is there really any difference between "legitimate" national and local polls? After all, they were carried out in exactly the same way.

We note that in the equally overwhelming vote in Parliament in favour of accepting the result of the national referendum, all of our local M.P.s, including Nick Gibb, supported the motion. Clearly, they, together with colleagues including Gavin Barwell, Minister of State for Housing and Planning, believe that the results of referenda should be binding.

In 2015, Mulgrave Properties held a "consultation" with residents over a proposal to build 140 homes on the site. At that time, the Chairman Mr Adrian Christmas, gave villagers certain re-assurances which, we understand, addressed some of their concerns. He claimed that his company had "carefully considered the feedback we received from the 2015 consultation".

The current proposal, for up to 300 homes, completely ignores the original one and from the evidence of the extremely well-attended public meeting on January 31st, rides roughshod over the residents' views.

The Clymping Neighbourhood Plan accepted by Arun District Council describes Clymping as a parish with, according to the 2011 Census with a population of 771, with 348 dwellings. This proposal will virtually double that number and is totally contrary to the "Vision and Objectives" outlined in the Clymping Neighbourhood Plan accepted by Arun District Council.

In his proposal, Mr Christmas claims that the proposal will provide "enhanced infrastructure for both the residents of the proposed development and existing residents of Clymping". (Littlehampton Gazette January 26th 2017.) We will now address these in as far as they are clear on the proposal:

Alterations to the road layout. Currently, Ford Road/Church Lane is extremely busy, with a blind junction for those turning right from Horsemere Green Lane. These proposals will do nothing to alleviate the problem as traffic will actually be coming at an even sharper angle from the new roundabout. In addition, vehicles wishing to turn either way out of the

proposed development will be turning into traffic which is either not yet slowing down or accelerating. The proposed commercial development for Ford Airfield will further add to the number of heavy good vehicles using this road. In addition, this road is often used as an alternative route by traffic wishing to avoid the regular accidents and hold-ups at the Arundel and Crossbush junctions on the A27, with the result that at times it is impossible to exit from Horsemere Green Lane.

Horsemere Green Lane is already used as a "rat-run" by vehicles wishing to avoid travelling down to the A259, many of which totally ignore existing speed limits. The lane is narrow and hardly wide enough for two cars to pass, let alone the lorries which use it. The developers' proposal now includes an exit onto Horsemere Green Lane at a point alongside an existing property. This will be completely blind to traffic coming from the Church Lane end. The recent changes to the lay-out appear to have deterred some of the regular "rat-run" users although the reduced speed limit is meaningless unless it is properly enforced. This proposal will significantly increase the level of traffic and re-introduce the dangers which the work was intended to remove.

The A259 is both a very busy and a very noisy road, particularly since the opening of the Felpham by-pass, which has resulted in an increase in traffic which previously used the A27. The proposed development will add a minimum of four to five hundred cars in one small spot wishing to exit on to either Ford Road or the A259 to travel east or west. There are already considerable queues in both directions, with personal evidence clearly showing that these are developing far earlier in the morning and later in the afternoon/early evening than was the case before the by-pass opened. *

The far end of the proposed development is already an extremely dangerous junction, with several fatalities occurring in recent years. This can only become worse. *

*See comments on school provision

5. Education and school place provision.

We are retired headteachers with a combined total of more than thirty years management experience in West Sussex primary schools.

The proposals contain no provision for additional primary places but appear to be based on the assumption that the existing schools in the area can take the minimum of three hundred children which the development could be expected to produce. (ONS statistics – average 1.92 per household 2016)

In 2016, St Mary's CE Primary School had 103 children on roll, leaving a nominal two places. However, accessing this school would necessitate either attempting to walk across the A259 at peak times or adding to the traffic congestion by travelling by car. St Mary's is a Church Of England

"situated in a rural village area" and as an aided school, "the admission of pupils is made by the governors in accordance with arrangements agreed with the Local Education Authority". Given the increasing volume of traffic using the A259, to which this proposal would only add, the prospect of young children attempting to cross this road is not a sensible one. Furthermore, any attempt put in a safe crossing would increase the existing traffic delays.

In 2016, there were places at Yapton Primary School, although given the amount of house building currently taking place in and around Yapton, these places may well be taken. Attendance at this school would be outside the two mile limit for children under eight and would therefore entitle them to free or subsidised transport. It would be asking too much for very young children to walk more than two miles along a very busy road, most of which has no footpath, so the only option will be to add to the already existing congestion outside the school. Furthermore, the most likely route for people taking their children to and from Yapton CE School will be to use Horsemere Green Lane, thereby further adding to the traffic problems along that road.

Children of secondary age would have to travel to Barnham, Littlehampton Academy or Felpham Academy and may well be entitled to transport. If not, they would need to be taken by car, further adding to the traffic using local roads.

The financial problems currently faced by West Sussex schools are well-documented and will certainly not place them in a position to cope with increased numbers. This proposal will only serve to add further problems to those already being faced by the schools.

The problems being faced by local medical practices are equally well-documented. Indeed, one surgery in Littlehampton has closed because of its inability to recruit staff. This proposal, which would bring at least another six hundred patients to the village, would greatly increase the pressure on already over-stretched practices and offers no alternative solutions.

The proposed site is a green field which, in addition to providing a much-needed agricultural resource, is a haven for a variety of wild life. Apart from the many species of birds which can regularly be found in the trees, hedgerows and on the ground, it is a home to wild deer which can often be seen in the field.

There are widespread local concerns about the existing drainage in the village, particularly along Horsemere Green Lane and Church Lane. The drains and ditches along the former frequently overflow and will become even worse with the increase in traffic which this development will bring. When we moved back to Clymping a couple of years ago we were refused cover by our existing insurer because of the "flood risk". This was despite the fact that we had previously lived closer to the river on the eastern side of the Arun and had never experienced any difficulty in finding insurance. Even on the day of writing, the Environment Agency lists this postcode as an area where "flooding is possible". The long term flood risk information states that "This address is in or near a flood risk area", with a "medium risk" of flooding from surface water. (GOV.UK)

Mr Christmas (Mulgrave Properties) states that the development would provide "enhanced infrastructure" for the "existing residents of Clymping".

The village already has a church, a farm shop, Parish Centre, playing field with cricket and football pitches and two public houses with restaurants.

The proposal offers nothing to the existing residents apart from an increase in traffic and the loss of quality agricultural land. There is very little scope for further employment in the village- consequently, anyone seeking work have to add to the existing congestion on already over-crowded roads.

In urging the Planning Committee to reject this application, which will double the size of the village and bring nothing of benefit to it, we trust that they will respect the Prime Minister's view that when the result of a referendum is "clear " and "legitimate", it should be binding.