

A. James
2 May Close
Climping

Your Ref: OWPC18619
Our Ref: CM/13/18/OUT 27-04-2018
Please ask for:
Michael Eastham

6th June 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 5th June 2018 which has been recorded as '**an objection**' with the comments as follows:

We strongly object to the proposals for up to 300 dwellings, which will almost double the size of Climping village and are out of proportion with previous developments to the south of Horsemere Green Lane.

Whilst there may be a need for additional homes in the district, the existing infrastructure in Climping is totally inadequate to accommodate a further 300 homes without significant improvements and there are no real alternatives to the car for most people, which would mean that traffic would increase significantly. Climping is therefore an unsustainable choice in terms of locating significant development.

The road network around Climping is already inadequate and incapable of accommodating additional traffic. The A259 in particular is strained and many locals avoid using the Oystercatcher junction if they can as it is difficult and dangerous to turn right out of Yapton Road. Indeed, several accidents have occurred at this junction recently, including a fatality in 2016.

Whilst the proposed lighting and remedial works at the Oystercatcher junction are welcomed, the proposals do not adequately address the existing road safety issues at this junction, which in my view are due to the poor sight lines, lack of adequate gaps in traffic, and speed of traffic on the A259.

Horsemere Green Lane, immediately to the north of the proposed 300 homes, is increasingly being used as a cut through for traffic avoiding the A259, including HGVs despite the weight restriction. Traffic also speeds along the road, putting pedestrians in danger, particularly as the road is narrow in places and there are no footways west of Apple Tree Walk.

Turning right out of Horsemere Green Lane is not safe due to the poor sight lines and traffic now regularly builds up in the mornings along Horsemere Green Lane. This situation is likely to be exacerbated with 300 new homes and other developments proposed in nearby Ford and Yapton. The proposals fail to address this important traffic and safety issue.

Last but not least, the land on which 300 homes would be built is prime agricultural land and building over it would increase the risk of flooding to local communities in the area. The open views are also an important feature of the local landscape.

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.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the 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 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