

Lynn Dodson
Church Farm Cottage
Horsemere Green Lane
Climping
West Sussex
BN17 5QX

Your Ref: OWPC18626
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 6th June 2018 which has been recorded as **'an objection'** with the comments as follows:

Despite their previous planning application being refused by Arun District Council, Mulgrave Properties have submitted yet another application for 300 houses. The first application was rejected in principle for the impact this development would have on local roads, yet that problem still exists and if anything, has become even worse. I therefore wish to register my strong objection to this second application with the following comments as before.

If the development is allowed to go ahead it will almost double the size of this village and flies in the face of the Climping Neighbourhood Plan which has been adopted and ratified.

There are no economic reasons for a development of this size and no local employment opportunities. Residents will have to travel to local towns for work creating even more traffic on the already overloaded A259. The revised roundabout on the new plan does nothing to address the additional volume of traffic.

The site is Grade 1 and 2 prime agricultural land which is still being cultivated.

In November 2016 Arun District Council's own HELLA assessment states "the site is distant from any main settlements and would set a precedent for development into the open countryside. The area is judged as having negligible or low landscape capacity for development. The site is therefore considered not suitable for development" Has this decision been overturned?

Of course I understand that Arun District Council is having difficulty in fulfilling their housing quota for the next five years but that is not a reason to allow building just anywhere and everywhere regardless of the problems it will cause.

I urge Arun District Council to again reject this almost identical planning application.

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