

Diane Keen
21 The Hamlet
Waterford Gardens
Clymping
West Sussex
BN17 5RY

Your Ref: OWPC18661
Our Ref: CM/13/18/OUT 27-04-2018
Please ask for:
Michael Eastham

7th 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:

- 1. The application is contrary to our made, adopted and ratified Neighbourhood Plan, as noted by the Clymping Parish Council in their list of material objections, and so contrary to item 198 of the NPPF (National Planning Policy Framework).*
- 2. There is no economic reason for a development of this scale.*
- 3. There are no local employment opportunities of the scale required to support this proposed development.*
- 4. There would be a high impact on the already over-loaded local road network. The capacity of which will not be improved simply by the advent of a new roundabout. Whilst it might improve traffic flow on the roundabout, does nothing to address the capacity issue of the A259 or Church Lane. This proposal does nothing to promote sustainable transport as required by item 34 of the NPPF.*
- 5. At time of writing there is no up to date and adopted local plan in place, therefore there should not be a presumption in favour of this proposal.*
- 6. This proposal is suggesting a massive over-development of the village. In fact it would almost double its size.*
- 7. The site is 'Grade 1 and 2' prime agricultural land (currently cultivated).*
- 8. Arun District Council's own HELAA assessment summary table of November 2016, page 260, notes that this site can be deemed a deliverable strategic site (as the developer has offered it). It also notes under the title Suitability Summary that, the site is distant from any main settlements and would set a precedent for development into open countryside. The area is judged as having a negligible/low landscape capacity for development. The site is therefore considered not suitable for development.*
- 9. From the emerging local plan, this development would be contrary to the following clauses:*
 - a Clause 4.18 of page 33*
 - b Page 36 and 37 - Clymping is shown as outside of the urban development area*
 - c Clause 7.1.2 of page 43*

d Clause 7.1.5 of page 43

e Page 46 policy SD SP2

f In support of the previous clause, Page 137 clause 12.1.24,

g Page 162 clause 12.4.5 and policy H SP3, - there is no identified need within the village.

h Just because ADC cannot demonstrate a housing supply for the next 5 years, it does not make this development 'needs led' on a local basis.

i Page 185 policy D DM1 1 and 3

We sent photo's as proof of the Floods together with Comments on CM/1/17/OUT on the proposed land to both Arun DC and the Planning Inspectorate.

Apart from the objections enclosed , regarding the fact that the infrastructure cannot support such a proposal, together with the fact that there are Insufficiently explained issues to the Flood Risk, which we have seen with our own eyes over the past 13 years, 5- 7 huge lakes (with Ducks and Swans on them for weeks,) that appear on the area, every time with have a lot of rain, which normally happens each year at various times, including the Spring / Summer, which ends up with water flooding across Church Road into the homes across the road.

Please see proof of evidence in the enclosed Photographs one of which is directly behind our rear boundary, where the local resident Deer family often browse in the early mornings and/or early evenings.

Arun DC and the Planning Inspectorate have the photos of Proof, showing the Flooding of the area in question, and it's just one of the reasons, albeit a very important objection, as to why this planning application should be refused for the Good of the entire area, and the community and wildlife alike, to prevent us all from becoming underwater. due to fact this land is not suitable for any further building, due to the risks involved, on what is Grade 1 & 2 Agricultural Land, which is rapidly disappearing here in the South of England.

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