

David Eyre
24 May Close

BN17 5TF

Your Ref: OWPC18685
Our Ref: CM/13/18/OUT 27-04-2018
Please ask for:
Michael Eastham

8th 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 Climping

Thank you for your internet representation made on 8th June 2018 which has been recorded as '**an objection**' with the comments as follows:

Summary

*We oppose the above-mentioned application for, briefly, the following reasons:
the application proposes to unreasonably and unjustifiably double the parish population size contrary to the agreed local plan for Climping;
grant of the application would permanently alter the nature of Climping parish from a rural area to an area comprising a large suburban enclave whose further expansion would be entirely predictable;
the application simply ignores the Climping local plan, which is the only authoritative plan with legal basis under the Localism Act 2011 for this area;
the application does not provide or plan for the necessary transport infrastructure;
the application does not provide or plan for the necessary medical (GP) services and school provision; and
The application would necessitate damage to the environment and permanent destruction of valuable farmland.*

Size of Parish

According to the most recent census there are 717 residents of Climping parish.

The proposed development is materially unchanged from the previous application and numbers 300 houses.

A conservative, and unreasonable, estimate of an average of two residents per house would therefore nearly double the size of the population of the parish. A more realistic estimate (though still on the low end) of an average of three residents per house more than doubles the population of Climping, i.e. 900 additional residents. While we cannot be

certain of the exact number of new residents, it is likely to be approximately 1000 people.

This is not a piecemeal or evolutionary change that is proposed for Climping. This is a revolution that takes a rural area and transforms it by the addition of a large suburban development on which the majority of Climping residents are proposed to live.

Should such a development proceed it will be increasingly seen as reasonable to build up further parcels of land in Climping. That this is likely or certain is simply evidenced by the progress of development in other areas of this county and beyond.

If this is the council's strategic intention - that Climping should change from a rural area to a suburban area, then the residents should be formally informed before any action is taken. Any other course would be high-handed and contrary to the provisions of the Localism Act 2011.

We request that Arun District Council address these issues before making any decision

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