

Jeanette Underwood  
2 The Hamlet  
Waterford gardens  
Climping  
Werst Sussex  
BN17 5RY

**Your Ref:** OWPC18672  
**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**

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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

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Thank you for your internet representation made on 7th June 2018 which has been recorded as '**an objection**' with the comments as follows:

- a) This application is contrary to our democratically adopted and ratified Neighbourhood Plan.*
- b) Having attended the meeting organised by the council, I was horrified by the apparent lack of local knowledge by the prospective developers. It appears that developments are springing up all along the A259 without any cohesive policy for transport, education or medical facilities.*
- c) There is no economic reason for doubling the size of our village, which would soon cease to have its own identity. Neither are there any local employment opportunities to support the scale of this development.*
- d) The intended development is on prime arable land, which floods badly at certain times of the year. This land is currently cultivated.*
- e) The development would place an unreasonable extra load on the existing road system. Any further increase in housing must go hand in hand with a major re-think and expansion of our road systems. The existing main roads are the A259 and the A27 which rely on bridges to cross the Arun River, there is no flexibility to by pass these when accidents/ road works occur.*
- f) The intended roundabout would not overcome the main problems associated with the existing roads.*
- g) Private car usage will continue to increase as public transport is almost non-existent.*

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](http://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