



Arun District Council,
Planning Dept.,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex. BN17 5LF. 6th June 2018

Ref: CM/13/18/OUT Appeal Ref: APP/C3810/W/17/3187601

Dear Sirs,

We wish to object to the above appeal for the following reasons:

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. Insufficient consideration has been given to the impact of proposed changes to alleviate traffic congestion across the local area.
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. The application is therefore premature.
6. This proposal is suggesting a massive over-development of the village, and would almost double its size, making it a suburb of Littlehampton.
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

Apart from the objections previously mentioned, 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 14 years, with 5- 7 huge lakes (with Ducks and Swans on them for weeks,) that appear on the area, every time there's a lot of rain, which happens each year at various times, and then ends up with water flooding across Church Lane, into the properties on the other side. See the enclosed Photographs, showing the lakes that form, - one of which is directly behind our rear boundary, where the local resident Deer family often browse in the early mornings / evenings.

Clymping, has experienced more RT Accidents and unfortunate fatalities, than ever before during recent years, and the proposed development would only add to the problems.

In view of the above, I ask you to refuse the above appeal, in the interest of the entire Community of Clymping and the surrounding area.

We trust we can rely on your support, and look forward to hearing from you in due course.



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