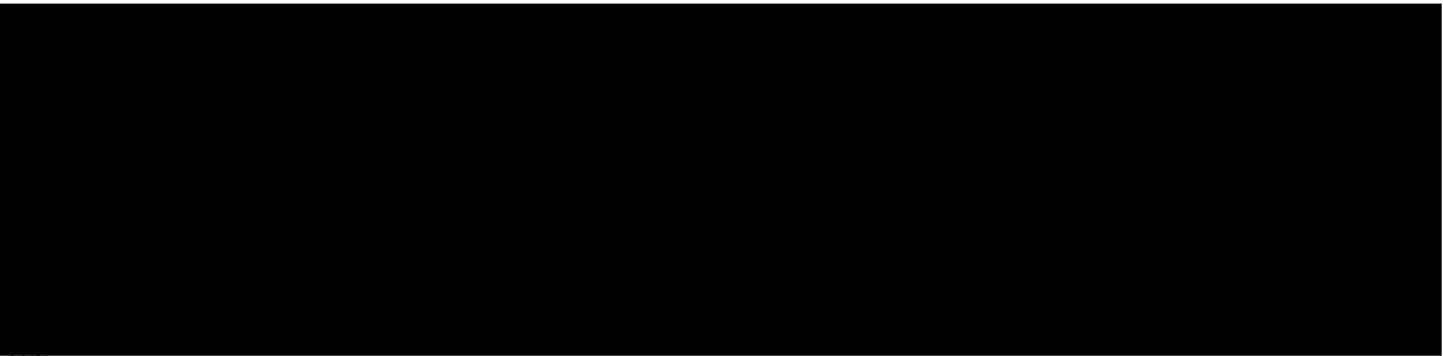




From: [REDACTED]
Sent: 13 June 2018 14:03
To: Planning.Responses
Subject: CM/13/18/OUT

Please find attached the comments I have already submitted on this application
Having just read Grundon's West Sussex planning application WSCC/027/18/F I should like to add a further cause for concern. Grundon propose a new approach road to the Waste Management site, a doubling a of lorry movements from 60 Mon to Fri and 30 Sunday to 120 Mon to Fri and 60 Sunday. All lorries will approach and leave now via Ford Road & Church Lane to the A259 – no longer using the circular route. This further exacerbates the danger and problems for traffic from the 300 houses pulling out into Church Lane
Ann Findlay

CM 13/18/OUT

Land to the West of Church Lane, South of Horsemere Green Lane

Ann Findlay . 5 Cropthorne Drive . Climping BN17 5GG

Comments

SCALE

Climping is a village of 348 dwellings and 323 households. To nearly double its size by adding 300 dwellings will be to alter its character radically .

In survey for the Climping Neighbourhood Plan (CNP) 87% stated that its rural character is the most important feature of Climping.

In the same document Para 5.1 states the objective of “retaining the balance & character of the village “ 5.2 adds that there may be a need for small scale developments to meet demonstrated local need

LOSS OF AGRICULTURAL LAND

Arun District Council’s emerging local plan(6.2.4) states “ The countryside will be recognised and maintained reflecting its character and role as the coastal plain with green wedges separating urban areas , whilst high quality agricultural land and environmental assets will be protected.

CNP (Para 9) states “ the location of any development should protect agricultural land and the countryside and coastline. CPN Policy 70 Protection of High Grade Agricultural Land states “Development will not be permitted on the best and most versatile land defined for this policy as 1,2 or 3A. Agriculture contributes to the sustainability of the area given the importance of farming to the economy of Climping and to the surroundings of the village setting “

This proposed developments falls foul of all the criteria above . Diverse crops follow in succession . It never lies fallow and is high grade.

BIODIVERSITY

The application covers the eco studies undertaken. Proposals are made to protect newts, bats and owls.The presence of skylarks is acknowledged . While the proposed measures may be sufficient those cases the skylark habitat will be destroyed. The proposed green areas and pond are not suitable skylark habitat. Skylarks are 50% in decline in our country. Therefore this development proposes another threat to their existence.

FLOODING ISSUES

On 19th January 1999 Southern Water on completion of the last Horsemere Green Lane development recommended that planning permission for further developments in Horsemere Green Lane should

not be granted until the applicants have put forward adequate proposals for the disposal of surface water to the satisfaction of the Local Planning Authority as advised by its own technical staff, the Environment Agency and Southern Water. This has not been done. There is only a report from Ambiental, commissioned by the developer. Its introduction states that no site investigation has taken place. There have been no BRE365 pit tests nor bore infiltration tests. The introductory paragraph states that it is "first stage and basic ". It calls for an intrusive investigation at a later stage. Para 4.4 acknowledges that groundwater contamination is a potential concern. The Flood Risk Assessment considers the site suitable assuming appropriate mitigation including adequate warning and evacuation procedures can be maintained for its lifetime. I do not find this reassuring.

SOCIAL INFRASTRUCTURE

Shortage of school places, doctors and dentists locally are well reported and acknowledged, The development will exacerbate the situation.

LOSS OF PRIVACY

When the original plan was being shown to the village by Mulgrave 70 to 140 dwellings were proposed. There was open land , a playing field. Behind the existing row of houses abutting the North of the main field (Cropthorne Drive , the Beaches/Hamlet) May Close) When numbers increased to 300 the open space was replaced by a row of houses. This constitutes a loss of privacy for the residents of the existing houses. I am handing a map (under separate cover) to the Planning Officer to illustrate this.

ACCESS AND TRAFFIC ISSUES

Church Lane South is a noted traffic bottleneck as acknowledged by the developers themselves. It is used extensively by HGVs accessing the Recycling Facility at Ford. The Grundon Incinerator Treatment Facility planned and to come will increase the problem. Traffic exiting the proposed development (minimum 250 to 300 cars) , will not only add to the numbers which exist at present, but will cause a hazard when turning right out of the estate from the proposed access. The other issue is that there is a high risk that traffic will use the estate through road as a rat run .

CUMULATIVE EFFECT

The emerging ADC Local Plan 7 .2.10 refers to cumulative impact and states that the Council will take into account the cumulative impact of developments in considering planning applications. On P. 148 (Housing Delivery) 1500 dwellings are proposed for Ford , less than half a mile from the proposed development. The cumulative impact of the two will be considerable. Ford has the advantage of the two in that there is a high brownfield content and it is that recommended by the Campaign for the Protection of Rural England as a more suitable site.