

Mr Richard Pulley
12 Goda Road
Littlehampton
BN17 6 A

Your Ref: OWPC19323
Our Ref: CM/16/18/PL 24-05-2018
Please ask for:
Mrs A Gardner

18th July 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Development of a 64-bed Specialist Dementia Care Centre together with access, parking & landscaping (Use Class C2). This application is a Departure from the Development Plan & affects the setting of a Listed Building.

Land to the rear of Bairds Farm Shop Crookthorne Lane Climping

Thank you for your internet representation made on 17th July 2018 which has been recorded as '**an objection**' with the comments as follows:

The Sussex Ornithological Society conservation team whilst supporting the development of much needed facilities for those suffering from dementia would none the less object to the planned development on this site for the following reasons;

- 1. With the formal adoption of the Arun Local Plan on the 18th of this month it would be entirely inappropriate to compromise it so soon. Such a large development in an area designated as part of Arun's Green Infrastructure and an important 'Gap Between Settlements', does not legitimate or support either the letter or the spirit of the plan.*
- 2. The Clymping Neighbourhood Plan 2015-2030 (January 2016) states that 87% of residents thought that protecting the rural character of the parish was important. Some 88% believed that protecting and supporting flora and fauna of the Green Infrastructure Corridor was important for future generations. This planning application does neither. It is therefore against the wishes of the majority of those that live in the parish.*
- 3. Allowable developments within this area are clearly set out on pages 48 - 54 of the Arun Plan. This plan meets none of the requirements; it does not support the needs of agriculture, it is not recreational, it does not enhance the green infrastructure or rural economy.*
- 4. What the plan does do is to threaten the bio-diversity of an increasingly rare and threatened range of lowland coastal habitat of which there is currently far too little in West Sussex. As the Arun Plan suggests Clymping is one of the 'last sections of undeveloped coast in the District' (page 51) and as such needs protecting and enhancing.*
- 5. The ecological report undertaken as part of this application highlights the threat to the protected Great- Crested Newt. A highly vulnerable species where the report correctly suggests further survey work would be required to ensure its safety.*
- 6. The ecology report also shows that the area supports a wide range of birdlife including five Red Listed species and Six Amber listed species which are becoming increasingly rare in West Sussex and Britain. It correctly suggested that more could be done to enhance the biodiversity of the site and so further support dwindling bird numbers. We regret that these opportunities have not been taken in the past and do not see why what little remains should be threatened.*
- 7. The ecology report fails to note that there is a significant population of White-letter hairstreak (Satyrium w-album) butterflies within a kilometre of the site. It must be important that any future enhancement of the biodiversity of the area pays due concern to the protection and expansion of this rare species.*
- 8. The plan also shows that there appears to be a camp site developed to the immediate east of the site yet no planning permission appears to have been made for this. We*

wonder why not? We see any such development as further unnecessary encroachment of the Green Infrastructure.

9. There is local concern regarding access to the site which is onto a busy and already dangerous stretch of the A259.

10. The development of Independent Living and Care Homes is clearly outlined in the Arun Plan and a cursory study of the criteria for such developments shows that this development fails to meet them (pages 147-148 Arun Plan).

11. As the Arun Plan says, 'maintaining a network of green spaces is essential to enhancing biodiversity by providing important green linkages and corridors for species' (page 51). We believe that the existing plan contradicts this policy and so therefore should be rejected.

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