Alan Lovell
8 The Hamlet,
Waterford Gardens,
Climping
BN17 5RY

Your Ref: OWPC12124
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

20th January 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application for the erection of up to 300 dwellings & ancillary development comprising open space, a building within use class D1 (Non- Residential Institutions) of up to 875 square metres net, a building for A1 (Shops) use having a floor area of up to 530 sq. metres net, together with open space & ancillary works, including car parking & drainage arrangements, with appearance, landscaping, layout & scale wholly reserved for subsequent approval. The access detail, showing the points of access to the development, & indicated on Bellamy Roberts drawings numbered 4724/004 & 4724/005 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. This application is a Departure from the Development Plan & affects the setting of Listed Buildings.

Land West of Church Lane & South of Horsemere Green Lane Climping

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Thank you for your internet representation made on 19th January 2017 which has been recorded as **'an objection'** with the comments as follows:

> *There are numerous reasons why this application should be refused. It is recognised as a departure from The ADC Development Plan and perhaps more importantly it is not permitted within the scope of the Climping Neighbourhood Plan which has gone through all its requuired stages and is now approved and accepted by Arun District Council as complying with its own Local Plan. If the Neighbourhood Plan is ignored it will undermine the whole purpose of local involvement in planning as expected by central government when the concept of Neighbourhood Plans was first introduced.*
> *Beyond that there are various other reasons for refusal; development here would remove another area of green space which is part of the rural backdrop to the village and gives it its essential character. Furthermore it is understood that the present land is high quality agricultural and should not be given up for development anyway.*
> *Then there is the scale of the proposal at 'up to 300 homes', which would in itself dwarf the existing 5 developments along Horsemere Green Lane, each of which is self contained and has only about 40 to 50 homes.*
> *We can then consider the impact on local infrastructure which should include medical facilities, school places, drainage, water and sewerage, and of course traffic and transport. I will deal just with the last of these. The Neighbourhood Plan draws attention to the severe pressure that the village is already under and the increases in lorry traffic resulting from recent waste management facilitis further north off Church Lane, and the safety issues at all of the local road junctions.It is perfectly obvious that the existing junctions at Ferry Road, Church Lane and Yapton Road (the Oyster Catcher Junction) cannot cope with present day traffic volumes during peak periods or when there is any kind of local incident or on the A27. Huge queues build up very rapidly and the A259 is already drawing more traffic away from the A27 following the opening of the Bognor Bypass. As things stand there are no proposals at all from WSCC to deal with these matters either now or in*

the future so it is very obvious that the imposition of 300 new homes would only exacerbate an already critical situation. The planning application should in fact be refused for this reason alone.
The reality of modern day development is that the developer should recognise and deal with all the negative impacts caused by their new development. By my calculation(and I have past experience in this field)this development could reasonably fund between £9m and £12million pounds of new infrastructure, but I see no signs of it here. The proposed roundabout at Church Lane/A259 may improve the junction capacity but will not increase the carrying capacity of the A259. Also it makes no provison for pedestrians or cyclists from either the new development or existing residents wishing to walk or cycle from north of the A259 to the local school or the much used recreational facilities at Climping Beach. Please consider all these points in detail and refuse this application.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration