Martin Gillam
42 Appletree Walk
Climping
Littlehampton
BN17 5QN

Your Ref: OWPC12353
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

1st February 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 1st February 2017 which has been recorded as **'an objection'** with the comments as follows:

42 Appletree Walk
Climping
BN17 5QN
Dear Ms Potts
I wish to object to the proposed new housing development in Climping. The planning application is not in accordance with the local plan, it exaggerates existing problems within the village, it offers nothing for local residents, it uses prime agricultural land for housing, it does nothing to enhance the village and it will destroy wildlife habitat.
- Traffic is a problem in Climping. Ever since the Bognor Regis Bypass was opened more cars are using the A259 and until the A27 Arundel bypass is built with a new link road and a bridge over the railway line at Ford more houses in the area will just increase this problem.
- The local primary school is unable to accommodate more children and there is no mention of adding more capacity.
- Whilst theoretically the majority of the field would be unaffected should the river Arun burst its banks, the field regularly floods from surface water and building anything on it could create major flooding issues for the area.
- Church Lane often floods opposite" Field Place" putting in another tarmac road will increase the flooding issues experienced.
- Horsemere Green Lane is already used as a "rat run" and has a problem with HGV traffic. Adding another road off it and adding 300+ houses will worsen this problem.
- Changing the roundabout at the end of Church Lane may improve traffic flow on the A259 and Church Lane. Unfortunately this will inevitably increase vehicle speed along Church Lane. This would make turning right out of Horsemere Green Lane even more dangerous so people would go through the new housing estate creating a new "rat run".

- The village already has a local farm shop, village hall, sports field and church hall. The development offers nothing that the village doesn't have already.
- Wild dear live in the field and migrating birds are often seen on the field.
Whilst I am wholehearted against this development if it were to get planning approval there should be further amendments made:
- Fewer more generous sized houses so that the village retains its character.
- Increased primary school capacity including a lay-by for parents to drop their kids off on Crookthorn Lane.
- A second new roundabout at the end of Yapton Road and the A259.
- A new footpath/cycle path at the Western boundary alongside Yapton Road to meet up with the new Bognor to Littlehampton cycle path planned along the A259.
- Pedestrian access from the existing estates to the new green area to help integrate the village. This may mean buying an existing house or two to create access.
- A covenant would be needed to protect the remaining green area from further development.
- A traffic management scheme is needed on Horsemere Green Lane.
- A footpath / cycle path along Horsemere Green Lane to link with the existing Church Lane which will become a cycle path.
- The creation of ponds to aid land drainage.
- A high earthen bank to be created as part of the development to the North of the A259 to reduce traffic noise and emissions.
- A new car park at Ford railway station for increased commuters from the village.

Yours sincerely,

Martin Gillam

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