Nigel Hodson
22 Apple Tree Walk
Climping
Littlehampton
West Sussex
BN17 5QN

Your Ref: OWPC12455
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

7th 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 7th February 2017 which has been recorded as **'an objection'** with the comments as follows:

I object to this development for the following valid reasons:
1) Climping is a small village of just over 300 dwellings, this development will almost double the number of dwellings, and therefore completely change the nature and character of the village. In the emerging Arun local plan it states 'small settlements and rural areas will retain their character with limited development to meet their needs. Doubling the size of the village is clearly the opposite to this.
2) The land is grade 1 and 2, with potential for high wheat yields, I understand in excess of 11t/ha where as the national average is about 8t/ha. The ability to to feed an ever growing population must surely take priority, when we know that Global warming will make many areas very marginal for food production. This development will take over 20ha of prime land out of food production taking the potential to produce over 220t of wheat a year permanently out of production.
3)In the winter the water table is very high leading to surface water flooding and the soil moisture level is at field capacity for most of the winter, therefore any percolation tests should be carried out in the winter months. A large housing development will significantly increase the risk of flooding for other houses in the area.
4)The A259 is already at over capacity and building a new roundabout will not fundamentally solve this issue. If building a new roundabout will speed up traffic in Church lane, this will encourage even more drivers to use Horsemere Green Lane as a rat run to the A259. Many drivers already use Horsemere Green Lane, because at the Oystercatcher junction it is impossible to safely turn right onto the A259, with two fatalities there in recent years.
5)If the new roundabout goes in and speeds up this part of the A259 it will make it impossible for parents and children to safely cross the A259 to get to the school, this is only possible now at rush hour because cars are queuing or slowed down by the small

nature of the roundabout, this will be a death trap.
6)There is insufficient local infrastructure, such as lack of School places. Climping is a very small school. Doctors, dentists and hospitals in particular are under immense pressure.
7) When the Climping Neighborhood plan was drawn up at that time there was no identified need for housing in Climping. The Neighborhood plan was overwhelmingly endorsed by the parish, so any development will be contrary to the neighborhood plan, and therefore against the wishes of the local community.
8)In Aruns local plan for 2011 to 2031 published in 2014 and also stated again in ADC's HELAA report updated in November 2016, it states "the site is distant from any main settlements and would set a precedent for development in open countryside, the area is judged to having negligible/low landscape for development.The site is therefore not considered suitable for development."

So it is clear any development is contrary to the local plan, and much of ADC's plan. The development by doubling the size of the village would, completely change the nature of the small village of Climping, and increase the winter flooding risk significantly, and destroy some of the most productive land in the country.

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