Alan & Margaret Brackley
29 Appletree Walk
Climping
West Sussex
BN17 5QN

Your Ref: OWPC12529
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

10th 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 9th February 2017 which has been recorded as **'an objection'** with the comments as follows:

The proposal does not accord with the Clymping Neighbourhood Plan approved in a referendum by an overwhelming majority in December 2015 on a turnout of 44% and adopted by ADC on 13/01/16. The Prime Minister said, "the result of the referendum was clear. It was legitimate". MPs also clearly believe that results of referenda should be binding. Clymping has a population of 771, with 348 dwellings. (2011 Census) This proposal will almost double that number and is totally contrary to the plan's "Vision and Objectives".
Ford Road/Church Lane is extremely busy, with a blind junction for those turning right from Horsemere Green Lane. The proposal will do nothing to alleviate the problem as traffic will be coming at a sharper angle from the new roundabout with vehicles wishing to turn out of the proposed development into traffic. Planned developments for Ford Airfield will add to the number of commercial vehicles using a road which is often an alternative route for traffic avoiding the very busy A27 and delays at the Arundel and Crossbush junctions. Horsemere Green Lane is already used as a "rat-run" by speeding vehicles. The A259 is a busy and noisy road, particularly since the opening of the Felpham by-pass. The proposed development will add a minimum of 400 cars wishing to exit onto Ford Road or the A259. The junction of Yapton Road and A259 is also extremely dangerous. Residents are unlikely to secure employment locally, adding to the congestion on already over-crowded roads.
As retired headteachers with 33 years experience we are concerned that there is no provision for additional primary places. There seems to be an assumption that the schools in the area can take the minimum of three hundred children which the development could be expected to produce. (ONS 1.92 per household 2016) In 2016, St Mary's CofE Aided School had 103 children on roll, leaving 2 places. Access would mean attempting to walk across the very dangerous road at peak times or adding to the traffic congestion by

travelling by car. Any attempt to create a safe crossing would increase existing delays on A259. In 2016, there were places at Yapton School, although given the building now taking place, these will be taken. Pupils would have to walk 2 miles along a very busy road, most of which has no footpath, leaving the only option of adding to the existing traffic congestion. The most likely route will be to use Horsemere Green Lane, adding to the traffic problems along that road. The problems already faced by local medical practices are well-documented, with one Littlehampton surgery having closed because of its inability to recruit staff, whilst Avisford Medical Group in Yapton already has 10500 patients. The proposal would bring at least another 600 to the area.
The site is prime agricultural land and is a haven for a variety of wild life, including birds and deer. There are widespread concerns about the existing drainage. The drains and ditches along Horsemere Green Lane frequently fill and overflow. On moving to Clymping, our existing insurer refused cover because of the "flood risk", as we were moving to an area where "flooding is possible". (Environment Agency) In 2015, Mulgrave Properties held a "consultation" with residents over a plan to build 140 homes on the site. The Chairman recently stated that they "carefully considered the feedback we received", claiming that the proposal will provide "enhanced infrastructure for both the residents of the proposed development and existing residents of Clymping". (Littlehampton Gazette 26/1/17) This application will double the size of the village and bring nothing of benefit to it.

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