Paul Aston-Clarke
17, May Close
Clymping
West Sussex
BN17 5TF

Your Ref: OWPC12610
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

14th 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 13th February 2017 which has been recorded as **'an objection'** with the comments as follows:

This proposed development is contrary to the 'made' Neighbourhood Plan (that only mentions small scale development in the village) and is also therefore, contrary to item 198 of the NPPF.

The 'traffic model' created by the developer to predict traffic flow appears to be 'sketchy' at best, even to a layperson. I note that even Highways England do not feel that the information provided enables them to make an informed decision! Highly concerning when the roads are already over capacity.

There is no employment in the immediate area. Therefore, anyone living here must travel to work. They will undoubtedly do so by car (even if only to access one of the train stations). Increasing the number of cars in the area will only make cycling more hazardous.

The developer's representative estimates that the development will bring 1.2 children per household (360 in total) to the village. The local school has 15 places a year. The next nearest school does not provide free school transport from Clymping so parents would have to drop children off, by car - as it's too hazardous for them to travel along the A259 on foot or by bike. The local doctor's surgery has closed its registration as it has no space for further patients.

The 'surrounding land' and SUDS left after building is complete is an extensive area. The council does not seem inclined to take on the upkeep, the social housing portion of the development will surely not want to pay towards it and the affordable housing portion likely won't have the money. Therefore, who would foot the bill? This really hasn't been thought

through!

The Local Highways Association mentions 3000 homes in Eastergate, Westergate and Barnham, 2000 in Ford and a further 1000 homes on the West Bank of the Arun. There is also on-going building at Felpham and at Toddington, a development at Comet Corner and countless smaller developments in the area. Add all these together and it seems to me that ADC have their planning quota for about 10 years already, thus eradicating the need to build on irreplaceable Grade 1 & 2 farmland.

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