Mr Gavin Meeks
15 May Close,
Climping
Littlehampton
West Sussex
BN17 5TF

Your Ref: OWPC12645
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

15th 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 14th February 2017 which has been recorded as **'an objection'** with the comments as follows:

The demographic trend for this area is for younger professionals with families. Those children require schooling and we are already aware of a lack of schooling within commutable distance from Climping having two children in full time education of our own.

With a growing population in the area so comes the need for employment to support that. There are insufficient employment opportunities to support a development of this scale.

I commute out of the vicinity to Shoreham By Sea by car already. A commute that just 2.5 years ago took 30 minutes. Today that same commute leaving at identical times takes anywhere between 50 minutes and 1 hour without any incidents at the time on the route. The road network away from the area is already at saturation point. Road safety incidents are increasing as a result, further exposing this plan to widespread criticism as it is also compounding the heavy delays in travel to and from the area.

It is argued by the highway agency that the throughput of traffic can be aided by the proposed investment in a larger faster flowing roundabout as part of this development plan. How can this be the case when you can only approach the roundabout at a given speed and enter that round about if another car is not already in your line of travel? I have seen increased bottlenecks of traffic created by 'rat runs' around both Ford Lane and Horsemere Green Lane as people divert their routes to alleviate delays to their journey along the A259 adjacent to the proposed development.

Ford Rail crossing is renowned as being the 2nd slowest crossing in the country. Traffic already can back up beyond Ford Lane and this situation will be exacerbated yet further. 300 homes will drive realistically 500-600 more cars immediately on this overloaded road

network.

There is no economic reason for a development of this scale. It does not integrate into the existing community layout and there is no demand for additional shops to support the current dwellings in this area.

As Grade 1 & 2 cultivated agricultural land such a development sets itself as a precedent for developing our open countryside spaces. Whilst there may be a housing shortage it should be conceded that this land has negligible capacity for development and when looking at the wider context of housing allocations in adjoining parishes we would see the identity of Climping as a village disappear as it coalesces with Littlehampton as a Suburb contradicting the adopted and ratified Neighbourhood plan.

I firmly object to this development!

Gavin Meeks
15 May Close

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