Angela Lewis
16 May Close
Climping
Littlehampton
BN175TF

Your Ref: OWPC12656
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

16th 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 15th February 2017 which has been recorded as **'an objection'** with the comments as follows:

There are numerous reasons why this development should be rejected
1.The land is on a greenfield agricultural site site classified as Grade 1 and 2, if the development is allowed to proceed it will set a precedent and will allow unlimited applications along the entire A259.
2.The application is contrary to the Local Neighbourhood Plan and to item 198 of the National Planning Policy Framework.
3.Environmentally it will destroy the last East West wildlife and habitat corridor north of the A259 and remove 20ha of agricultural land which is needed to feed the growing population.
4.The visual impact on the landscape and the local communities has not been fully considered, the density of housing will double the size of the village. When considered with the proposed 1500 homes at Ford, 1000 on the west bank, 300 at Ford lane the Village community will disappear.
5.The construction of the new roundabout will not resolve the traffic congestion it will simply move it westward by a 100m. Highways England in their response of 6th February 2017 reinforces the local concern over the impact of the development on the road network.
6.The proposed entrances will only increase the probability of accidents with right turning vehicles trying to enter and exit the site on both Church Lane and Horsemere Green Lane.
7.The development does not know if or where it can connect to the sewer system, their own calculations show the existing system does not have capacity.
8.The Flood Risk Assessment does not take into account the flooding that occurs in the field at the moment.
9.The local schools, dentist, hospitals and doctors surgeries are working at capacity, this development would only make the situation worse.
10.There are no local employment opportunities to accommodate this size of development

which means people having to travel, adding to the already overloaded transport system.
11.West Sussex County Council as the Local Highway Authority have already advised the applicant that to support any identified Local Plan allocation, a comprehensive package of infrastructure improvements would need to be developed to mitigate the severe cumulative impact of proposed local developments. The transportation assessment deals with this development in isolation.
12.It is contrary to the emerging local plan, Clause 4.18 states "The Districts smaller settlements and rural areas will retain their character with limited new developments to meet their needs".
13.It is contrary to the emerging local plan Clause 7.1 - Settlement Structure -states "it is important that this settlement structure is taken into consideration so that individual settlements do not completely coalesce and lose their individual character" the cumulative impact of the proposed developments in the area should be considered.

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