Nicholas Foss
28 Apple Tree Walk
Climping
Littlehampton
West Sussex
BN17 5QN

Your Ref: OWPC12700
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:

By way of background I have lived at 28 Appletree Walk since 2007 and have resided locally since 1990. I commute daily to Arundel by either car or bicycle.
I strongly object to this proposal, as it is not sustainable for the local area in many respects, some of which I have addressed below

Impact of Traffic: there is already considerable congestion at the roundabout where Church Lane meets the A259, particularly at peak times. Although currently this is manageable, as and when the A27 is closed, normally due to an accident, the traffic is diverted through Climping resulting in long delays. The introduction of additional vehicles from the proposed housing will impact this and the new roundabout will not make any potential difference to the congestion. The junction of the A259 and B2233 is already a known black spot and additional traffic would no doubt lead to further incidents or increased deaths!

It is highly likely there would be an increase in the number of vehicles traveling towards Arundel on the Ford Road, which will increase further the wait time at Ford Train crossing. Ford is a very busy crossing and I have at times had to wait for 6 trains without the barriers being raised, which incurred a wait time of nearly 20 minutes. I believe the outcome from additional traffic at peak times would lead to the road becoming gridlocked. The traffic can already become backed up to the turning of Ford Lane. As a cyclist I already fear for my life when cycling along Ford Road, as there is no separate provision for cyclists.

Surface Water: My property backs onto the field in question and during periods of sustained rain the field floods and there is a small 'lake' that appears and only drains away

after a significant period of time. Indeed even at the bottom of our garden after significant rain the water table is above ground level, which causes concern to us. I have also witnessed the rainwater running off the field and onto the road resulting in flooding and muck being deposited onto the carriageway. The addition of 300 houses on this site with such a high water table would I feel lead to more severe flooding and even subsidence of some buildings due to the soil conditions and cracking as the ground dries during hot weather periods.

School provision: The current schools locally could not cater for such an increase of pupils, estimated to be in the region of 600 additional places. Climping School has a capacity for approx. 100 children and is already over subscribed.

Impact on the community: To add 300 houses will in effect double the size of the village and change its cherished character, indeed Climping would loose its identity.

Local infrastructure: Quite simply there is insufficient infrastructure to support such an increase in local population from schooling, medical centres, roads, cycle paths, road crossings, policing, parking, and links to public transport. I would also point out that the bus service is almost not existent and ceases totally by early evening.

Provision for young people: with an estimated increase of 600 younger people there would be insufficient recreational provision locally and the limited public transport (as mentioned) would no doubt leave our young people with minimal options to spend their time or socialise in a positive way. A possible outcome maybe a rise in social disorder thus putting further burden on the police. There is already a shortage of youth clubs and youth workers in the area, which needs addressing.

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