David Underwood
2 The Hamlet
Waterford Gardens
Climping
West Sussex
BN17 5RY

Your Ref: OWPC12702
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:

1. The application is contrary to our made, adopted and ratified Neighbourhood Plan. I understand that this is contrary to Item 198 of the NPPF.

2. There is no economic reason for doubling the size of our village. Neither is there any local employment opportunities to support the scale of this development.

3. The development is a disgraceful use of prime arable land.

4. The development would place an unreasonable extra load on the existing road system.

The intended roundabout would not overcome the main problems associated with the existing roads. The existing roads are the A259 and the A27 which rely on bridges to cross the Arun River. In the past road traffic accidents have taken out one or other of these crossings with no alternatives.

5. Church Lane, single carriageway, is already showing signs of breaking up under the strain of HGV traffic. This lane is impeded by the rail crossing at Ford and Arundel road is another restriction causing chaos by HGV and PMC usage.

6. Private car usage will continue to increase as public transport is almost non-existent.

7. Having considered the doubling of the village it must consider road widening, schools, doctors, dentists.

8. The South Coast Cycle Route runs through our village but there are few cycle lanes.

Recreational cyclists do not feel safe with the present volume of traffic and often use footpaths, where they exist, and rightly so.

9. Another consideration is Brexit. If the UK gets its immigration under control will the country need this level of extra housing

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