Cop

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
16 FEB 2017
REF:

From : David Miranda
20 The Hamlet
Waterford Gardens
Clymping
Littlehampton
BN17 5RY

To : Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.

15.02.2017

To Whom it May Concern Regarding

Proposal Outline application for the erection of up to 300 dwellings & ancillary development etc

Location Land West of Church Lane & South of Horsemere Green Lane Climping

I wish to object to the above application Reference CM/1/17/OUT for the following reasons:-

1. The application is contrary to our made, adopted and ratified Neighbourhood Plan, as noted by the Clymping Parish Council in their list of material objections, and so contrary to item 198 of the NPPF (National Planning Policy Framework).
2. No current economic reason has been demonstrated for a development of this scale. Nor are there local employment opportunities of the scale required to support such a development.
3. The local road network is already over-loaded without even considering the addition of 450+ vehicles that would be attributable to the residents of the proposed development . The *capacity* of the network cannot be addressed or improved simply by the construction of a new larger roundabout . This would only address traffic *flow*. Church Lane has only one lane in each direction, with traffic build ups at the intersection with the A259 enhanced by 'convoys' of traffic that build up waiting for Ford level crossing to open . This proposal does nothing to promote sustainable transport as required by item 34 of the NPPF.

4. There is no up to date and adopted local plan in place, therefore there should not be a presumption in favour of this proposal.
5. This proposal is an over-development of the village given it would almost double its size. Presently there are 323 households in Clymping to which this application proposes the addition of a further 300. When considered with other proposed developments on the West Bank and other housing allocations in adjoining parishes (e.g. Ford: 1500 homes) Clymping and other villages, as settlements, would coalesce, forming an extended dormitory suburb of Littlehampton.
6. The site is 'Grade 1 and 2' prime agricultural land (currently under cultivation). The land is farmed by an independent local family so there is a potential of employment cutbacks and reduction of income. Farming is at the heart of this rural setting . 87 % of respondents surveyed in the preparation of the Neighbourhood plan agreed ' the Rural Character is the most important feature of Clymping' (p13 14.15 The Natural Environment)
7. Arun District Council's own HELAA assessment summary table of November 2016, page 260, notes that this site can be deemed a deliverable strategic site (purely because the developer has offered it). It also notes under the title Suitability Summary that, *the site is distant from any main settlements and would set a precedent for development into open countryside. The area is judged as having a negligible/low landscape capacity for development. The site is therefore considered* ***not suitable*** *for development.*
8. From the emerging local plan, this development would be contrary to the following clauses:
    a. Clause 4.18 of page 33
    b. Page 36 and 37 – Clymping is shown as outside of the urban development area
    c. Clause 7.1.2 of page 43
    d. Clause 7.1.5 of page 43
    e. Page 46 policy SD SP2
    f. In support of the previous clause, Page 137 clause 12.1.24,

g. Page 162 clause 12.4.5 and policy H SP3, - there is no identified need within the village. Just because ADC cannot demonstrate a housing supply for the next 5 years, does not on a local basis make this development 'needs led'.

h. Page 185 policy D DM1 1 and 3

9. Significantly Highways England, as the strategic highway company in their response to ADC (dated 6th February 2017) to the application, states *"our current position on this application is that there is insufficient information provided on which to base an informed decision in relation to the potential impacts on the development of our road network"*. Further they ask Arun District Council, *"to refrain from determining this application on the basis of the information contained with their response"*. They go on to say that, *"if in the meantime the Council is minded to determine the application with a view to anything other than a refusal then please advise accordingly and we will provide a formal response"*.
10. Given the paucity of the applicants information as commented on in Highways England's response ; I am concerned for unknown negative health effects of higher levels of pollution that increased road traffic and the repositioning of the A259 roundabout closer towards existing developments to the south side of Horsemere Green Lane will create.
11. There are insufficient local school places to cater to the number of children the development will bring to the area.
12. There is insufficient capacity in local NHS surgeries to cater to the number of adults and children the development will bring to the area.
13. The water table on the site is particularly high and no percolation test has been conducted , furthermore this winters rainfall has been unseasonably low . Flooding is a known problem on the site such that seabirds and swans use the seasonal lakes that form on the site. The applicant has failed to provide adequate sewage and drainage information to allow a safe determination of the application other than of refusal.

14.The wildlife on the site and its margins is reported elsewhere, but should include a family of three deer that often seen out on the field itself.



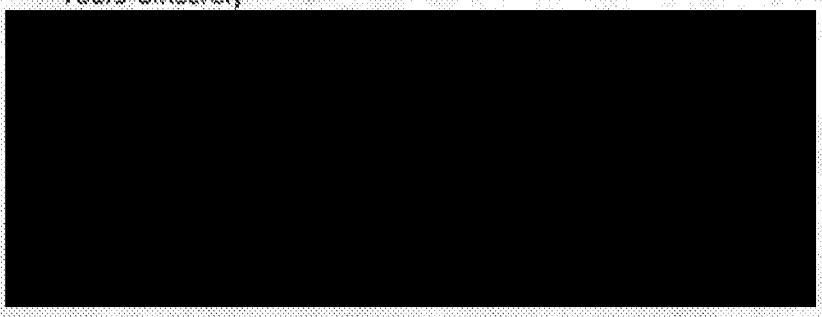
Taken 09.02.2017 from The Hamlet viewing south towards A259. Original available upon request

15. Regarding the comments in WEST SUSSEX COUNTY COUNCIL's LOCAL DEVELOPMENT DIVISION: SECTION 106 CONSULTATION RESPONSE (excluding Transport (known as TAD) contributions) of 09/02/2017. I note the statement within 1. School Infrastructure Contribution at 1.3 " We will require a 1.9 hectare site within the boundary of the development to accommodate a 2FE primary establishment,....." The likely number of attendees to such a primary school (with a reception class) would be in the region of 450 children plus teaching and support staff. The document was filed three days after those of Highways England (see 9. above) Thus it would seem no account could have been taken of the impact on traffic numbers generated by parents driving children to and from school and in particular in the morning peak time.

16. The applicant staged a consultation for the community where they presented an option for circa 80 to 140 homes on Monday 27th July 2015 at Bailiffscourt Hotel . That date being the UK outflow peak of the summer holiday season ; some have said a date that minimised potential attendance . Local news and records establish the scale of that original scheme was widely unaccepted once known to local residents through other means, causing as it did upset and protests . In the knowledge that Clymping's made Neighbourhood Plan accepts the principal of development based on local 'need only '..... 'for small scale housing

developments' the applicant has reverted in 2017 with this even more controversial application for 300 homes.

Yours Sincerely



David Miranda

Cwl

From : Kiti Miranda
20 The Hamlet
Waterford Gardens
Clymping
Littlehampton
BN17 5RY

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
16 FEB 2017
ACTION

To : Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.

15.02.2017

To Whom It May Concern Regarding

Proposal Outline application for the erection of up to 300 dwellings & ancillary development etc

Location Land West of Church Lane & South of Horsemere Green Lane Climping

I wish to object to the above application Reference CM/1/17/OUT for the following reasons:-

1. This proposal is an over-development of the village given it would almost double its size. Presently there are 323 households in Clymping to which this application proposes the addition of a further 300. When considered with other proposed developments on the West Bank and other housing allocations in adjoining parishes (e.g. Ford: 1500 homes) Clymping and other villages, as settlements, would coalesce, forming an extended dormitory suburb of Littlehampton.
2. The local road network is already over-loaded without even considering the addition of 450+ vehicles that would be attributable to the residents of the proposed development . The *capacity* of the network cannot be addressed or improved simply by the construction of a new larger roundabout . This would only address traffic *flow*. Church Lane has only one lane in each direction, with traffic build ups at the intersection with the A259 enhanced by 'convoys' of traffic that build up waiting for Ford

level crossing to open . This proposal does nothing to promote sustainable transport as required by item 34 of the NPPF.

3. No current economic reason has been demonstrated for a development of this scale. Nor are there local employment opportunities of the scale required to support such a development.
4. The application is contrary to our made, adopted and ratified Neighbourhood Plan, as noted by the Clymping Parish Council in their list of material objections, and so contrary to item 198 of the NPPF (National Planning Policy Framework).
5. There is no up to date and adopted local plan in place, therefore there should not be a presumption in favour of this proposal.
6. The site is 'Grade 1 and 2' prime agricultural land (currently under cultivation). The land is farmed by an independent local family so there is a potential of employment cutbacks and reduction of income. Farming is at the heart of this rural setting . 87 % of respondents surveyed in the preparation of the Neighbourhood plan agreed ' the Rural Character is the most important feature of Clymping' (p13 14.15 The Natural Environment)
7. Arun District Council's own HELAA assessment summary table of November 2016, page 260, notes that this site can be deemed a deliverable strategic site (purely because the developer has offered it). It also notes under the title Suitability Summary that, *the site is distant from any main settlements and would set a precedent for development into open countryside. The area is judged as having a negligible/low landscape capacity for development. The site is therefore considered* ***not suitable*** *for development.*
8. From the emerging local plan, this development would be contrary to the following clauses:
    a. Clause 4.18 of page 33
    b. Page 36 and 37 – Clymping is shown as outside of the urban development area
    c. Clause 7.1.2 of page 43

d. Clause 7.1.5 of page 43
e. Page 46 policy SD SP2
f. In support of the previous clause, Page 137 clause 12.1.24,
g. Page 162 clause 12.4.5 and policy H SP3, - there is no identified need within the village. Just because ADC cannot demonstrate a housing supply for the next 5 years, does not on a local basis make this development 'needs led'.
h. Page 185 policy D DM1 1 and 3

9. Significantly Highways England, as the strategic highway company in their response to ADC (dated 6th February 2017) to the application, states *"our current position on this application is that there is insufficient information provided on which to base an informed decision in relation to the potential impacts on the development of our road network"*. Further they ask Arun District Council, *"to refrain from determining this application on the basis of the information contained with their response"*. They go on to say that, *"if in the meantime the Council is minded to determine the application with a view to anything other than a refusal then please advise accordingly and we will provide a formal response"*.
10. Given the paucity of the applicants information as commented on in Highways England's response ; I am concerned for unknown negative health effects of higher levels of pollution that increased road traffic and the repositioning of the A259 roundabout closer towards existing developments to the south side of Horsemere Green Lane will create.
11. There are insufficient local school places to cater to the number of children the development will bring to the area.
12. There is insufficient capacity in local NHS surgeries to cater to the number of adults and children the development will bring to the area.
13. The water table on the site is particularly high and no percolation test has been conducted , furthermore this winters rainfall has been unseasonably low . Flooding is a known problem on the site such that seabirds and swans use the seasonal lakes that form on the site. The applicant has failed to provide adequate sewage and drainage

information to allow a safe determination of the application other than of refusal.

14.The wildlife on the site and its margins is reported elsewhere, but should include a family of three deer that often seen out on the field itself.



Taken 09.02 2017 from The Hamlet viewing south towards A259. Original available upon request

15. The applicant staged a consultation for the community where they presented an option for circa 80 to 140 homes on Monday 27th July 2015 at Bailiffscourt Hotel . That date being the UK outflow peak of the summer holiday season ; some have said a date that minimised potential attendance . Local news and records establish the scale of that original scheme was widely unaccepted once known to local residents through other means, causing as it did upset and protests . In the knowledge that Clymping's made Neighbourhood Plan accepts the principal of development based on local 'need only '..... 'for small scale housing developments' the applicant has reverted in 2017 with this even more controversial application for 300 homes.

Yours Sincerely

[redacted]

Kiti Miranda

Col

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
16 FEB 2017

FAO Planning & Building Control,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex. BN17 5LF.

15th February 2017

Dear Sirs,

Reference Planning Application CM/1/17/OUT

As a Resident of Clymping Parish, I wish to raise the following objections to this Proposed Plan.

1) The application is contrary to our adopted and ratified Neighbourhood Plan , as noted by Clymping Parish Council in their list of Material objections, and hence is contrary to item 198 of the NPPF.
2) As there at No Local employment opportunities of the scale required, Clymping has No Economic reason for a Development of this Scale, increasing the size of the Village by 100%.
3) We do not have the Infrastructure for an additional 600-800+ more vehicles on our local Roads, and a new roundabout does nothing to address the capacity issue, on Church Lane or the A259, or to promote substainable transport, as required by item 34 of the NPPF.
4) There is no up-to-date and Local Plan in place, and hence there should not be a presumption in favour of this proposal.
5) It is evident that this proposal is an over development of the Village, and would if completed, together with the other proposed developments, on the West Bank and other housing allocations within the adjoining parishes, (e.g. Ford 1500 homes), would coalesce, forming an extended suburb of Littlehampton.

6) This Site is Grade 1 & 2 Prime Arable/Agricultural land, which has been cultivated/farmed for many years, and much needed in the Community to avoid importing food from elsewhere!

7) Arun is aware that this Site is distant from any Main settlement, and this Application would set a precedent for development on our Open Space Countryside, endangering our Trees/Woodlands and protected Wildlife, including Deer, Hedgehogs, Fox, Swans, Rare Birds , whom are regularly seen and photographed, grazing/feeding in exactly the areas, where the buildings are shown, on the proposed plan.

8) From experience over 13 years, this site has serious flooding problems in certain conditions, which regularly happen, from time to time, creating large Ponds, where our protected Swans and Ducks etc, swim around for days and weeks. During this period, the floods also pour out across onto Church Lane, flooding the properties across the other side of Church Lane, and this Proposed Development will increase the Watershed, thus putting the existing Listed Buildings and adjoining Executive properties, at Risk of Flooding, especially in the Central Area of the proposed Site, and hence, residents will no longer be able to obtain household insurance from Flooding! Will Arun foot the bill for it in future?

9) This proposal offers No solution whatsoever with regard to help solving the housing issues, as it's evident and likely to cause many more problems, with the addition of more concrete by increasing the Water Table even more, which is a disaster waiting to happen for the Residents and Wildlife of Clymping.

10) It's not rocket science to recognise that the infrastructure, would be unable to cope, due to the overload on the entire Community, including /Roads/ Services/GP's/Schools, etc., and together with overshadowing/loss of outlook to the detriment of

the residential amenity, it would not be justified, when Arun have the opportunity to build upon Brownfield sites nearer to the A27, if and when the needs arrives. Hence not turning the much needed Grade 1 & 2 Arable land, together with our County's Wildlife, into a Flood Plain, and a House of Horrors for the Health & Safety Executive!

We trust these objections will be taken on-board, and should you need any photographs as evidence, please let us know.

Yours faithfully,

[redacted]

Christopher Keen
21 The Hamlet,
Waterford Gardens,
Clymping,
West Sussex BN17 5RY.

Cor

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT
16 FEB 2017
REPLY

FAO Planning & Building Control,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex. BN17 5LF.

15th February 2017

Dear Sirs,

Reference Planning Application CM/1/17/OUT

As a Resident of Clymping Parish, I wish to raise the following objections to this Proposed Plan.

1) The application is contrary to our adopted and ratified Neighbourhood Plan , as noted by Clymping Parish Council in their list of Material objections, and hence is contrary to item 198 of the NPPF.
2) It's not rocket science to recognise that the infrastructure, would be unable to cope, due to the overload on the entire Community, including /Roads/ Services/GP's/Schools, etc., and together with overshadowing/loss of outlook to the detriment of the residential amenity, it would not be justified, when Arun have the opportunity to build upon Brownfield sites nearer to the A27, if and when the needs arrives. Hence not turning the much needed Grade 1 & 2 Arable land, together with our County's precious Wildlife/Habitat, into a Flood Plain.
3) Arun DC is aware that this Site is distant from any Main settlement, and this Application would set a precedent for development on our Open Space Countryside, endangering our protected Wildlife, including Deer, Hedgehogs, Fox, Swans, Rare Birds , whom are regularly seen and photographed, grazing/feeding in exactly the areas, where the buildings are shown, on the proposed plan.

4) As there at No Local employment opportunities of the scale required, Clymping has No Economic reason for a Development of this Scale, increasing the size of the Village by 100%.
5) We do not have the Infrastructure for an additional 600-800 more vehicles on our local Roads, and a new roundabout does nothing to address the capacity issue, on Church Lane or the A259, or to promote substainable transport, as required by item 34 of the NPPF.
6) There is no up-to-date and Local Plan in place, and hence there should not be a presumption in favour of this proposal.
7) It is evident that this proposal is an over development of the Village, and would if completed, together with the other proposed developments, on the West Bank and other housing allocations within the adjoining parishes, (e.g. Ford 1500 homes), would coalesce, forming an extended suburb of Littlehampton.
8) From experience over 13 years, this site is subject to serious flooding problems in certain conditions, which regularly happen, creating large Ponds/Lakes, where our protected Swans and Ducks etc, swim around for days. During this period, the floods also pour out across onto Church Lane, flooding the properties across the other side of the road, and as this Proposed Development will increase the Watershed, thus putting the existing Listed Buildings and adjoining Executive properties, at Risk of Flooding, especially in the Central Area of the proposed Site, which could leave residents, unable to obtain household insurance from Flooding! Will Arun DC foot the bill for it in future?
9) This proposal offers No solution whatsoever with regard to help solving the housing issues, as it's likely to cause many more problems, with the addition of more concrete by increasing the Water Table even more, which is a disaster waiting to happen for the Residents and Wildlife/Habitat of Clymping.

10) This Site is Grade 1 & 2 Prime Arable/Agricultural land, which has been cultivated/farmed for many years, and unlike concrete, it uses the rain to support growth, as opposed to concrete, which sends water off any all directions, causing more flooding, and could well destroy residents homes, wildlife etc.

11) During the recent meeting at St. Mary's Church Hall, I asked the person representing the Mulgrave Estate, a question, which was ' What evidence do you have, that this Area doesn't Flood, and I didn't get an answer to my question, and another person asked if he'd like to live here, and he replied NO I'm a Towny, and he had obviously No interest whatsoever in the fact that this proposal would destroy the Wildlife and their Habitat, as long as he was able to make money, from such a project, which I think says it all. Everyone from Horsemere Green Lane and Church Lane, etc, has the proof of the pudding, and you are most welcome to see photographs if required.

I trust the above, will prove of interest, and I await your comments in due course, regarding saving one of the most pleasant areas left in West Sussex and the South of England, from developers, who only have their own interest at heart. Unlike the residents who care about the Area, and know what is important to not only to themselves, but to visitors who like it just the way it is, with Farmland and Wildlife for everyone to enjoy/benefit from the precious Grade 1 & 2 Arable land, whereby the Farmer helps protect the Natural Beauty and Wildlife.

Yo[redacted]

Di[redacted]

21 The Hamlet,
Waterford Gardens,Clymping,
West Sussex BN17 5RY. [redacted]