Brian & Jeanette Barlow
38 APPLETREE WALK
CLIMPING
LITTLEHAMPTON
WEST SUSSEX
BN175QN

Your Ref: OWPC12716
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

17th 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 16th February 2017 which has been recorded as **'an objection'** with the comments as follows:

We would like to register our objection to the proposed housing development to the land west of Church Lane and south of Horsemere Green Lane on the following basis:-
1) The proposal is in direct contravention of the approved Climping Neighbourhood Plan.

2) The proposal is non compliant with Arun Local Plan 2011-2031 published in 2014 which refers specifically to this site and any proposed housing and concluded "The site is therefore not considered suitable for development".

3) The site comprises solely of grade 1 & 2 agricultural land which once developed cannot be replaced.

4) Much of the existing road infrastructure is under too much pressure without the additional pressure of 300 homes. Lately the A259 corridor from Worthing through to Bognor has seen numerous housing developments along its length which has massively increased traffic flow as road users seek an alternative to the A27 bottleneck at Arundel. There is little employment in the immediate surrounding area so there is a clear possibility of 300+ extra commuters from the village.

5) We have lived in the village for 26 years and during the winter the proposed site is subject to flooding which often runs off into Church Lane and Horsemere Green Lane. This appears to have worsened proportionally to the sequential developments off Horsemere Green Lane. Creating hard run off surfaces for rainwater associated with 300 homes / drives/ roads may worsen the potential flooding risk.

6) At the 2011 census Climping had a population of 771 and 348 dwellings. Adding 300

additional homes in one development would put pressure on schools, health services, police and fire services and utilities especially for our fickle foul drainage and electrical supplies.

The proposal is an insensitive piece of planning with from what little there is available to review appears to have no sympathy with the existing village built environment and the countryside around, which is an integral aspect of village life.

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