Marcus Bray
12 May Close

Climping
West Sussex
BN17 5TF

Your Ref: OWPC12718
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:

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. There is no economic reason for a development of this scale.
3. There are no local employment opportunities of the scale required to support this proposed development.
4. There would be a high impact on the already over-loaded local road network. The capacity of which will not be improved simply by the advent of a new roundabout. Though whilst it might improve traffic flow on the roundabout, does nothing to address the capacity issue of the A259 or Church Lane. This proposal does nothing to promote sustainable transport as required by item 34 of the NPPF.
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. This proposal is an over-development of the village. It would almost double its size. When coupled with other proposed developments on the West Bank and other housing allocations within adjoining parishes (e.g. Ford: 1500 homes) Clymping and other villages, as settlements, would coalesce, forming an extended suburb of Littlehampton.
7. The site is 'Grade 1 and 2' prime agricultural land (currently cultivated).
8. 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 (as 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.
9. 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.
h Just because ADC cannot demonstrate a housing supply for the next 5 years, it does not make this development 'needs led' on a local basis.
i Page 185 policy D DM1 1 and 3
10. Highways England, as the strategic highway company in their response (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".

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