Lynn Dodson
Church Farm Cottage
Horsemere Green Lane
Climping
BN17 5QX

Your Ref: OWPC12734
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

---

Thank you for your internet representation made on 16th February 2017 which has been recorded as **'an objection'** with the comments as follows:

If this development is allowed to go ahead it will almost double the size of the village and flies in the face of the Climping Neighbourhood Plan which has been both adopted and ratified.

There are no economic reasons for a development of this size and no local employment opportunities. New residents will have to travel to local towns for work, creating even more traffic on the already overloaded A259 and surrounding roads system. The proposed roundabout may increase traffic flow but does nothing to address the additional volume of vehicles.

The site is Grade 1 & 2 prime agricultural land which is still being cultivated.

In November 2016 Arun District Council's own HELAA assessment stated "the site is distant from any main settlements and would set a precedent for development into open countryside. The area is judged as having negligible or low landscape capacity for development. The site is therefore considered not suitable for development". Has something changed to reverse this opinion?

Whilst I understand that Arun District Council is having difficulty in fulfilling it's housing quota for the next five years, it is not a reason to allow houses to be built anywhere and everywhere which seems to be happening at present. I also understand that in the emerging local plan Climping is shown as being outside of the urban development area.

I implore you to let sense prevail and reject this planning application.

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