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From: Alan Lovell [redacted]
Sent: 21 August 2017 10:15
To: Cllr. Richard Bower
Cc: Cllr. John Charles; Cllr. Stephen Haymes; Cllr. Jacky Pendleton; Cllr. Philippa Bower; Cllr. Susan Bence; Cllr. Jim Brooks; Cllr. Pat Dillon; Cllr. Alan Gammon; Cllr. Dawn Hall; Cllr. Barbara Oakley; Cllr. Vicky Rhodes; Cllr. Elaine Stainton; Cllr. Paul Wells; Alan Lovell; Cllr. Derek Ambler
Subject: Re: Planning Application CM/1/17/OUT at Climping

Dear Cllr. Bower,

I am registered to speak on this application at your next Dev. Control Committee. I drafted out my speaking note before I was aware that only 3 minutes is available for each speaker and only two members of the public are allowed to speak.

I am sure you will be aware that this application is a very big issue for our village so I have attached the earlier version of my speaking notes which I hope you, and the other members of your Committee will read in advance.

I know that Arun, like many other District authorities, is between a rock and a hard place due to the ever expanding housing targets being set by government to meet population growth, but without a commensurate allocation of resources to deal with the dreadfull strain on infrastructure that inevitably goes with it.

But at the end of the day, it is Arun DC who are the planning authority and I urge you not to be led by the nose down the road towards destroying the attractive area that we have today. That is just not what good 'planning' is about.

With best regards,

Alan Lovell (ex County Engineer and Surveyor, WSCC)

Draft Speaking Note for ADC Development C'ttee. - August 23rd 2017

Re: CM /1/17OUT

This development **should be rejected** for many reasons because it is both PREMATURE AND INAPPROPRIATE.

But first I would like to ask the members of the planning committee, who represent all of us who live in this area, to share a wider perspective of what is at stake here, because this is extremely important.

I speak as a person who has spent my whole career of over 40 years in Highways and Transport Planning my last job being as County Surveyor to West Sussex County Council, which included the Development Control function.

THERE IS A KIND OF MADNESS going on in the Planning World at the moment. National pressure to build housing is resulting in all kinds of things going on which are leading to bad planning with very grave consequences for the future, and this is a particular danger right here in Arun.

Because there is no current Local Plan in Arun developers are piling in with applications for what are usually smallish developments of 30 or 40 houses, but this is NOT one of those.

This proposal is for some 300 homes which makes it ¾ of the size of ALL of the current Climping Village. Because of this scale it must be considered as Strategic and dealt with through the Local Plan process. As the Public Inquiry for this is only a few weeks away, that must be the sensible course to take.

So POINT 1 is that because of its scale, this application must be considered to be premature and should be deferred until the Local Plan has been determined.

POINT 2 is that this proposal is totally contradictory to the Climping Neigbourhood Plan.

There is a major point as issue here. Neighbourhood Plans were introduced by Govt. to enable local people to have a real involvement in Planning. Ours took about 4 years to produce and has gone through all the many steps and consultation and been approved about 18 months ago by ADC as being in line with its planning policies. So any suggestion that it is already out of date is frankly ridiculous.

To approve this development now, on high quality agricultural land, would totally destroy the credibility of the Neighbourhood Planning process. This is why the Parish Council have already asked for this application to be called in by the Secretary of State. We need your support in this.

POINT 3 is about infrastructure, particularly the road network.

Developments are usually required to make arrangement for safe access to the existing road network, and where the development is of some size to contribute towards wider improvements to the network. This is done through Planning and Highway agreements.

What is proposed here is to build a much larger roundabout junction at the Church Lane/ A259 junction. You may think that looks good, but in reality it is not satisfactory at all for three important reasons:

First, relieving a traffic capacity issue at one junction on the A259 will do nothing to ease the existing capacity issues that already exist along all of the A259. It is a problem with the whole corridor, not just one junction.

Two, roundabouts do not offer any way of controlling junction priorities, so this is actually the wrong solution anyway as facilitating more traffic flow from Church Lane will just obstruct the A259 more.

Third, it is not possible to make proper provision for pedestrians and cyclists to cross the A259 road which bisects our village (which was a key point in the Neighbourhood Plan).

Everybody here will know of the problems that occur in the morning and the evening on every working day. The queues extend from the Tesco roundabout westward for up to a mile in the morning, and back up in Church Lane in the evening peak. The extensive delays cause all kinds of rat running around local roads and any kind of incident causes paralysis.

The Oyster Catcher junction is a well known safety hazard as is the unresolved problem at Comet Corner. Comet Corner is a classic example of how well intentioned developer contributions ultimately failed as there was not enough money to create the required signalled junction, so WSCC simply wasted the money on a pointless new slip road. It's not a good omen for the future.

To return to **Perspective:** there are at least two other huge potential development sites adjacent to Climping; the 1000 homes at the Littlehampton West Bank, and the 1500 homes on Ford airfield. This makes a total of approaching 3000 homes around our small village which would totally destroy its current rural ambience. And there is no local demand for this housing so most people will arrive from some distance away. And there is little work in this area they will have to travel by car each day.

Imagine at least 1000 extra cars trying to get onto the A259in this location during the am peak period. And most people will use cars as the public transport is virtually non existent and any idea that people will walk or cycle to work is, except in rare cases, just fantasy. The impact on the local road network would be absolutely horrendous ….and this is without considering the further effects of around another 16000 or so homes to be built within Arun by 2031.

And yet I have seen no significant proposals to deal with these issues from either Arun or West Sussex. **And neither authority will have the massive amount of money required to improve the capacity of the A259 and all its junctions.**

Futhermore, we have no real idea when or whether Govt. will improve the A27 (at Chichester, Arundel or Worthin) but the same issues have been around for at least 30 years, so until they are committed to something substantial that is another reason for regarding any major development that depends upon the A259 for access as PREMATURE as the traffic

overload on the A27 simply transfers to the A259 with the Bognor Relief Road increasing its attraction for longer distance traffic. That traffic flow has already increased by about 15% since the new route opened.

And I have not mentioned other essential infrastructure like school places and Doctors surgeries. The example at Bursted is not encouraging as although provision was made in the master plan for a new health centre, as nobody could be found to run it, it reverted back to more housing.

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I started this presentation by saying that there is a kind of Madness taking place and I hope you will agree with me that this is what it is. Huge pressure to accommodate ever increasing housing numbers **and a kind of corporate blindness at National and Local level to address the very clear infrastructure issues that it will bring.**

Until there is a realistic plan to address these issues within the Local Plan then all developments of scale must be rejected.

This is the first application to directly affect Climping and the potential impact on the village and its surroundings is frankly horrendous.

So I am asking you to use this application as a point at which to draw a line in the sand and say NO and refuse it.