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4th October 2021

Alan Lovell
* The Hamlets, Waterford Gardens
Climping,
West Sussex
BN17 5RY

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: CM/48/21/RES
Site Address: Land to the West of Church Lane South of Horsemere Green Lane Climping
Description of works: Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.

Thank you for your internet representation made on 3rd October 2021 which has been recorded as an objection with the comments as follows:

OWPC40828

I am objecting to this application for many reasons and particularly because this site should never have been included for development in the first place. It is entirely on good quality agricultural land and as such does not comply with ADC's own planning policies.

The scale of this development will dwarf the existing Climping village and together with the 1500 home Ford Airfield development will turn Climping, a small country village, into a minor part of a massive housing estate. This is planning at its worst!

I objected to WSCC's traffic assessment at the 2017 planning inquiry as it produced estimated traffic flow figures for the A259 and other local roads which were simply not credible. The fact that WSCC are now planning junction improvements all along the A259 west of Littlehampton rather demonstrates that they too, now accept that their original forecasts were very wrong. The result of all this miscalculation is that Climping itself has virtually no traffic improvements planned to deal with the very large influx of new traffic that we can expect. It is significant to note that this application will provide a massive 831 new car parking spaces, which also reinforces this point.

The new transport infrastructure associated with this application is, once again, minimal and insufficient. The location of the main access point as a priority junction onto Church Lane, just yards away from the new roundabout is bound to cause problems and safety risks as the southbound traffic queues on Church Lane during the evening peak already stretch back 100's of yards.

There is no provision to improve the safety at the HGL/Church Lane junction even though it is clear that many vehicles to and from this development will use HGL on a daily basis, even though it will not now have a direct

access onto the new estate.

Although there are many supportive documents and studies included in support of the application they are mostly, as one might expect, written to favour the applicant and often minimalistic or inadequate in their approach. Can I just cite the accident record tables provided which take no account whatsoever of the large numbers of damage only occurrences and even seem to miss two fatalities at the Oyster Catcher. The usual comment that 'it is all down to driver error and not the road layout', ignores the fact that many road accidents occur when the road is congested or the visibility is poor so drivers take risks when emerging into a traffic flow. This situation can only get worse as vehicle flows increase substantially as a result of the massive building programme set for this area.

Even the community benefits that are supposed to come with this development seem aimed at Littlehampton and not Climping. Why are we not getting a new medical centre or the traffic improvements that the Parish Council has long been campaigning for.

Can I suggest that the Planning Committee defers its approval to this application pending a new look at what can be done for Climping? Or is that too much to ask?

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>