

PB
Horsemere Green Lane
Horsemere Green Lane
Worthing
BN17 5QZ

Your Ref: OWPC25535
Our Ref: CM/64/19/PL 11-12-2019
Please ask for:
James Cross

29th January 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Residential development comprising 1x3-bedroom bungalow, 2x3-bedroom houses, 2x2-bedroom houses 4x4-bedroom houses along with access and parking following demolition of existing dwelling - Departure from the Development Plan.

Langford Horsemere Green Lane Climping

Thank you for your internet representation made on 28th January 2020 which has been recorded as '**an objection**' with the comments as follows:

HIGHWAY SAFETY RISKS Paragraph 109 of the NPPF states that development should be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The plans approved at Appeal for the Site Allocation SD10 in Climping incorporate a new access onto Horsemere Green Lane and, in light of this, we feel that another access onto the Lane (served by 32/33 spaces where there is no pavement) should not be considered acceptable. Furthermore, the proposed access would be in very close proximity to those serving our property and Forget-me-not Cottage and this would have an adverse impact on the free flow of traffic. The Swept Path Analysis in the Highways Technical Report also shows how the lack of extra width at the northern end would result in an unsatisfactory conflict when larger vehicles are entering or exiting the Site at the same time as another vehicle. Paragraph 10.9 of the Neighbourhood Plan explains that the County Council have recorded the need for slower speeds and safer pedestrian and cyclist crossing points along Horsemere Green Lane. In fact an electronic speed sign has recently been erected close to the proposed access point in an attempt to lower speeds. The quoted sprints have not been substantiated by any speed surveys and we would suggest that the 43m distance is insufficient.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or

information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning