

3rd April 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.

Land at Ford Airfield Ford

Thank you for your internet representation made on 2nd April 2020 which has been recorded as '**an objection**' with the comments as follows:

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Individual members of Council have agreed the following OBJECTION:

This is contrary to the basic principles of the Clymping Neighbourhood Plan and the objective to retain Clymping as a separate village set in countryside as defined in ADC Local Plan Policy C SP1 Countryside. The proposed site layout provides merely a narrow token gap compromised by their proposal for a sustainable route through to Horsemere Green Lane. This thereby leads to the effective coalescence of Ford and Clymping. This is contrary to the principles defined in section 7.4.2. of the Arun Local Plan seeking to maintain the separate identity and amenities of the existing settlements.

The application is contrary to Clymping Neighbourhood Plan Policy CPN14 re Traffic and the Environment. The Transport Assessment fails to assess the traffic impact within Clymping adequately and includes no proportionate mitigation proposals:

- The suggestion that only 356 vehicles would leave a 1500 home development during the morning peak hour is simply not credible.

- The claims that the level crossings at Yapton and Ford are adequate and have spare capacity do not match the daily experience of residents. It is clear that the bulk of traffic from this development will move south through Clymping. Holdups at the crossing are extensive at peak periods and the queues do not necessarily disperse on gate opening.

- The separate Transport Assessment for the Secondary School recognises the material increase in local traffic but appears to assume the vast majority of this additional traffic will enter from the north via Ford Lane. No rationale is given for this. We expect the school is just as likely to attract students from Middleton, Felpham and Littlehampton together with

Ford and Clymping thereby accessing the school from the south through Clymping.

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