

Middleton-on-Sea Parish Council
7 North Avenue East
Middleton-on-Sea
Bognor Regis
West Sussex
PO22 6HQ

Your Ref: OWPC18316
Our Ref: CM/13/18/OUT 27-04-2018
Please ask for:
Michael Eastham

21st May 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application with some matters reserved for the erection of up to 300 dwellings and ancillary development comprising open space, a building within use class D1 of up to 875 square metres net, a building for A1 use having a floor area of up to 530 sq. metres net, together with open space and ancillary works, including access points, car parking and drainage arrangements, with appearance, landscaping, layout; and scale wholly reserved for subsequent approval. The access detail, showing the points of access to the development, and indicated on Bellamy Roberts drawings numbered 4724/013 and 4724/005 Rev A 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. Resubmission following CM/1/17/OUT. Departure from the Development Plan.

Land to West of Church Lane South of Horsemere Green Lane Clymping

Thank you for your internet representation made on 20th May 2018 which has been recorded as '**an objection**' with the comments as follows:

WE WISH TO RAISE THE SAME OBJECTIONS THAT WE MADE IN RESPECT OF PLANNING APPLICATION CM/1/17 see letter below

*Re: Planning Application CM/1/17/Out
Outline application for 300 dwellings at Land West of Church Lane & South of Horsemere Green Lane Clymping*

I am instructed by my Development Control Committee to write to you in respect of the above.

The Committee have serious concerns if this planning application is approved. Notwithstanding the issue of the principle of the development, Middleton-on-Sea Parish Council have concerns relating to the following,

- The increase in traffic along the A259 especially with regard to the Comet Corner junction. Although a new roundabout is planned in the proposal the Parish Council does not see this as dealing with the possibility of up to 600 additional vehicles which will pass the Comet Corner junction.*
- The A259 and Comet Corner junction is at further risk of serious accidents with the continued pressure being put on this road by other housing planning applications in neighbouring parishes.*
- A deceleration lane is at present being constructed at the Comet Corner junction which it is hoped will improve the situation but it does not solve the problem entirely. Traffic lights at Comet Corner remain the only solution to this increasingly hazardous junction.*
- Our neighbouring parishes are also concerned with the dangers of the Comet Corner junction and consideration should be given to the pooling of s106 contributions from such planning applications approvals to enable a fund to build up over time to pay for the cost of traffic lights.*

The committee therefore formally seek £100,000 of the Section 106 monies

- 1. To commence the pooling of contributions for traffic lights at Comet Corner (providing neighbouring parishes agree to this pooling of monies) or,*
- 2. To improve the facilities in Middleton & Elmer on projects awaiting funding and approval.*

The Parish Council would ask that all the above points are fully considered during your assessment of this planning application and during your consideration of the distribution of Section 106 monies.

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.

Planning operates an 'open file' policy and will publish details of your comments on the website. 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 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 <https://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