Peter Hale
29 May Close
Climping
West Sussex
BN17 5TF

Your Ref: OWPC12117
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

19th January 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application for the erection of up to 300 dwellings & 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 & ancillary works, including
car parking & drainage arrangements, with appearance, landscaping, layout & scale wholly reserved for subsequent approval. The access detail, showing the points of access to the development, & indicated on Bellamy Roberts drawings numbered 4724/004 & 4724/005 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. This application is a Departure from the Development Plan & affects the setting of Listed Buildings.

Land West of Church Lane & South of Horsemere Green Lane Climping

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Thank you for your internet representation made on 18th January 2017 which has been recorded as **'an objection'** with the comments as follows:

> *Complete departure from the local plan and a massive development in a a semi rural area and totally out of keeping. The roads are already overloaded with traffic and this scheme would make the problem unbearable for local residents. Also putting I presume what is a convenience store on the site (no doubt open late) is again not in keeping and a D1 building as some kind of sop to residents which again is not needed. The whole development would be putting in effect an urban sprawl in the middle of what is still a small rural village. I presume the application for such an intensive development is to try and get an acceptance for a smaller scheme which is still a departure from the local plan and has all the same problems as a larger scheme. I presume the land owners are the same Mulgrave Estate landowners from North Yorkshire who have absolutely no interest in the Climping area but have held this land from a historical ownership hundreds of years ago and who would never remotely consider this sort of development on their Yorkshire estate. They are in my opinion just trying their luck to take advantage of the governments policy of relaxation in term of residential development to max out the value of the land which they have owned for hundreds of years.*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be

reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. 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 means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration