Peter Hale
29 May Close
Climping
BN17 5TF

Your Ref: OWPC12118
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:

> *Additional to my original objection I would make the point that due to the Bognor Regis bypass the A259 is considerably busier now and at night traffice backs up from the Climping roundabout and it has been known to go back to the Yapton and Middleton junctions. The Oystercatcher junction to the A259 is already a blackspot. Whatever proposals the developers come up with will not alter the situation they will be piling more traffic in to the area. I would also make the point that as convenience stores are generally no more than 2000-3000 sq ft (certainly not in this location) the developers are looking to put more retail in to the area as the application is circa 5000 sq ft of A1.There will not I imagine be much demand from A1 retailers for the additional 2000 odd sq ft so I presume the plan for the developers will be along the lines of getting the planning application through and then coming back and opening up the A1 consent to get A3 fast food in the additional space.*

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