John Porter
11 Wooldridge Walk
Climping
West Sussex
BN17 5TB

Your Ref: OWPC12130
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

20th 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 (Non- Residential Institutions) of up to 875 square metres net, a building for A1 (Shops) 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 19th January 2017 which has been recorded as **'an objection'** with the comments as follows:

> *I object on the basis there has been no proper public consultation despite that being claimed. The meeting was held with very short notice (17 days) at the start of the school summer holidays in July 2015 and could not have been a fair representation of residents. Apparently no record was taken of attendees.*
> *At the time it was based on low density 80 -140 with the views of the properties to the north being protected to some extent. Now the development comes right up to the boundaries for a good part of the site.*
> *When challenged about the proposals at that meeting the implication was made that the land could always be sold to a major housebuilder who might build 500 homes. Now we see the reality of their plans.*
> *The size of this would at least double the size of the village changing the character completely and is against the Neighbourhood Plan. The development is not there to supply local demand and is taking advantage of Arun's desperate need to meet targets.*
> *In addition there was a commitment for the land given as open space to be under a covenant to ensure it remains as such in perpetuity. No mention of this?*
> *As is known the new A259 bypass has increased traffic volume and the new roundabout will hardly solve the jams along with the extra traffic generated. There is lack of school capacity, GPs etc.*
> *This proposal should also be refused as our infrastructure cannot cope.*

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