Mark Miller
Silver Birch
Church Lane
Climping
Littlehampton
BN17 5RB

Your Ref: OWPC12199
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

26th 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 25th January 2017 which has been recorded as **'an objection'** with the comments as follows:

There are numerous reasons why this development must not go ahead as follows:-
1) The area is grade 1 agricultural land which is currently used for food production
2) The area has suffered from flooding and any building will only increase the problem
3)The local primary school is at capacity and cannot be extended to deal with the increase in pupils
4)The roads in the area are virtually up to capacity with long queues in the morning from the Climping roundabout to Comet corner. In the evening the queues extend from the Climping roundabout to beyond Ford prison. More houses will mean more traffic that the roads cannot take. It will also result in poor air quality due to the emissions from standing traffic.
5) There is already a significant strain on the local doctors' surgeries with one recently closing in Littlehampton. More people in the area will increase the strain. Hospitals are already in crisis, so how is building more houses going to help?
6) West Sussex County Council already have problems with dealing with household waste, more houses will simply worsen the problem.
7) The area has many species of fauna, it is not uncommon to see deer on the land. Their habitats will be destroyed. Will this be taken into account?
8) Climping currently has 325 houses, this development will double the size and result in a village becoming a town. We have had more than our fair share of development, we don't want anymore.
9) The effects of Brexit are unclear but could lead to a reduction in immigration and therefore population. Does it not make sense to wait and see what happens before building houses that may not be required?
This development must not go ahead. We do not want a reduction in the houses to be built, we do not want any houses built! There are far more reasons NOT to build as

outlined above.

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