Sheryll Sadler
10 Wooldridge Walk
Cimping
Littlehampton
West Sussex
BN17 5TB

Your Ref: OWPC12211
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

27th 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 26th January 2017 which has been recorded as **'an objection'** with the comments as follows:

Planning Application CM/1/17/OUT

To build 300 houses on this piece of land will increase the dangerous strain to the already overburdened infrastructure in the area of Climping. The main reasons for my objections are:

Since the long overdue completion of the Bognor Regis Bypass, traffic has increased massively in this area, causing some extremely dangerous junctions, especially at the Oystercatcher, onto the A259 along the whole stretch from Littlehampton to Felpham. This will need to be addressed far more comprehensively before the roads are fit for even more traffic.
The dangers faced by pedestrians and cyclists, will be huge, as the current foot and cycle paths are again, not enough, particularly in Yapton Road in the Climping village area.
The current social infrastructure - doctors, schools etc., currently can barely cope. What will happen when we have 300 more homes/families to accommodate.
The traffic pollution (air quality, noise) will be excessive.
Current drainage arrangements are also under question I understand, and will require further investigation, and much enhancement, by ADC/Environment Agency to bring them up to the necessary levels - in my opinion.

Any company wishing to develop the land in this area will need to be able to make a significant contribution to costs for the current, as well as future requirements in respect of infrastructure, and I object most strongly to CM/1/17/OUT if these are not properly addressed.

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