David Pearcey
44 Fellows Gardens
Yapton
BN18 0HW

Your Ref: OWPC12496
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

9th February 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 8th February 2017 which has been recorded as **'an objection'** with the comments as follows:

This proposed application is outside of the Climping Nieghborhood Plan and for that reason alone should be refused, other points to take into concern are:
1. The proposed access location is totally inadequate for a road of this class and its loading capacity.
2. The existing drainage infastructre for Surface Water cannot cope during periods of heavy rainfall, to remove areas of natural filtration will result in increased flooding events. The prposed SuDS design is totally flawed and does not show resillience and will there fore fail.
3. The foul sewage discharge capacity is far greater than the existing sewage plants can handle.
4.The increase traffic movements to Bilsham Road, Oyster Catcher, and Ford Lane will result in heavy traffic flows.The prposal to relocate the Roundabout is totally inadequate and will result in shunts at the Cookthorn junction.
5.The A259 from Felpham to Rustington has seen significant increase in traffic flows, the WSCC Highways are curently undertaking some Improvements which are totally inadequte and will be unfit for pupose.
6. The local Primary Schools, Doctors Surgeys are struggling as are the Hospitals within the Arun District.
7,Increasing further impact to the small village and its struggling infastructre will eventually have a detromental affect the the employment and economics for the whole village and surrounding areas.

Arun District Council Planners need to be more robust when giving pre planning advise to developers especially when there is clear policy in place.

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