Terry Hortin
18 Appletree Walk
Clymping
BN17 5QN

Your Ref: OWPC12621
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

15th 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 14th February 2017 which has been recorded as **'an objection'** with the comments as follows:

> *I wish to object to the outline planning application for the following reasons:*
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> *1) The application is in complete conflict with the Clymping Neighbourhood Plan, which has already been accepted. Clymping does not need another village built within it as outlined in the applicants notes of including a village hall and green.*
> *2) The site in question is prime agricultural land, which produces a higher than average yield per hectare.*
> *3) The local roads are not able to cope with the current traffic flows during the rush hour periods and there has been a significant increase in traffic at all times of day with the opening of the Bognor Relief Road.*
> *4) The proposed site entrance from Church Lane is so positioned that it will become a hazard, especially with the proposed new roundabout. Traffic coming from the west on the A259 and turning into Church Lane via the current 90 degree turn will be able to travel faster using the proposed new gentle bend.*
> *5) There does not appear to be any consideration of the proposed increase in HGV traffic from Virador or the new Grundon site.*
> *6) The local infrastructure is already at its limits with regard to schools, doctors etc, and are not suitable for the increase in demand.*
> *7) The local area is already subject to runoff flooding from this land and a development of this size will not improve the situation. The applicants own experts state that the flood risk will rise from minimal to moderate.*

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