Mrs Emma Meeks
15 May Close
Climping
Littlehampton
West Sussex
BN17 5TF

Your Ref: OWPC12648
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:

> *This development will have a high impact on the already over-loaded local road network. I travel from Clymping to Arundel every day and the traffic has become heavier over the last two years. The road system cannot cope with the volume of traffic now and therefore will not cope with an increased volume of traffic. The creation of a new roundabout will not improve the capacity issues!*
> *This development will be aimed at families with children. These children will need to attend a school. There are not enough schools locally and Clymping Primary School certainly cannot accommodate these children.*
> *There are no local employment opportunities of the scale required to support this proposed plan, therefore no economic reason for this development.*
> *The application is contrary to our made, adopted and ratified Neighbourhood Plan, as noted by the Clymping Parish Council in their list of material objections and so contrary to item 198 of the NPPF (National Planning Policy Framework).*
> *'This area is judged as having a negligible/low landscape capacity for development. The site is therefore considered not suitable for development'. This is a direct quote from the Arun District Council's own HELAA assessment summary table of November 2016 (page 260). The site is also 'Grade 1 and 2'prime agricultural land which is currently cultivated.*
>
> *There are so many very clear reasons why this development should not take place. I object to this application.*
>
> *Emma Meeks.*
> *15 May Close.*

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