John and Barbara Edge
kents farmhouse
brookpit lane, climping
littlehampton
west sussex
BN175QU

Your Ref: OWPC12709
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

16th 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 15th February 2017 which has been recorded as **'an objection'** with the comments as follows:

> *We object on the following grounds: 1. This single development would almost double the size of Clymping village.*
> *2.The A259 and Church Lane are choked with traffic, especially since the opening of the Bognor Relief Road with a fifth more cars every hour. More proposed developments in the area are rapidly turning these roads into polluted and overloaded excuses for highways. Another 600 estimated cars associated with this potential development will not be alleviated by the building of a new roundabout. The developers are using this as an excuse to raise the number of houses. 3.This development is contrary to the Clymping Neighbourhood Plan. At the last Parish Council meeting the Hall was filled to overflowing with dozens of local residents who voted 99.9% against this development.*
> *4. This field is prime Grade 1 and 11 Agricultural Land which is currently being farmed as it has been for hundreds of years when it belonged to Christ's Hospital and then the Guinness Estate. 5. The land is in the Clymping Gap and serves as a vital buffer between the urban developments of Littlehampton and Bognor Regis.*

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