Oliver Taylor
44 Palmerston Avenue
Goring
West Sussex
BN12 4RN

Your Ref: OWPC12746
Our Ref: CM/1/17/OUT *03-01-2017*
Please ask for:
Claire Potts

17th 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 16th February 2017 which has been recorded as **'an objection'** with the comments as follows:

Is against Neighbourhood Plan
Totally changed character of village, doubling size.

Building on Grade 1 & 2 Agricultural land
No local demand/employment so essentially being built for commuters who will have to travel some distance.

No consideration regarding current houses and their views across the field with development planned up to the northern edge. Properties now suffering from planning blight.

Little value given to local opinion on flooding. Brushed off as surface water and the proposal for holding water to drain later shows no knowledge of local water courses at capacity now for drainage and also the high water table. Flooding of the field may go unreported as it does not directly affect inhabitants.

As admitted, the sewerage system would be unable to cope with 300 properties.

Roads : Building a roundabout may seem to help but the real problem is the A259 and feeding extra traffic in generated by the homes will not help this. The new road proposed replacing part of Church Lane feeds traffic through the estate. Allegedly the roundabout is future proofed, but is there any consideration for the increase in HGV traffic due to Grundon, other planned building in Yapton/Barnham etc.

Pollution potential with queuing

traffic and houses on the development close by.

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