

CLYMPING PARISH COUNCIL

CM/16/18/PL Land to the rear of Bairds Farm Shop Crookthorne Lane - Development of a 64-bed Specialist Dementia Care Centre together with access, parking & landscaping (Use Class C2). This application is a Departure from the Development Plan & affects the setting of a Listed Building.

OBJECTION

Clymping Parish Council feels that this a laudable project to provide a Dementia Care Centre but this is simply not the right site for the development. Council is optimistic that a suitable alternative site can be identified by the applicant, especially in the light of the strategic sites being brought forward in the new Arun Local Plan 2011-2031.

The reasons for objection are:

- It is within the Gap between Settlements, Littlehampton to Middleton. Erosion of the gap should be avoided. The cumulative creeping impact of individual developments needs to be taken in to account
- It is in an area which is part of the Green Infrastructure network
- It is in an area designated as countryside
- There will be a loss of habitat for wildlife. The Sussex Biodiversity Record report which is part of the evidence for the Clymping Neighbourhood Plan demonstrates a rich diversity of wildlife in the Clymping countryside
- This large building is out of character for the area, including Climping Street, in terms of scale and design
- It affects the setting of a Listed Building
- It may set a precedent for further ribbon development along the A259
- It will be detrimental to the highways infrastructure. It will increase traffic movements on the A259 and local roads linking to the A27. It proposes to use the same access from and to the A259 as the current farm shop and campsite and there is no proposal to improve this access. The cumulative impact of various developments in the vicinity should be considered.
- There is a permanent loss of agricultural land which is already being eroded in the area by encroachment from the sea and by development. The change from agricultural use specifically for use for Dog Training (sui generis) was granted by application CM/1/16/PL with conditions relating to hours of operation. The case officers report says “These hours of operation are considered acceptable and are deemed appropriate in conjunction with the size of the site and extent of the boundary screening as sufficient to prevent adverse harm to the residential amenity of neighbours.” and “Given the limited structures or alterations to the site (1 No. shed) proposed to enable the (sui generis) recreational use of the site it is considered that the agricultural land will remain available for future use should the dog training/exercise use cease.” To Council’s knowledge the site has not been used for dog training/exercise.

It is in conflict with the Clymping Neighbourhood Plan and needs to be considered in the light of

Policy CPN 10 Protection of high grade Agricultural Land:

Development will not be permitted on the best and most versatile agricultural land, defined for the purposes of this policy as land graded 1, 2 or 3A in the national farmland grading scheme unless special circumstances can be demonstrated which may include

- there is an overriding need for the development in the proposed location and development on the site is demonstrated as the most sustainable option
- the development conforms to other statutory national and local planning policies, **and**

Policy CPN 11 Quality of Design:

New development, including, rebuilding or alterations, must be of a high quality of design and protect and enhance local character as assessed by the Clymping Character Assessment.

Good design in Clymping means:

- a) responding to and integrating with the local built environment and landscape context as described in the Clymping Character Assessment; and
- b) respecting established building set back, using boundary treatments that reflect local context, and arrangements of front gardens, walls or trees and hedges; and
- c) using good quality materials that complement the existing palette of materials used within Clymping; and
- d) maintaining the visual importance and setting of landmark buildings as designated in the Clymping Character Assessment; and
- e) adopting the principles of sustainable urban drainage; and
- f) taking into account the requirements of ‘Secure by Design’⁴ to minimise the likelihood and fear of crime; and
- g) using innovation to achieve low carbon sustainable design; and
- h) providing for:
 - sufficient external amenity space,
 - refuse and recycling storage
 - car and bicycle parking
 - child and disabled facilities where appropriate
 - the Integration of meter boxes, lighting, flues and ventilation ducts, gutters and pipes, satellite dishes, aerials and telephone lines

Development proposals of poor design that fail to take the opportunities available for improving local character and quality of an area and the way it functions will not be permitted.

It is in conflict with the Arun Local Plan 2011-31 and needs to be considered in the light of:

Policy SD SP3 Gaps between Settlements:

The generally open and undeveloped nature of the following gaps between settlements, as identified on the Policies Maps will be protected to prevent coalescence and retain their separate identity.

Development will only be permitted within the gaps if: a. It would not undermine the physical and/or visual separation of settlements; b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; c. It

cannot be located elsewhere; and d. It maintains the character of the undeveloped coast; e. or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation; **and**

Policy C SP1 Countryside:

Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty.

Development will be permitted in the countryside where it is: a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or b. for quiet, informal recreation; or c. for green infrastructure; or d. for the diversification of the rural economy; or e. for road and/or cycle schemes; or f. in accordance with other policies in the Plan which refer to a specific use or type of development.

The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

Val Knight

Clerk of Clymping Parish Council

17 July 2018