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17th May 2021

Climping Parish Council
Mrs Nadine Phibbs
25 Fittleworth Garden
Rustington
West Sussex
BN16 3EW

Case Officer: Mr N Crowther
Telephone: 01903737500 Ex 37839
Email: neil.crowther@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: CM/17/21/PL
Site Address: Land at Wren Cottage Horsemere Green Lane Climping BN17 5QZ
Description of works: Development of 2 No. 2-bed & 2 No. 3-bed detached dwellings & associated works (resubmission following CM/53/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 14th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36256

It is acknowledged that concerns raised by ADC have been addressed on this resubmission of CM/53/20/PL, however there are no changes to the original layout proposed and Parish Council's original concerns were not addressed. Therefore, Climping Parish Council reiterates their objection as outlined below:

Council objects to the application for the following reasons:

1. The dwellings are too close to the properties in Wooldridge Walk and Council is concerned that this will be overbearing on those properties and unduly overlooking them affecting privacy.
2. Two storey dwellings are out of character to the bungalows in Wooldridge Walk contrary to the Climping Neighbourhood Plan Policy CPN11
3. There is no provision for amenity space. The development uses the same access as the 9 dwellings approved in application CM/21/19/PL (land adjacent to Scyld) so the access will serve 13 dwellings if this application is approved. If there had been one application for 13 dwellings there would have been a requirement to provide an amenity space/children's play area. Provision of an amenity space should be required in this application in the interest of neighbourhood amenity as the overall development is being extended.
4. Regarding the road layout and parking facilities:

- There is insufficient visitor parking
- There is no turning point at the end of the road access to these 4 dwellings and this will create problems for car and delivery/rubbish collection vehicles etc. The turning point halfway in does not address this problem.
- Access is through Sclyd and onto Horsemere Green Lane. The access junction on to Horsemere Green Lane needs to be re-assessed to allow for 13 dwellings to safely use it.

5. Council is concerned about the further loss of habitat for both flora and fauna. A full survey and assessment of the effect on displaced wildlife life and loss of vegetation and trees should be carried out.

6. Given the recent findings of the geophysical survey for a nearby site resulting in archaeological works a geophysical survey should be required for this site.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at <https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.