

CLYMPING PARISH COUNCIL

CM/21/19/PL: Land adjacent to Scyld, Horsemere Green Lane - Construction of 9 no. dwellings, access, landscaping and associated works

OBJECTION

Council objects to the application for the following reasons:

1. The site is in land designated as Countryside and the application is therefore contrary to Arun Policy C SP1 Countryside that provides the context to the Clymping Neighbourhood Plan.
2. It is an over intensive high-density development which is against the character of the area and will be detrimental to the street scene. This is contrary to Clymping Neighbourhood Plan Policy CPN 11:

CPN11 Quality of Design (extract):

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;*

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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.

3. There is no information about the impact on habitats for wildlife or the loss of trees. Much of the site appears to have been cleared prior to the application being submitted but this loss of trees and habitat should still be addressed and it is clear that even more trees will need to be felled if the proposed access is created. This application is contrary to the Clymping Neighbourhood Plan policies 8 and 9:

Policy CPN 8 Protection of Trees and Hedgerows

Development requiring planning permission that damages or results in the loss of trees or hedgerows of arboricultural and amenity value will not be permitted unless the benefits of the proposed development outweigh the amenity value of the protected trees.

Development proposals must be designed to retain trees or hedgerows of good arboricultural and amenity value. Trees, woodlands and hedgerows which are important to the generally open rural environment of the Parish are identified in the Clymping Character Assessment.

Development proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

Policy CPN 9 Protection of Natural Habitats

Development that results in harm to existing national and locally protected habitats will not normally be permitted. In some circumstances development proposals may be acceptable if accompanied by:

- An independent assessment of the overall net environmental impact, and*
- Acceptable proposals to mitigate harm, or*
- Acceptable proposals for the provision of equivalent alternative habitats*

4. The creation of a further new access on to Horsemere Green Lane is not acceptable given its closeness to the new access already approved on a site to the west as part of application CM/37/18/OUT, and its proximity to a traffic calming island. Council is concerned that the traffic assessment accompanying the application is flawed. The number of in and out trips appear low for 9 houses and the modelling outcome that there are more daily exits than entrances on average is not sustainable and highlights the weaknesses in the assessment.
5. There will be overlooking of neighbouring properties which will be detrimental to privacy.

Val Knight

Clerk of Clymping Parish Council

30 May 2019