

Daniel Hennebry
30 Apple Tree Walk
Climpington
BN17 5QN

Your Ref: OWPC23469
Our Ref: CM/21/19/PL 16-04-2019
Please ask for:
Mrs A Gardner

17th June 2019

Dear Sir/Madam

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

Construction of 9 no. dwellings, access, landscaping and associated works.

Land adjacent to Scyld Horsemere Green Lane Climpington

Thank you for your internet representation made on 14th June 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Mrs Gardener,

With regards to the application made CM/21/19/PL, please register my objection.

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. This is probably the last piece of green left in Clymping that doesn't already have planning agreed and will almost definitely lead to further applications in adjoining gardens. 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; 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 should not be permitted.

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. My property overlooks the site and I am concerned that owls are at risk by further destruction of trees.

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. I am concerned that the traffic assessment accompanying the application is flawed. The number of in and out trips appear low for 9 houses with some 54 bedrooms; the modelling outcome that there are more daily exits than entrances on average is not sustainable and highlights the weaknesses in the assessment.

There will be overlooking of neighbouring properties which will be detrimental to privacy; This plan does directly impact us as it will be backing onto our garden/bedroom view, which will impact not only our privacy, but also the wildlife that we enjoy on a day to day basis. The last remaining trees outside our bedroom window are homes to squirrels and much wildlife and this does indeed encourage Owls - as I often hear them early in the morning.

I am also concerned about flooding as the developer has an application in at Mistletoe Farm too, this could mean complete loss of close to a hectare of green land and replacing it with concrete!

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning