

CLYMPING PARISH COUNCIL CONSULTATION

PROPOSED DEVELOPMENT OF LAND ADJACENT TO SCYLD,
HORSEMERE GREEN LANE, CLYMPING.

For Jamie Livingstone Orion at Stonelear Properties
Our reference: 3954
July 2019

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1.0 INTRODUCTION

- 1.1** This statement has been prepared for Clymping Parish Council in response to their planning objection to planning application CM/21/19/PL – Land adjacent to Scyld, Horsemere Green Lane (Construction of 9 no dwellings, access, landscaping and associated works).
- 1.2** The development team acknowledge that involving the local community is a useful and informative process that can help improve the development proposal. It is hoped that this consultation document will provide a formal response to the concerns raised by the Parish Council, in the hope that further discussions regarding the proposed development can be facilitated.
- 1.3** Application CM/21/19/PL is being supported by planning officers at Arun District Council. The application has several local residents' objections but has received only one statutory consultee objection from the Parish Council.
- 1.4** It is hoped that this consultation will allow members of the Parish Council to express their opinions on the strengths and weaknesses of the proposed development. These opinions, where viable, can then be fed back into the design process.

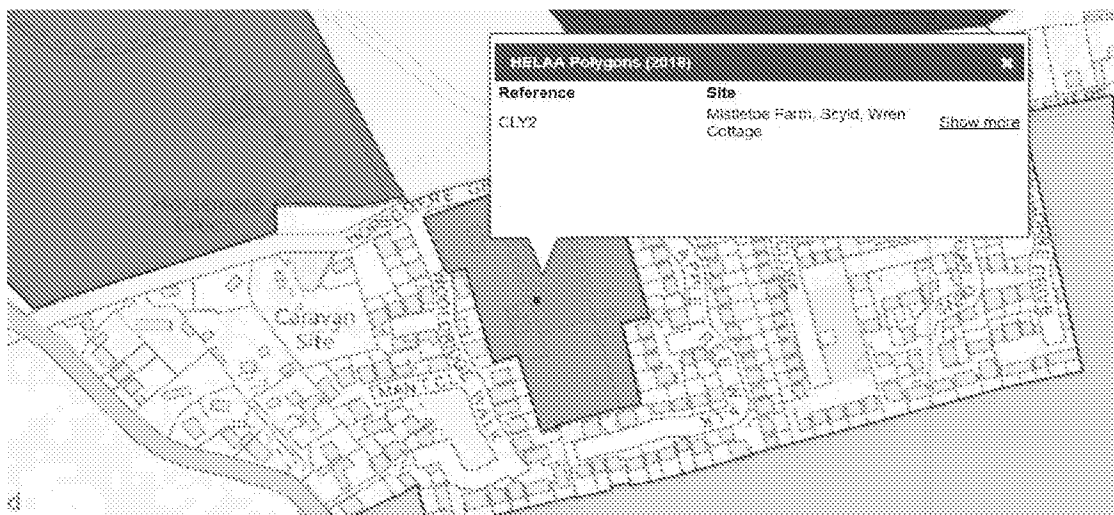
The principles for community involvement are identified as being:

- Access to Information
- Opportunities to contribute ideas
- Opportunities to take part in developing proposals and options
- Opportunities to be consulted and make representation on formal proposals
- Opportunities for feedback and to be informed about progress and outcomes

2.0 OBJECTIONS FROM CLIMPING PARISH COUNCIL

Objection 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.*

- The Arun District Local Plan 2011-2031 (“the Local Plan”) was adopted in July 2018. Chapter 12 deals with Housing Provision. Paragraph 12.1.5 contains an explanation of the strategy and notes the Planning Practice Guidance requirement for any shortfall to be met in the first five years of the plan period (the “Sedgefield” approach). Policy H SP1 sets out a district wide housing requirement of at least 20,000 dwellings for the plan period comprising a combination of identified strategic sites and smaller non-strategic sites that are intended to provide at least 1,250 dwellings. In his Local Plan Examination Inspector’s Report the Inspector, Mark Dakeyne, noted that the figure for housing provision throughout the plan period should be seen as a minimum (i.e. a floor not a cap) in line with the Government’s national objective of significantly boosting the supply of homes as set out in paragraph 59 of NPPF3.
- Similarly, in his report, the Inspector made the following comments at paragraphs 96, that Arun District Council (ADC) has agreed to invite planning applications on policy compliant HELAA sites. The HELAA Assessment Summary Table shows that the Site (CLY2) as being “deliverable”. Indeed, it notes that the Site is a suitable site as there are no major constraints to overcome and that it is viable and achievable. The supporting text at paragraph 12.1.6 of the adopted Local Plan states that the housing supply for the Plan period includes “Deliverable” HELAA sites. This category of site is expected to produce a minimum increase of 530 dwellings during the Plan period.
- It is hoped above confirms the background and Policy justifications for housing at the proposed development site. The HEELA extract is found at Appendix 1.



Objection 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 CPN11*

- It should be noted that the proposed development site has been designed at a density of 14dpa (dwellings per hectare). By way of comparison.

Appletree Walk – 18 dph.

Mant Close – 17 dph.

Wooldridge Walk – 17 dph.

- Therefore, the proposed development site is currently designed at a significantly lower density than the surrounding development.

Objection 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 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.*

- The proposed development was accompanied by a full ecological appraisal and tree report. Owing to the findings of the ecological appraisal further emergence surveys were also conducted on site. These reports are contained within the Appendices from 2-4.
- The tree and ecology reporting for the proposed development has been robust, and the supporting reports confirm that there are no reptiles or other protected species located on site. Most trees are being retained where possible, and those that are proposed for removal are Category C – Trees of Low Quality and Value. Both Arun's District Tree Officer and Chichester's Ecology Officer have supported the proposed development.
- There has also been some speculation that the proposed development site was cynically cleared prior to the submission of a planning application. It should be noted that the proposed development site has always been maintained historically as a residential garden cut to grass. Whilst several dead and dying trees were removed from the property prior to planning these works were overseen and approved by the Arun District Tree Officer.

Objection 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 exist than entrances on average is not sustainable and highlights the weakness in the assessment.*

- The Computer-Generated Image (CGI) below provides an indication of the proposed new access onto Horsemere Green Lane.

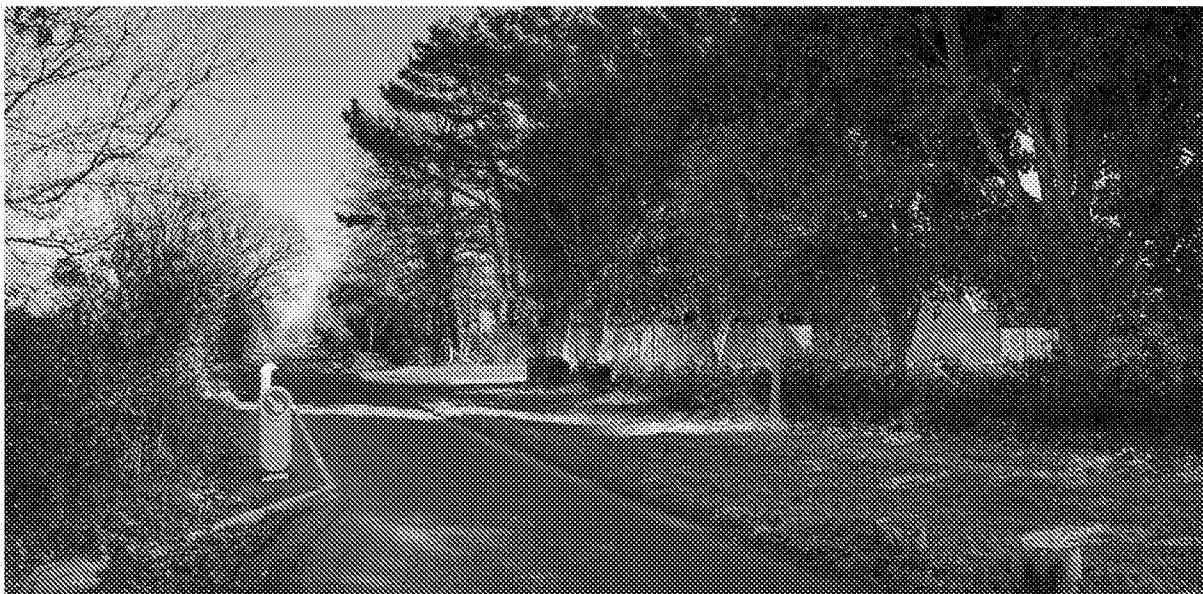


Fig 1: CGI Image

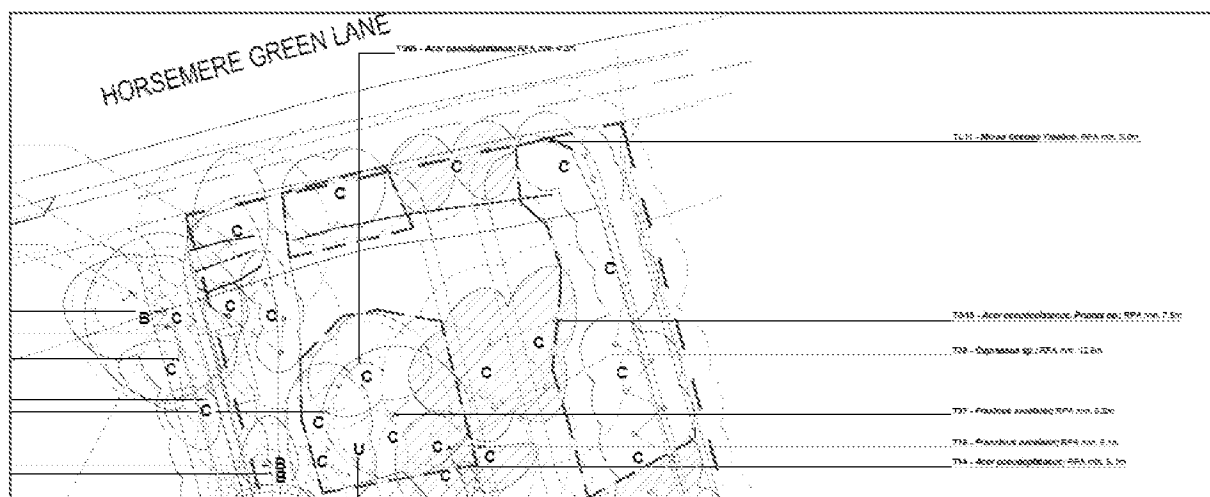


Fig 2: Extract from Tree Report.

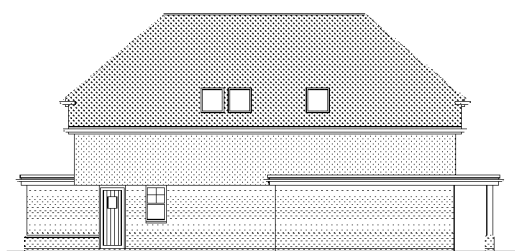
- The development team acknowledge Policy CPN8 Protection of Trees and Hedgerows in the Clymping Neighbourhood Plan. The tree package that accompanies this application (Appendix 2) confirms that only a small number of

trees are being proposed for removal along Horsemere Green Lane to facilitate the new access. Those trees that are being proposed for removal are Category C – Trees of Low Quality and Value. All other trees are being shown as retained and protected throughout development as outlined in Fig 2 by the blue dotted line.

- The development team feel that there are further opportunities to enhance planting along Horsemere Green Lane. As the proposed development has purposefully been set back from the road there are opportunities to create a landscape buffer of native species. The development team would welcome feedback from the Parish on this potential.
- Concerns are also noted regarding highway safety, the proximity of an access to the west for application CM/37/18/OUT and modelling relating to traffic ingress and egress from the proposed development.
- The access (to the west) for application CM/37/18/OUT is an existing access rather than a newly created one. Concerns regarding highways safety and traffic movements are also noted, but as both Highways England and West Sussex County Council, Highways have been consulted on the proposed development, and neither have raised any objection it is hoped that these concerns have now been satisfactory addressed.

Objection 5: There will be overlooking of neighbouring properties which will be detrimental to privacy.

- A great deal of care was taken by the development team to ensure that there is no overlooking from the proposed development.
- The proposed development is surrounded by only 5 properties. 4 of those properties Wren Cottage, Scyld, Langford and Forgetmenot Cottage have raised no objection to the proposed development. The fifth property 30 Appletree Walk has raised an objection and raised concerns about their privacy and views. However, Plot 9 which is immediately adjacent to 30 Appletree Walk (as shown below) is set almost 10m away and has no windows at second floor level. There are three high level Velux windows, but these only relate to a hallway and bathroom.



Side - South

- The design team are confident that there is no potential for overlooking from the proposed development but would be happy to address any specific concerns in the hope that a design resolution can be achieved.

2.0 CONCLUSIONS

- The purpose of this consultation is not to provide a rebuttal to the Parish, but it is hoped the contents contained herein will be able to inform and facilitate further discussion regarding the proposed development.
- All the concerns raised by the Parish are valid, and it is hoped through further discussions that those concerns can be addressed and possibly incorporated into the proposals.
- The development team are keen to work with the Parish in the hope that their objection can be removed, and the development can proceed with support from the local community.

Suggested questions for discussion:

1. Opportunities for further planting along Horsemere Green Lane
2. Design matters relating to overlooking.