

Hamish Neathercoat
Apple Tree Walk
Clymping
West Sussex
BN17 5QN

Your Ref: OWPC21334
Our Ref: CM/37/18/OUT 06-12-2018
Please ask for:
Mrs A Gardner

5th February 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the redevelopment of site with 2 no. 4-bed detached bungalows & associated works (resubmission following CM/10/18/OUT). This application is a Departure from the Development Plan.
Mistletoe Farm Horsemere Green Lane Climping

Thank you for your internet representation made on 4th February 2019 which has been recorded as '**an objection**' with the comments as follows:

This development would result in the destruction of a lot of mature woodland and this would have a big negative impact on local wildlife. The adjacent property is also cutting down mature woodland probably in advance of seeking planning permission also, so this application risks further loss of habitat and of a large part of this mature woodland.

The development would also result in a dangerous entry/exit onto Horsemere Green Lane. No further development should be permitted along Horsemere Green Lane until it is made safe for pedestrians. This would require a pavement from May Close to the bus stop on Yapton Road. Horsemere Green Lane simply cannot accommodate any more traffic.

Furthermore, the site lies outside the built up area boundary as defined in the Arun Local Plan 2011 - 2031 and would represent an encroachment of built form into the countryside. Two new dwellings would result in over development of the site at odds with the spacious and open character and appearance of the immediate locality. The proposal would therefore be contrary to policies C SP1, D SP1 and D DM1 of the Arun Local Plan 2011 - 2031 and policy CNP11 of the Clymping Neighbourhood Development Plan.

I am therefore objecting to this planning application on the grounds stated above.

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