



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

29th January 2021

Climping Parish Council
Mrs Valerie Knight
33 The Ridings
East Preston
West Sussex
BN16 2TW

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@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/53/20/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.
This site is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 28th January 2021 which has been recorded as an objection with the comments as follows:

OWQC33311

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 overlook them affecting privacy
2. Two storey dwellings are out of character to the bungalows in Wooldridge Walk contrary to the Clymping Neighbourhood Plan Policy CPN 11
3. There is no provision for an amenity space. The development uses the same access as the 9 dwellings approved in application CM/21/19/PL (Land adjacent to Sclyd) 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 cars 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 a 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 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.

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 Development Control 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 Development Control 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.