

PB
Horsemere Green Lane
Horsemere Green Lane
Worthing
BN17 5QZ

Your Ref: OWPC25536
Our Ref: CM/64/19/PL 11-12-2019
Please ask for:
James Cross

29th January 2020

Dear Sir/Madam

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

Residential development comprising 1x3-bedroom bungalow, 2x3-bedroom houses, 2x2-bedroom houses 4x4-bedroom houses along with access and parking following demolition of existing dwelling - Departure from the Development Plan.

Langford Horsemere Green Lane Climping

Thank you for your internet representation made on 28th January 2020 which has been recorded as '**an objection**' with the comments as follows:

Local Policy conflicts

Taking account of the above there would be a number of serious conflicts with local Policy. With reference to the criteria set out in Policy D DM1 :-

1) the proposal does not reflect or improve upon the character of the Site and the surrounding area in terms of its scale, massing, aspect, siting, layout, density, landscaping and design features.

3) the proposal would not have minimal impact to occupiers of nearby property.

7) the development does not incorporate existing and new tree planting as an integral part of the proposal.

8) the proposal does not maximise sunlight and passive solar energy (and most of the gardens would not benefit from direct sunshine in the afternoon and evening when they are most used).

13) the proposal does not take into account the density of the Site's surroundings 14) the scale of the development is not within the general confines of the overall character of the locality (and it has not been demonstrated that in not doing so, there would be a substantial visual improvement).

In addition, Policy D SP1 explains that development proposals should reflect the characteristics of the site and the local area in their scale, massing, character.

The PDAS does not include "a thorough site analysis and context appraisal" as required and adherence to this Policy has not been demonstrated.

On a more local level, Policy CPN11 of the Neighbourhood Plan seeks to ensure that proposed development protects and enhances local character. This proposal does not respond to, or integrate with, the local built environment and landscape context (criterion a). The Policy makes it clear that poor design that fails to take the opportunities for improving local character and quality of an area and the way it functions will not be permitted.

Policy CPN 8 protects trees and hedgerows and states that development proposals must be designed to retain those of good arboricultural and amenity value. It goes on to specifically say that trees which are important to the generally open rural environment of the Parish are identified in the Clypming Character Assessment

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