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From: James Cross <James.Cross@arun.gov.uk>

Sent: 06 February 2020 08:19

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Application Reference CM/64/19/PL Langford, Climping

Importance: High

Hi Planning Responses,

Could the below email be uploaded onto the above application file and labelled as 'Agent Response to Parish Council Objection' please?

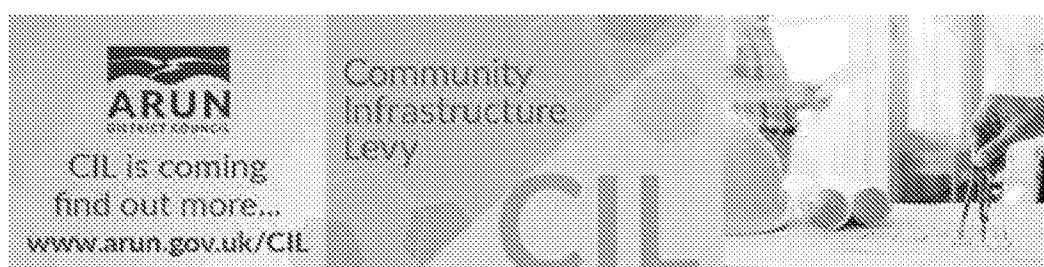
Kindest regards,

James Cross Bsc (Hons) MSc Lcgi TP. MRTPI

Senior Planning Officer (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: james.cross@arun.gov.uk | DD: 01903 737784



From: Alex Munro [REDACTED]
Sent: 05 February 2020 17:14
To: James Cross <James.Cross@arun.gov.uk>
Cc: Michael Hartnett [REDACTED] Geoff Armstrong [REDACTED]
Subject: Application Reference CM/64/19/PL Langford, Climping
Importance: High

Dear James,

As discussed we are pleased to provide a response to the various points raised by Climping Parish Council in response to our client's application at Langford.

As an aside we note that many of the points raised in the Parish's response to our client's scheme were also made in objection to the similar and now permitted development adjacent to Scyld. These were in turn satisfied by a combination of consultee responses and the design response of the applicant.

In the instance of our client's application we are pleased to confirm the following in response to each of the Parish Council's points:

1. **That the site is outside the built-up area boundary as defined by the Arun Local Plan:** You will note from the Planning Statement accompanying the application that this point is not in dispute. We do, however, draw your attention back to the balancing of any conflict undertaken by Officers in respect of similar sites at both Scyld and Mistletoe Farm where the NPPF's presumption towards sustainable growth took primacy.

In respect of the scheme at Scyld specifically your colleagues concluded on principle that *"the NPPF generally seeks to promote effective use of all land (paragraph 117) and gives weight to proposals that develop under-utilised land (paragraph 118d). Whilst outside of the defined built-up area boundary, contrary to Policy CSP1, there needs to be demonstrable harm to the aims of this policy. The aims of this policy are to preserve the character and beauty of the countryside and to manage the urban/rural fringe."*

This rationale would apply identically in this instance – in fact more so due to the context of our client's site sandwiched between existing and permitted residential schemes.

2. **That the proposal represents an excessive density in the context of the local area:** At the core of the Parish Council's objection appears to be that the density proposed on the site is out of character with its setting. We struggle to understand how this conclusion can be reached.

Firstly, the Parish Council incorrectly state that the site's proposed density of just over 20dph (what we would consider to be a low-medium density) is double that approved at Scyld, which is actually 14dph. It is in fact worth noting that the lower density is only achieved on the Scyld site due to the provision of significantly larger properties, including 2-bedroom units in excess of 2,000sqft – conversely the mix on our client's site provides a range of smaller properties that would more realistically respond to local market needs.

The site also sits in the context of the other developments accessible from Horsemere Green Lane – namely Appletree Walk (to the immediate east of the site), May Close and Woolridge Walk. The attached density plan has identified a discrete measurable parcel at each location. It demonstrates that the local area is generally characterised by densities of between 20-25dph.

We are confident that the application proposal achieves a sensitively designed reuse of the site which seeks to meet the key objectives of the NPPF summarised in your Officer's response to point 1 – that is to achieve the best use of under-utilised land in a way that is respectful and reflective of the site's surroundings.

3. **Loss of privacy:** The Parish Council state that there will be overlooking of existing properties without identifying the properties that will be impacted on. Regardless, this is a general matter that has now been

resolved fully with Officers through a redesign of Plot 8 to now include a northwards-facing chalet bungalow rather than a 2-storey dwelling. This now ensures that the only neighbouring property that may have previously been affected by overlooking – that to the immediate South East of the site – now benefits from total privacy. Otherwise all back to back separation distances accord with the relevant local design standards, achieving at least 20m in all instances.

4. **Highways impact through provision of a new access, insufficient on-site parking and lack of footpaths:** The Parish Council states that the creation of a new access on to Horsemere Green Lane is unacceptable. This, however, is not the view taken by WSCC Highways who, subject to the provision of acceptable visibility splays (which have been achieved) are supportive of the proposal.

The Parish Council similarly consider the level of parking proposed to be unacceptable. Similar to the above, this is not the view held by WSCC Highways due to the proposals meeting the relevant parking standards for the District. In addition amended plans have been submitted that identify the location of the required visitor parking along with the ability of the site to provide EV charging points which will be secured by condition.

Lastly, the Parish Council raised concern in respect of the inability of schemes of this size to secure upgrades to the local footway network. I am sure the Parish will be pleased to note that it is indeed intended to provide an upgrade to the footway leading between Appletree Walk and then into the site, a set of works that will be secured by way of a S278 agreement.

5. **Questions in respect of the accuracy of trip generation data:** The Parish Council raises concerns that the trip generation data set out in the supporting Transport Statement is too low. It does, however, draw on the industry standard use of the TRICS database and, as recognised in your Highways Officer's response, has appropriately drawn on exiting comparable data relating to a combination of *"similar sites and suitable parameters including privately owned houses"*. This confirms that the dataset used to conclude on anticipated trip rates is the most appropriate for the site. Ultimately your Highways Officers raise no concern around what will ultimately be a very low number of daily trips generated by the development.

I trust that response is sufficient to allay any concerns that may have been raised by the Parish Council comments. You will of course be aware that, through close working with Officers throughout the duration of the application, we have sought to overcome any issue in a comprehensive manner as and when it has arisen.

If, however, you require any further clarification on any of the points raised above please do not hesitate in contacting me.

Kind regards,

Alex Munro ([REDACTED])
Senior Planner
[REDACTED]



The Exchange | Colworth Science Park | Sharnbrook | Bedford | MK44 1LZ
[REDACTED]

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