



Arun District Council
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14th December 2021

clympling Parish Council
25 Fittleworth Garden, Rustington
BN16 3EW
bn16 3ew

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/70/21/PL
Site Address: Land at Wren Cottage Horsemere Green Lane Climping BN17 5QZ
Description of works: Subdivision of the plot and construction of 3 detached bungalows with associated parking, access and landscaping (resubmission of CM/17/21/PL). This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 13th December 2021 which has been recorded as an objection with the comments as follows:

OWPC42595

It is acknowledged that alterations have been made to the proposed dwellings with regards number (3 rather than 4) and height (now single storey). However, the Parish Council is not satisfied that their original concerns have been fully addressed as outlined below. Therefore, Climping Parish Council objects to the application for the following reasons:

1. There is no provision for amenity space. The development uses the same access as the 9 dwellings approved in application CM/21/19/PL (land adjacent to Scyld) so the access will serve 12 dwellings if this application is approved. If there had been one application for 12 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.
2. Regarding the roads, 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 car and delivery/rubbish collection vehicles etc. The turning point halfway in does not address this problem.
 - Access is via CM/19/21/PL and onto Horsemere Green Lane. The access junction on to Horsemere Green Lane needs to be re-assessed to allow for 12 dwellings to safely use it.
 - This is a further step of overdevelopment along Horsemere Green Lane with no commensurate improvement in facilities for pedestrians, cyclists and those with limited mobility. There is no pavement or footpath provision in this section of the lane.

3. 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.

4. Given the recent findings of the 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 including your name and address 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>