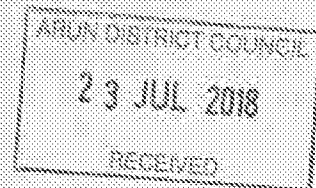


40, Kingsway,
Aldwick,
Bognor Regis,
West Sussex PO21 4DL
[REDACTED]



By hand 22nd July, 2018

Planning Department,
Arun District Council,
Maltravers Road,
Littlehampton. BN17 5LF
West Sussex

For the attention of Mr. Simon Davis

Dear Sirs,

AW71/18/HH – 36 Kingsway – Conservation Area – Objection

In my letter of the 8th April, point 1, I drew your attention to the fact that the elevations for the present north and east facades, do not correctly show the height of the existing line of trees. What is shown is about half the true height. We have heard much of 'fake news', but of concern here are 'fake plans'. As no substitute drawings have been submitted and for the elimination of doubt I attach a photograph (1) confirming that the house is completely hidden from view in the area of the Kingsway/Queensway junction. This is particularly important for anyone having to take decisions without having seen the property. Please ensure that references to the photograph and the inaccurate elevations are included in your report.

The hedge was stated to be 5m high in November 2016, so two years on it must be around 6.5m or say 21 ft and it extends over some 100ft. Along that part of Kingsway, there is a green wall measuring about 21 x 100 feet and with another 50 ft or so along Queensway means it is about 21 x 150 ft in total. Its removal will have a drastic impact on the street scene. Therefore it surely cannot be acceptable for the Conservation Area officer to respond with 'no comment' and express no opinion at all on the proposed development, which now also includes the building of a ramp across the verge, contrary to the Article 4 directive. That is surely ducking his responsibilities.

The proposed replacement hedge is extremely low in relation to those at neighbouring properties.

The Tree Survey (revised this month) under 11.1 includes 'no trees are proposed for removal to enable the proposed development'. This would include not only those shown on the drawings, but also those (3?) not shown as mentioned in my letter of 13th July, between T3, T5 and T11.

It is claimed by your Tree Officer that T11 'does not contribute to the character of the area'. This is simply untrue as it screens the house from anyone at the end of

Queensway looking under the canopy of T5. The green wall extends from Kingsway around into Queensway and is a vital ingredient of the street scene. Given that and the fact that the applicant has specifically said that no trees need to be removed, the tree officer seems to be going too far in recommending its removal. It seems to have had fairly heavy pruning recently, as can be seen in the photograph (II).

The Tree Officer, quotes the AIA para 6.3 as proposing 'the removal of H4 leyland Cypress, a healthy and established evergreen screen to the front of the property andI leave the relative merit of the proposal to be determined by the planning officer, when considering the wider aesthetic considerations of the development proposal'. In fact para. 6.3 only attempts to justify the removal of the hedge 'to enable the proposed access from Kingsway'. This would involve only the removal of 2 or 3 trees, not the whole row, and is correctly shown in plan 602, rev. B. The remaining trees in the hedge do not impede access from Kingsway.

The most recent plan that I have seen is 602 revision B, dated 4/7/18, shows no pedestrian crossover onto Kingsway, but one is still shown in 601 Rev A, dated 1/7/18, and in the Proposed North Elevation in the Design and Access Development. You cannot have contradictory information on different documents or no-one will know what the proposal really is.

As far as I recall the application does not pay even lip service to the Conservation Area status and the requirement to 'preserve or enhance', but wants to eliminate up to ca. 25/30 trees, including some not shown, for whatever reason, on the plans.

The proposal should be rejected.

Yours faithfully,

R.W. Brem



c.c Mr Martyn White (Conservation Areas), including the two photographs.

Mr Mark Warick, (Trees), including the two photographs.

Mrs G.A. Brown, OBE., including photo 1.



