



Arun District Council
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26th July 2021

M. Siddons & G. Bird
10 Mant Close
Climping
Littlehampton
BN17 5TD

Case Officer: Mr N Crowther
Telephone: 01903737500 Ex 37839
Email: neil.crowther@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/17/21/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 (resubmission following CM/53/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 23rd July 2021 which has been recorded as an objection with the comments as follows:

OWPC38728

RE: Application for Consent - CM/17/21/PL - Land at Wren Cottage Development - Horsemere Green Lane, Climping. BN17 5QZ

We the undersigned wish to continue with our objection to the latest Development of Wren Cottage (CM/17/21/PL), against layout and density of building of overbearing properties which have an oppressive impact on surrounding dwellings/areas, they are out of character by design of the development, in scale, and create sight lines into facing properties, and neighbours' gardens on either side. In spite of numerous valid objections (sound, and to the point) from local residents these continue to be ignored by Planning Officers who are adept to just disregard anything that isn't a valid planning consideration.

In particular, we refer to the recent withdrawing and re-submitting a revised design, rather than adding a refusal to the above site's planning history.

In our view, having observed the recent amendments to the proposed building plots at the rear of dwellings at 5, 6 & 7 Wooldridge Walk, closer examination suggests that Arun District Planning Office may be in breach of procedural law failure (acting fairly in administrative decision making) or (ensuring natural justice if you prefer), in having failed to make any amendments to the plan/design behind number 4 Wooldridge Walk. On what grounds has the decision been made not to amend by revised design Plot.1? As a close neighbour, we have personally, visited this property to be able to assess the scale of what the owner has had to endure over recent months, and will continue until completion, with the rear garden development at Mistletoe Farm. The 2 storey monstrosity chalet bungalow in construction to the West of her property, so close, builders have freely

waved to her in her dining room early in the morning which she confirmed is disturbing and uncomfortable! Furthermore, and also much cause for concern, the Wren Cottage Development of a proposed large TWO storey house, without any amendments, to be built at the rear of the same property will be overlooking her bungalow (4 Wooldridge Walk) facing 2 bedroom windows and her kitchen window. Little intelligence or imagination is needed to assess a loss of privacy, loss of light or overshadowing, and loss of visual amenity and not in keeping with surrounding/neighbouring properties. This, clearly, begs the question when making planning decisions whether the Inspectorate and Consultation Process has been considerate, adequate and subject to close scrutiny?

At the heart of any decent planning decision-making the law on this is clear. To be proper, consultation must be undertaken when proposals are still at a formative stage; it must include sufficient reasons for particular proposals to allow those consulted to give intelligent consideration and an intelligent response; adequate time must be given for this purpose; and the product of consultation must be conscientiously taken into account when the final decision is taken.

Despite many objections and concerns from residents of Climping, i.e., removal and felling of trees and hedges; drainage, highway safety, flooding etc., character and a safe habitat for wildlife, all forming part of the local landscape; development in this area is allowed to continue at speed with little or no regard for how this relates to the daily life of other residents. In addition, recent Applications for Approval/Consent to Planning lack evidence, that Arun District Planning Authority have exercised a balanced planning decision in taking into account all residents objections and serious concerns, particularly, those which seriously change the natural landscape.

Yours sincerely,
M Siddons & G.Bird

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/planning-decision-process>.

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/weekly-lists>

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
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.**