

25 July 2021

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

Mr Karl Roberts
Director of Place
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

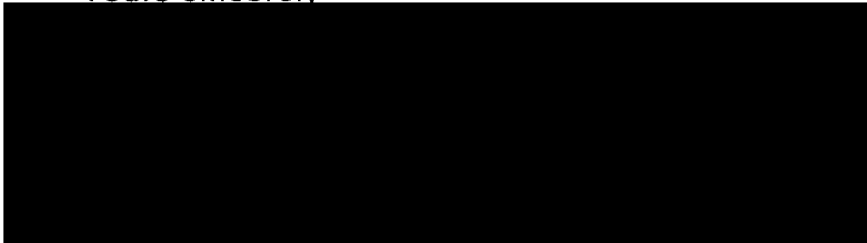


Dear Mr. Roberts

The attached copy of correspondence to Mr. N. Crowther, Head of Planning, is forwarded for your attention. We feel you will concur that the content gives us cause for concern, and therefore, it is in the best interests of all those concerned that you should have sight of this letter.

Thank you for your attention, we would welcome any comments you may have on this particular case.

Yours sincerely



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

23 July 2021

Mr N. Crowther
Group Head of Planning
Arun Civic Centre
Maltravers Road,
Littlehampton
West Sussex
BN17 5LF

Dear Sir

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 in Climping of Land at Wren Cottage (**CM/17/21/PL**). We object to the layout and density of building overbearing properties which have an oppressive impact on surrounding dwellings/areas, they are out of character by design, in scale, and create sight lines into facing properties, and neighbours' gardens on either side. In spite of numerous valid objections (all sound, and to the point) from local residents, these continue to be ignored by Planning Officers who are adept to 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 design 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), having failed to make any plan/design amendments to the plot looking into 4 Wooldridge Walk rear garden. 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. **Therefore, on what grounds has the decision been made not to amend by revised design Plot.1?**

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.

This particular Planning Application illustrates a worrying and depressing situation, giving much cause for concern; it highlights how the power of one individual, namely, the post-holder, Head of Planning, can influence an unfair decision without demonstrating and giving due care and consideration to all aspects of a proposed Development.

Having attended the local site meeting when you visited at the request of the owners of No.5 Wooldridge Walk on Friday, 25th June 2021, concerning the construction of two-storey dwellings overlooking bungalows at 4, 5, 6, 7 Wooldridge Walk; you clearly stated to those present at that meeting that **all 4 proposed building plots did not meet Arun Council's Design Guide requirements** and this was unacceptable, you did not exclude any numbered plot from your statement and your recommendation was that the proposals would be refused as currently proposed. **Therefore, perhaps you could explain how Plot 1 now meets the Design Guide requirements but was not included for amendment under the revised design 1.5 Storey in line with Plots 2, 3, 4?** If this is now acceptable, and your Applicant is agreeable to amending Plots 2, 3, 4 to 1.5 storey, with high level roof-lights in relation to its proximity to the neighbouring bungalows to the rear, **what design changes, if any, have now been made and recorded in accordance with the Design Guide requirements for Plot 1, and noted in planning/public records?** As Head of Planning, we would welcome your explanation/comments with regard to **Plot 1** design and how/why this is excluded from those applied to Plots 2, 3, 4?

In conclusion, without further Planning deliberation of the full impact already placed on the loss of privacy in scale, new sight lines and loss of visual amenity, as described in the foregoing due to current ongoing construction at the Mistletoe Farm development. **Plot 1 (behind, 4 Wooldridge Walk),** should not be allowed to proceed to Planning Approval. If this Application moves forward to Consent, Arun District Planning consultation and decision making will have acted unfairly in relation to the **revised planning design granted only in respect of Plots 2, 3, 4 (adjacent bungalows 5, 6, 7 Wooldridge Walk)** which is tantamount to gross injustice and failure to ensure and examine the full impact this planning application will have on the close proximity of each adjacent single storey property and their residents.

We await your comments in anticipation of an early reply.

