

Planning Services
Arun District Council, Civic Centre
Littlehampton
West Sussex
BN17 5LF

My Ref: 14114/EM/LBC_Mill Cottage
Date: 29th June 2018

Dear Sir

Mill Cottage, Clymping Mill, Clymping Street, Clymping

I have been appointed by Mr Gary Love to work alongside other consultants to assist with the preparation of applications relating to Mill Thatch (PP-07032473v1), the main mill building and the proposed Pond House. My client's intention has not altered from the original submissions prepared by N.J.A Town Planning Ltd which included proposals for the site as a whole. Unfortunately and despite Ms Gardner of DGC Consultants Ltd having lodged a pre-application as advised, we still await a response. Pre-app reference PAA/51/18 was lodged on 10th April 2018. It is now 29th June 2018 – over 11 weeks and we have yet to receive formal feedback. This is longer statutory period for a minor application at 8 weeks. When asked I was informed by Arun DC that there was no time period set for responding to pre-app which I do find rather surprising, particularly when it's a paid service. Whilst not ideal, we need to ensure that the applicant is able to progress work on site – to make the site safe and the buildings and to ensure they are protected from the elements.

You may be aware that this site and buildings have been the subject of a number of break-ins where equipment and buildings have been vandalised, material including lead has been stolen, personal equipment and more recently 4 fireplaces (2 from the Mill and 2 from Mill Cottage) and this is despite having a presence on site and a security system. These have been reported to the Police and crime reference numbers issued.

We applied for security fencing at the insistence of Arun DC because the localised repair works to the flint walls that do not need formal consent or planning permission were not accepted as triggering the permitted development rights under Schedule 2, Part 4, Class A which states:

Permitted development

- A. *The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.*

We appreciated that where planning permission is required it has to be obtained first but where repair works that do not need planning permission or listed are being carried out this falls under 'operations'. Nevertheless, we have submitted an application for security fencing despite the fact that there is no need. Application reference PP-07046288v1 – lodged 11 June 2018 and is still not validated and time is ticking. However should you ascertain and concur with me that planning permission is not required, we would be pleased to withdraw that application.

I am sure you can appreciate the applicant's frustration with the lack of progress and lack of communication, particularly in respect of the pre-application submission. The applicant wishes to work with Arun District Council to secure the repair, renovation and reinstatement of the Mill Complex along with an outstanding new home but it appears to be one-way with no feedback. We appreciate that Mr Whyte has recently returned to Arun DC and he has communicated with DGC Consultants LTD and has informed Ms Debbie Gardner that he is working through the document. Ms Anita Gardner has provided no firm date for the dispatch of her response but deflects to Mr Whyte and we are advised his response would be with Ms Anita Gardner two weeks from 24th May 2018, therefore by 7th June 2018. Three weeks have now passed and Ms Gardner has not released or dispatched any comments.

In all this time and accepting the position on site, the applicant is sustaining continued financial loss. Apart from localised repairs work has halted, contractors could not be retained, the scaffolding had to be removed as the contracted period had come to an end and there is no point paying out for a further period when we have no indication of what would be approved and when. The applicant has experienced constant trespass from people wandering off the public path and breaching bunds, walls and hedging. Along with the thefts, break-ins and damage the buildings are left vulnerable and exposed to the elements exacerbating the dilapidated state of the buildings and increasing repair costs. Being realistic, my client cannot continue to sustain continued outflows and further financial loss. It is a strong likelihood that he may fold and leave the site as it is.

For such an important site and a historically important mill complex, and in the exercise of statutory duties, I trust Arun DC will be positive in the approach to the site, in the management of change and repairs and obviously the grant of the appropriate permissions and consents. In addition, I assume this will include communication including the return of telephone calls and responding to emails.

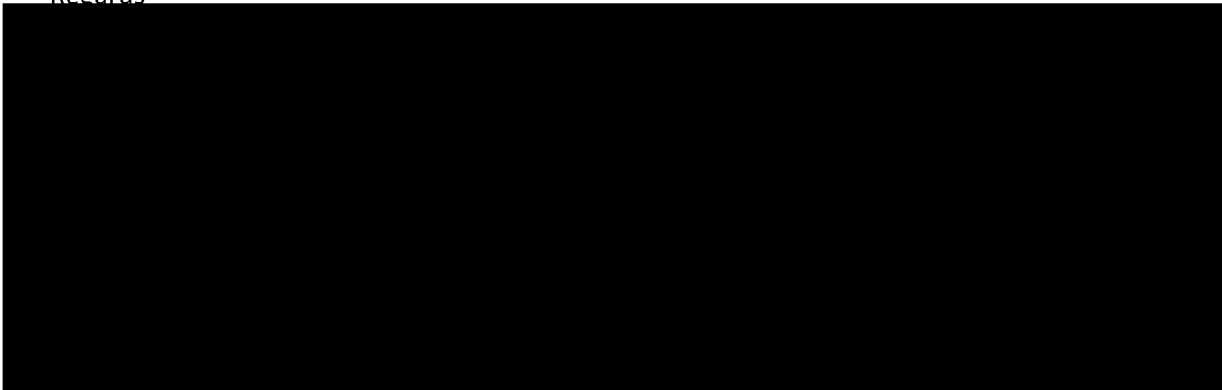
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In the meantime, I will be progressing further applications. Should you have any queries regarding this application or require further information, please do not hesitate to contact me. If calling, please use my mobile number. If I am not available please leave a message and I will call back within 24 hours or the next working day. Alternatively if emailing, I will also respond within 24 hours or the next working day.

I would expect that a site visit is required and request that this is arranged with me. Access can be precarious particularly if there is a high tide but also it should be noted that the site is not particularly safe and visitors, official or otherwise, need to be accompanied.

Regards



Ms Eimear Murphy
BSc (Hons) EP DipUD PGDip HistBldgs MRTPI IHBC