

Mr Richard Pulley
12 Goda Road
Littlehampton
BN17 6 A

Your Ref: OWPC17289
Our Ref: CM/33/17/PL 17-12-2017
Please ask for:
Ross Leal

9th February 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of prefabricated former private school building & Mill Lodge residential unit; refurbishment of existing Mill to retain & refurbish existing dwelling & flats 1 & 2 (adjoining) with 2 No. additional dwellings; refurbishment of Mill Cottage & Mill Thatch (units 1 & 2) & erection of 1 No. new-build floating pond-house within feature pond. Departure from the Development Plan. This application also lies within the parish of Littlehampton & affects the setting of a Listed Building.

Clymping Mill Climping Street Climping

Thank you for your internet representation made on 7th February 2018 which has been recorded as '**an objection**' with the comments as follows:

Objection to planning application CM/33/17/PL

Overview

Ecological Survey and Landscape report was done ex post facto several months after the site had been cleared of a significant proportion of its existing habitat, possibly in contravention to the 1981 Wildlife and Countryside Act. The subsequent survey carried out by Lizard Landscape Design and Ecology does not provide strong enough evidence to suggest that any new initiatives will repair damage already done to this sensitive and undervalued site.

Comments

In May 2017 on or about the middle of the month the Mill school site owned by Mr G Love was largely stripped of all shrub, bush and other large vegetation. Trees were removed and the site effectively cleared of a significant proportion of its natural habitat.

The contrast between how the site looked in early May 2017 and August 2017 is well illustrated by comparing the photographic evidence provided in the Lizard Landscape Design and Ecology report submitted as part of the planning application by Mr Love. On the third page there is an aerial photograph of the Mill before the site was cleared. If you compare this with the site today you can clearly see the damage that was done. It shows that several large trees were removed as well as a large proportion of 'undergrowth'.

The clearance of the site in May 2017 seems to contravene the Wildlife and Countryside Act of 1981 which states that it is an offence to wilfully destroy the nesting sites of birds.

The clearing of a significant proportion of the 1.6 hectare site, in May, during the height of the breeding season for all native and local suggests that the Act was not followed. To then go on and undertake an ecological appraisal of the site in August 2017, which finds the site of 'low' ecological value is therefore misleading and of no surprise.

In instigating and funding appropriate reports in support of the planning application the developer is quite correctly following planning regulations. In doing so after the site was cleared of the majority of its original vegetation makes it much easier for these reports to show the site is of little interest or value ecologically and so thus further their aim in getting planning permission through. The letter has been applied and the original desecration overlooked or ignored. This really is not acceptable to those of us that know this area well and have enjoyed the previous benefits of a rich (all be it unkempt) and varied habitat.

Even Lizard Landscape recognised that, 'clearance of any trees/dense shrubs take place outside of the bird nesting season' (page 16 of their Preliminary Ecological Appraisal Survey). Sadly Lizard were unable to recognise that this had already taken place. Presumably not part of their brief to judge the site

I was surprised to see that Lizard had not contacted (judging from their references at the end of the report) either the Sussex Botanical Recording Society or the Sussex Ornithological Society to see if the site was any significance to them.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning