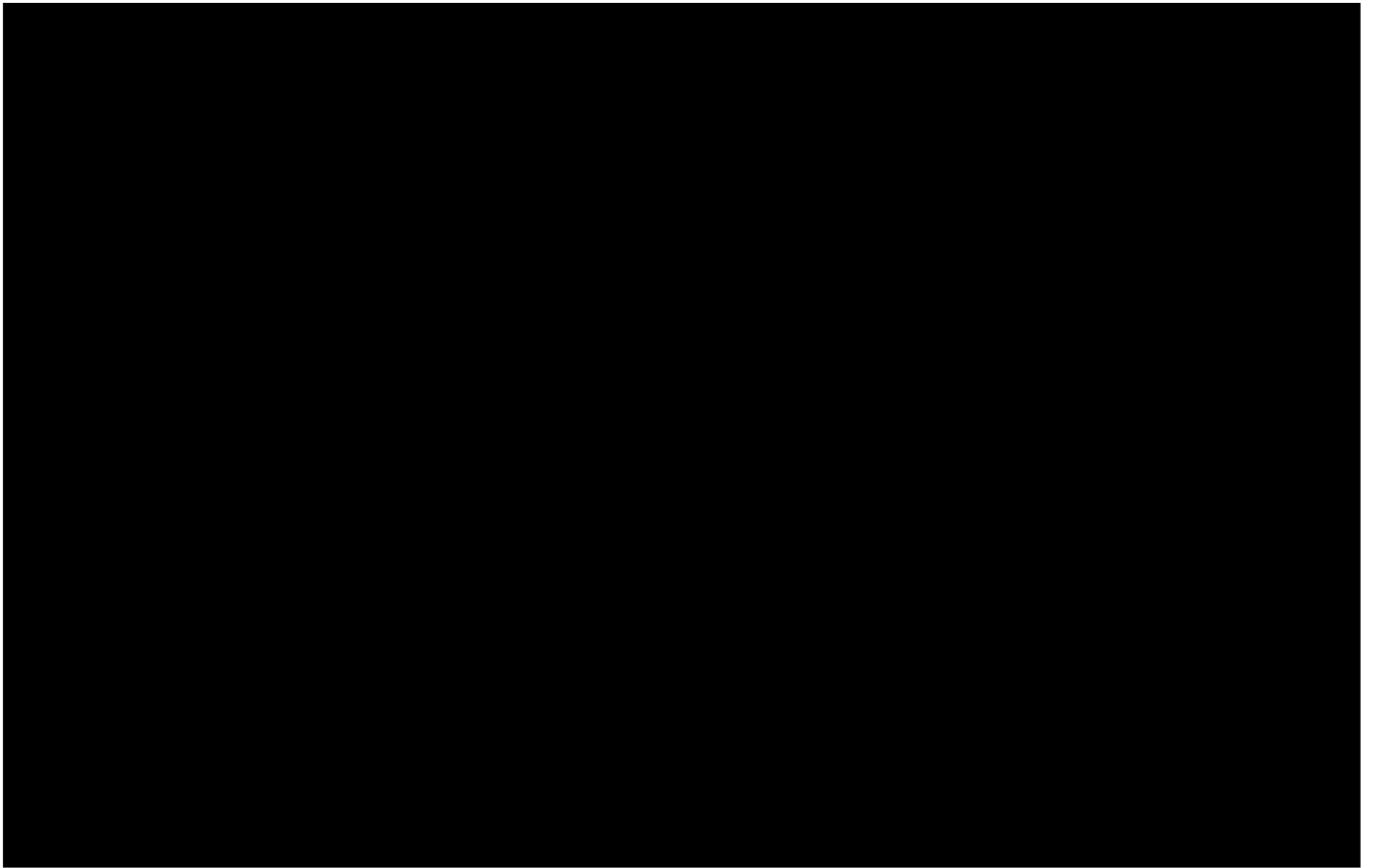




From: Michael Mariner [REDACTED]
Sent: 07 January 2022 19:25
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: P/165/21/PL Objection

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Mr Davis,

Please can you add our objection as it would not go on via the portal.

We strongly object to this planning application.

This is a private road that we the residents pay to maintain and do not rely on public money to pay for services as it comes directly out of our pockets.

All the residents purchased properties on spinnaker View knowing it was private and safe.

NO PERMISSION HAS BEEN GIVEN NOR HAS ANY OFFER BEEN PUT FORWARD to the developer to access the site via Spinnaker View as misleadingly stated by the developer on his technical notes and planning application. A person who makes false or misleading statement in connection with a planning application knowing that it was or might be untrue or misleading with the intent of gain for himself maybe prosecuted under the fraud act 2006.

We have asked ADC to remove this statement as it is incorrect and gives the general public false information, then not being able to give an informed decision based on true facts.

The inspectorate overturned ADC's original decision to refuse planning based on the site access as it was concluded that it was safe and adequate, regardless of our own opinions. Part of the approval was the removal of the side extension which to date has not happened, however all site deliveries are being satisfied by using the original site access point, by the removal of a few bricks, which are currently stacked up neatly ready to be re installed.

As this is fact there are no reasons to come through Spinnaker View. A significant portion of the site access route will be 4.8m which is the same as coming through Spinnaker View, thus making it a pointless exercise as nothing is achieved, except using our land to create parking spaces for their site. Their proposal is to take up our current footpath to create 3 parking spaces which they intend to remove to gain access, this will result in danger for Spinnaker View residents as we will have to walk in the road, the plans the developer has used to mark out this scheme are incorrect as it is not a true reflection of the actual site layout.

The revised plans by the developer are dated June / July 2021 so they obviously knew their intentions differed from the original plans and had no intentions to abide by them when they started the development in September 2021.

Is this due to Mr Honour of the inglenook now OBJECTING to the developer (as he has sold the land to Future Build) using his land for the footpath and access road which was granted by the inspectorate when HE submitted the original planning application P/58/19/PL (erection of 9 dwellings) and P/53/19/L (listed building consent for the demolition of modern side extension and 2.5m boundary wall).

He was the original applicant on both the above planning numbers and gained significant award of costs in order to gain access via his car park.

It is not the case that the developer is land locked and has no access to his site as planning permission has already been granted for access on his original application, which was won on appeal, therefore there is no requirement to gain access from another location. The planning department should be guiding the

developer to use the access already granted by the inspectorate as it was the planning departments error initially, however now they seem to have flipped and gone in reverse which makes a mockery of the inspectorate's actual decision especially when costs were awarded if approved.

On planning application P/171/21/DOC there are plans dated March 2018 where the developer / Mr Honour had drawn plans to come through our parking spaces?

Our parking spaces on spinnaker view have all been approved for our development including footpaths.

Pagham parish council back then strongly objected to the very first plans to do with the footpaths in Spinnaker view as they were initially insufficient and dangerous, however now this application has been submitted to access via Spinnaker View Pagham parish council don't seem to mind now and have approved in leaving us the residents in a dangerous situation by removing our footpaths and replacing with parking spaces?? CONTRADICTIVE SOMEWHAT

If Spinnaker View development had submitted plans with no footpath, then it would not have been approved originally.

How can a developer come through our private land and reconfigure our approved development?

Also the developer wants to make a footpath through our private boundary fence to allow access for the refuse collections to their site by leaving the HGV 's on our delicate permeable paving for a longer period to collect the refuse from the site by walking the bins. We accept that we do get blocked in by the refuse lorries currently, but we will not accept this for their gains.

The same position the developer wants to remove our footpath and replace with parking spaces is actually in our no dig zone due to Poplar Populus T29 which has a root protection Zone which crosses over to the Inglenook development site.

Are they taking measures to protect our tree roots etc on their side as the vibration can disturb the tree integrity?

Also the same no dig zone as well as running in front of our existing parking spaces is where we have our vital services, electricity, Telecoms and water.

On application the developer has stated that we have no Trees or hedges at the proposed access site. This is wholly wrong as we do have trees and hedges and other vegetation running along our boundary fence as well as a wildlife corridor. These are our trees and foliage that were approved on our planning for this site and we now pay to maintain and these will not be removed in any circumstances.

The boundary lines that the developer is using on this application looks like he has taken more of our private land in order for him to gain additional space as he does not have enough of his own.

The correct procedure was not followed in serving our management company notice of intent (Cert B) as it was served to the wrong people.

Originally it was dated 17th November 2021 (on the planning port

On the 7th December 2021 the planning department accepted as valid application even though the planning department knew that notice was not served correctly and told the developer numerous occasions yet still accepted it despite the correct owners not being served any notice.

Eventually they resubmitted on the 10th December saying that they had served us notice however the date we did receive it was 20th December 2021 which was after continuous chasing, e mails are instant so what happened?

This document served to us just says Land on Spinnaker View and had no covering letter, which is different to certificate B (on planning portal) with full name and address of our management company.

WHY does the developer continue to serve notice to Crayfern Homes, and Northridge and Rumpus? As they were the original owners and now have no interest in this land.

Mr & Mrs Mariner

24 Spinnaker View
Bognor Regis
West Sussex
PO21 3FL