

Mr G Burt, Secretary, Aldwick
Preservation Society
C/o 46 Highfield Road
Bognor Regis
West Sussex
PO22 8PH

Your Ref: OWPC21619
Our Ref: AW/28/19/PL 22-01-2019
Please ask for:
Mr S Davis

4th March 2019

Dear Sir/Madam

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

Erection of 1 No. dwelling & associated works.
Rear of 276 Aldwick Road Aldwick

Thank you for your internet representation made on 3rd March 2019 which has been recorded as '**an objection**' with the comments as follows:

*Aldwick Preservation Society OBJECTS for the following material reasons:
The Society, a Registered Charity established in 1977, own and maintains Aldwick Duckpond, a feature of Aldwick Village for possibly centuries. The Society saved the Duckpond from being filled in during a road improvement scheme which eventually saw the realignment of the Lower Bognor Road to the east, thus removing the traffic that used to traverse around the pond. The old road was returned to the informal grass, trees and shrubs that are enjoyed today by the many thousands of visitors, both young and old, (not to mention the wildfowl) each year safe from the speeding traffic.
The old truncated road to the north of the site was provided for visitors coming to the pond by car with an integral turning area. We refute any suggestion that this was provided to provide a vehicular access for the future development of the back garden of 276 Aldwick Road. If this application were to be approved, the parking and safe turning therein of vehicles by visitors to the pond would be severely curtailed, resulting in less visitors to the pond, which would be to the severe detriment of the amenities of the area.
Whilst we note that trees subject to a TPO within the development site are to be protected by so-called protection zones, we don't doubt that applications for their reduction or removing will follow shortly after, as they are too near the house, causing shading or the roots are damaging the foundations. All the trees surrounding the pond add to the overall attractiveness to the area.
The new houses to the rear of the pond at Margaret Close it could be argued have already compromised the setting of a once rural idyll, namely Aldwick Duckpond. Please don't compound this further with yet another new house, thus further eroding the setting of this local beauty spot.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only

include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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