

Dave & Dawn Robinault
4 Margaret Close
Aldwick
Bognor Regis
West Sussex
PO213AA

Your Ref: OWPC21659
Our Ref: AW/28/19/PL 22-01-2019
Please ask for:
Mr S Davis

7th 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 6th March 2019 which has been recorded as '**an objection**' with the comments as follows:

According to the plans mixed species of trees and shrubs are to be removed and are declared to be of low value. However this ignores the impact of this removal and the works in general on the natural habitat of the wildlife living in the vegetation next to the much loved Aldwick Duck Pond. This is a highly sensitive area enjoyed by many visitors across Bognor and beyond and looked after by the Aldwick Preservation Society and the highly skilled volunteers.

I would add that the biodiversity checklist shows no surveys have been carried out. Whilst I can not comment on most of the creatures listed I have seen on numerous occasions bats in the area. Surely at the very least a bat survey should have been carried out which in our view reflects poorly on the applicants. In general the vegetation for properties neighbouring add to the quality of this amenity site and it would be a great loss to see so much of this area cut down for one property in a back garden development.

I see from the plans that the driveway for the proposed property will remove half the parking spaces used by the many visitors to the duck pond. The loss of the parking and the turning area should be carefully considered as the applicants have singularly failed to do this. The current house has two driveways accessed from the roundabout- surely one of these should be used for accessing the proposed property for safety reasons alone given that young children that are in and out of the car park area when they come to feed the ducks.

Accordingly I am very much against this application that has very little to commend it.

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