

Dave Robinault
4 Margaret Close
Aldwick
Bognor Regis
West Sussex
PO213AA

Your Ref: OWPC21769
Our Ref: AW/28/19/PL 22-01-2019
Please ask for:
Mr S Davis

18th 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 17th March 2019 which has been recorded as '**an objection**' with the comments as follows:

Objected to this application last week but having read the submission from WSCC would like to add to what I said previously.

There is a visibility issue at point of access from Margaret Close onto the Lower Bognor Road. It is difficult to turn right onto the main road where visibility is restricted by the bend in the road close to the roundabout. The speed limit of 30 MPH is ignored by many drivers (particularly during rush hours) as they accelerate from the roundabout travelling north towards Chichester. There have been numerous minor accidents over the last 35 years at this junction - but fortunately nothing major thus far.

The WSCC report claims that the proposed 2 car parking spaces onsite meets current regulations but makes no mention whatsoever of the 50% reduction to the duck pond car park from 4 spaces to 2. Why has no consideration been given to the many visitors to the duck pond, and their safety (very young children) - where are they supposed to park their cars during the busy Spring & Summer periods?

I accept that WSCC have commented from a desktop study but a site visit is a necessity in order to provide a balanced view - ADC should insist on this.

I find it significant that the agent for this planning application makes no mention that there is a duck pond immediately adjacent to the development to the west. Is this simply an oversight or is it deliberate?

How can they say that there are no structures to support roosting bats - they are all around the location and even in the back garden of the property if they had bothered to properly assess their plans. It must have taken them no more than 30 seconds to complete the diversity check list so not sure how anyone can rely on their opinion on other protected species that may be in the duck pond and surrounding area.

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