

Mrs P Galbraith
NO. 1 Margaret Close
Bognor Regis
West Sussex
PO21 3AA

Your Ref: OWPC21770
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:

This application is just the tip of the iceberg. I have been informed by a reliable source that the overall intention of this project is to eventually pull down the existing house on the site of 276 Aldwick Road and to build many more dwellings. If this planning application is approved, there will be many more to follow, further destroying the tranquillity and rural ambiance of the area.

This application will destroy the diversity of the area. Firstly there has not been a site survey for nesting bats, the presence of Barn Owls or nesting birds. The disturbance of the area has been positively as having an impact on nesting birds. The site has also not been surveyed for door mice, which in the past have been seen often in areas adjacent to the site. The pond which is also adjacent to the site has not been tested for Great Crested Newts and should be.

I am very concerned that the removal of some trees will take away some of the privacy I have in my garden and will also cause a disturbance to the wild life in the area. In future I suspect that more trees will be taken down because they will be too close to the new dwelling or be causing disturbance to the new footings.

Also three of the names owners of the site do not live locally and therefore have no idea what impact this will cause to the local area.

I also have major concerns about the access to the site. The position of the entrance will take up safe parking spaces for visitors to the duck pond, of which there are many on a daily basis. Also exiting Margaret Close is already a manoeuvre that requires great care and concentration. Traffic approaching from the east onto Lower Bognor Road are often still indicating left, implying that they are going to pull into Margaret Close, when in fact they are speeding past the end of the road, which already is a danger to life.

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