

Scott Markham
28 Trotyn Croft
Aldwick Fields
Bognor Regis
PO21 3TX

Your Ref: OWPC21760
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 15th March 2019 which has been recorded as '**an objection**' with the comments as follows:

Further to my earlier comment. I would like to add my voice to others that have commented on the presence of bats in the immediate vicinity. I have regularly seen bats close to the proposed development site during the summer, normally around early evenings.

I would like to remind the planning department of ODPM 06/2005, paragraph 99 which starts "The presence and extent to which protected species will be affected must be established before planning permission is granted. If not, a decision will have been made without all the facts".

It is clear that planning should not be granted until the relevant ecological surveys have been conducted.

Regarding the proximity to the Aldwick Duck Pond, the site for development is just 50m from this amenity location. Shouldn't this be more clearly shown on site plans? As they are currently drawn, the small inset Location Plan makes the pond appear further away than it is, by labelling the island in the middle of the pond as the pond!

Finally, I would also like to add that by constructing in the proposed location, this would break the existing green space corridor that runs from south of the Duck Pond up to the Lower Bognor Road and then along both north east and south west edges of the Lower Bognor Road to the fields by Chalcraft Lane and Hewarts Lane. I ask that the Adopted Local Plan (Policy ENV DM5) also be taken into consideration.

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