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Save the environment - think before you print.

From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 06 July 2020 08:36

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: REF: BE/48/20/PL - land adjacent to liseve lodge 84 North Bersted Street

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From: Tom Bryce Dixon

Sent: 04 July 2020 17:06

To: Planning <Planning@arun.gov.uk>

Subject: REF: BE/48/20/PL - land adjacent to liseve lodge 84 North Bersted Street

Dear Ms Tomalova,

I am writing to object to the plans: BE/48/20/PL (84 North Bersted Street)

I will note below various reasons as to why these plans should be rejected.

My decision to object these plans are based on the following:

- Review of Document 'Bersted Neighbourhood Plan 2014-2029'
- Review of the applicants own 'Preliminary Ecological Assessment'
- To protect the overwhelming beauty of the current setting
- To protect the conservation area of Bersted
- To protect the privacy of my garden which is currently surrounded by wonderful trees and wildlife
- To protect the current maturing trees within the proposed site (note some trees have been cut already contrary to the conservation area)
- To protect the settlement of the listed building within the plot
- To protect the foundations of all properties within the Bramley Gardens cul-de-sac

May I firstly point out the following document:

Bersted Neighbourhood plans 2014-2029

Page 13

Sections 2.3.4 & Section 3.0

This document clearly outlines the plans for bersted and I believe this proposal is contrary to these plans, the plans clearly note the areas aim is to have mature hedging, mature trees, large garden and fields, wildlife, flint walls all of which make a positive contribution to the area, none of which these plans complement.

I'd also like to bring your attention to the following document:

Preliminary Ecological Assessment

Badgers:

Page 5 - Section 2.3 - This report mentions that signs of Badgers were recorded but does not specify in the report what the recordings are. I would therefore suggest further assessment of badgers is taken as it would be clear to me that the site is the perfect setting for badgers.

Bats:

Page 18 - Table 1 - Clearly suggests that the potential for bats to roost is high in 'T1, T2 & T3' I can also confirm that I often see bats during the evening.

Page 19 - clearly shows that 5 species of bats are known within the area within 1km.

Great Crested Newts:

Page 20 - Section 3.7 clearly mentions the site being an ideal spot for Great Crested Newts within flowerbeds and railway sleepers the report also mentions a notable sighting of the GCN's within the pond noted as Pond 1 within the report.

Birds:

I'd implore you to come and stand within my garden to witness the breath-taking sound and visual sight of the wildlife which would be endangered by this proposal. Particularly if trees are to be continued to be removed as they already have been.

Foundations:

Bramley Gardens cul-de-sac contains approx 10 properties all of which are approx 8 to 10 feet above the proposed sight, it would be clear to me that building a new dwelling on the proposed site would cause significant risk to the foundations of my property and others.

Private areas: (visible within the applicants own ecological report Page 16 Para 7 is a picture of my house taken on their land)

I am concerned that my private living areas both indoors and outdoors would be overlooked by the windows at the rear of the proposed dwelling.

Continuous planning applications:

It is of concern to me that this application clearly splits a large plot into two, leaving one very small existing dwelling directly outside my garden. I am concerned that further applications would be made should this application be successful as the existing dwelling appears too small for the plot that would then be left and I fear it would be developed in the future.

The Spinney:

The proposed site is directly adjacent to the spinney which is mentioned in many reports published by the Bersted council since purchasing it from the West Sussex County Council in 1995, making the entire location more sensitive.

Thank you

Mr T Dixon of 5 Bramley Gardens (PO22 9SP)