

Darren Homan
15 Ryefield Road
Bognor
PO21 5BN

Your Ref: OWPC5630
Our Ref: BE/60/15/PL 08-04-2015
Please ask for:
Mr S Davis

11th May 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing dwelling & erection of 8 No. three bedroom dwellings with new access & car parking.

21 Bucksham Avenue Bersted

Thank you for your internet representation made on 8th May 2015 which has been recorded as '**an objection**' with the comments as follows:

Re BE/60/15/PL:

Comment 1) This plan introduces further density to an already densely housed area. To minimise the impact of this to the existing homes on the western side of the site, it is requested that permission only be granted with the inclusion of stipulation for LOW GROWING trees (and associated tree preservation orders) to the western edge of the site at intervals to form a screen between the new and existing housing. Thus preserving the sense of space enjoyed by both the abutting Willows Edge homes and the community who walk down the path that runs along side the watercourse.

Comment 2) Please establish clear responsibility for clearance of vegetation and debris from the eastern bank of the water course that runs on the western edge of the proposed site, adding restrictions to place covenants on the proposed homes for the good maintenance of the eastern bank and removal of vegetation/debris that may impede free flow or cause blockage down stream.

I raise this issue because :

- a) The water course is an essential part of the drainage and flood defence scheme installed as part of the Willows Edge/Barckley Homes developments.*
- b) The watercourse has in the past become engorged with vegetation degrading its performance and causing blockage from green debris down stream.*
- c) The issue of responsibility for clearance of the eastern bank was subject of discussion at the council's 2014 Willows Edge/Barkley Homes community meeting where the council's representative noted that whilst the council may be liable to clear the vegetation on the Eastern bank, it was unable to clear the eastern bank if it did not own this bank.*

Many thanks for your consideration of these points.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a

small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration