

Miss R Lovett & Mr N Woodruff
26 Arun Road Bognor Regis West Sussex

PO215PD

Your Ref: OWPC15722
Our Ref: BR/229/17/PL 11-08-2017
Please ask for:
Mr S Davis

5th October 2017

Dear Sir/Madam

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

Erection of 4 No. dwellings, 1 No. detached garage, parking & alterations to existing access & driveway (resubmission following BR/200/16/PL).

Land to rear of 41 - 47 Pevensey Road Bognor Regis

Thank you for your internet representation made on 4th October 2017 which has been recorded as '**an objection**' with the comments as follows:

We are strongly objecting to the plans at Pevensey Road for the following reasons, This immediate area is at a high risk of surface water flooding this has been identified by both the WSCC local lead flood authority and the Enviromental agency, even the applicants own report states that " Even with some improvements that have been carried out the area still remains at risk of surface water flooding due to the local topography" this area is at a high risk and building or putting anything in these two gardens is going to cause surrounding residents to flood. It doesn't matter what drainage they use this area if built on can't cope with the flood water due to the local topography.

Existing residents should not be put at risk, the flood water will move onto other surrounding areas if there are buildings instead of trees and greenery that would usually be there to help soak up the water. The land levels if houses are built will be higher and this will all add to the already existing flooding problems.

The new houses will be higher than ours so we will feel overlooked at Arun Road and to put a house 1.4 meters away from the flats at Pevensey Road is defiantly going to be overbearing for the people that live there, this will be unneighbourly for existing residents. The tree root protection areas are still far to small and have clearly been made to look ok on paper on the plans but in reality a 18 meter high tree shouldn't have a house built 2 metres away from it. The trees will be damaged and more than likely felled during construction as the site is far to small for what they want to build inbetween the protected trees. And if the trees aren't removed during construction it won't be long before the new residents ask for them to be removed as hardly any light will be able to get in through their windows as the trees are so big and it will also be shady and cold in their small gardens. If the trees were to be lost it would have a detrimental effect on the surrounding area as the trees give lots of Enviromental and amenity value to us and the surrounding neighbours. We have already lost one large willow tree that was of a great public amenity value to the area we don't want to loose anymore of the trees.

We know that there is a variety of wildlife in these two gardens, there is a family of at least 5 foxes that live in number 45 as they come into our garden and go into the allotment, there is bats in our garden every night, we also have a hedgehog that comes into our garden to feed every night from under the fence from 45's garden, it eats in our garden and then goes back through. There are slow worms to, These two applicants obviously couldn't care less about the trees, wildlife and the flooding issues! but we still will be living here and we do care about the trees, wildlife and flooding issues!

*Yours sincerely
R.Lovett & N.Woodruff*

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

Neil Crowther
Group Head of Planning