

Mr and Mrs Howard
24 Pevensey Road

Bognor Regis
West Sussex
PO21 5NU

Your Ref: OWPC15736
Our Ref: BR/229/17/PL 11-08-2017
Please ask for:
Mr S Davis

6th 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 5th October 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/Madam,

We would like to raise our OBJECTION to the above planning application Ref BR/229/17/PL.

Highway Safety & Planning

We feel that the road access to the proposed site is being 'shoe-horned' into a narrow area, to the point that two vehicles can only pass each other at the mouth of the access road at 4.5 meters width, with the road then narrowing down to 3.5 meters (where two cars can not pass each other). There are tiny pathways on each side, barely enough room to put the 8 wheelie bins on rubbish and recycling days, as is being suggested. This does not make this access area very pedestrian friendly, either. Also, there is nothing on the plans indicating extra street lighting down the access road. Not great if you had families moving into the proposed houses with babies in prams or pushchairs.

We are confident in saying that this, although a small development, will have an impact with regards to on-street parking and safety, particularly during the school rush-hours. Pevensey Road is a busy thoroughfare, particularly near the Frith Road junction. We still think the access road will be too near the Frith Road junction to allow for acceptable stopping distance for cars turning right out of Frith Road, indicating, to then take a left into the proposed development access road.

Flood Risk

After the flooding this road and the surrounding area had in 2012, and knowing which houses flooded first, due to the lay of the land, we are obviously very concerned that a new development on that land would exacerbate this problem, if it was to happen again. The houses 41-47 all flooded before our side of the road. There are enough professional reports regarding this proposed development site, to show that it is a potential flood risk area. To be fair, this is clearly being acknowledged as the planning applicants are trying to address this issue, by building the properties higher above ground. I know an element of the surface water will be collected under the properties, but this whole area is a natural soakaway, which is much needed for the existing properties.

Trees and Wildlife

Again, the very impressive amount of protected trees on this site has been well-documented. To an untrained eye, looking at the plans, we would agree that the new buildings are being squeezed into areas too close to tree-roots. And, of course, with the nature of this land, it has attracted the type of wild-life that likes to be near a water-source, for example slow-worms and other amphibians. The neighbours that live adjacent to the site, have observed this and have made their comments on the 'reps' for this proposal, but also the previous ones.

In a nut-shell we feel that this site is not appropriate to be built on, which is probably why it

hasn't been built on before.

Kind Regards

Mr and Mrs Howard

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