

Mr & Mrs Le Grand
22 Pevensey Road

PO21 5NU

PO21 5NU

Your Ref: OWPC15768
Our Ref: BR/229/17/PL 11-08-2017
Please ask for:
Mr S Davis

9th 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 8th October 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Davis,

Planning Application: BR/229/17/PL for erection of 4 No. dwellings & 1 no. detached garage with alterations to existing access & driveway at land to rear of 41 - 47 Pevensey Road, Bognor Regis

I wish to object to the above Planning Application for the following reasons:

1 The proposed new access road into the new development site is too close to the existing junction of Pevensey Road and Frith Road. Although both are in the 20 mph low speed zone the 20 mph speed limit is not observed by the majority of drivers, nor is it enforced.

Parking too close to corners and on the footpaths is a daily occurrence in Pevensey Road and Frith Road, particularly by drivers of commercial vehicles who are also residents.

There are many elderly and infirm users of mobility scooters who experience enough difficulty negotiating their way around the afore-mentioned obstacles and street junctions already without adding more.

There are many young mums trying to walk their very young children to school pushing prams along ever narrowing footpaths and trying to cross roads in heavy, fast-moving traffic. This traffic has a habit of stopping on footpaths to unload children who then have to try to cross those same roads. This, of course, happens in reverse at the end of the school day.

Both Pevensey Road and Frith Road are bus routes.

There are many elderly and frail residents who attempt to walk along Pevensey Road and Frith Road to go shopping, catch buses, etc. who do not need another road crossing to negotiate.

Fire appliances and refuse vehicles will have difficulty accessing the new houses.

Inevitably those new houses will be occupied by families with young children who will be in danger every time they play outdoors or go to school, ride their bicycles, etc.

The proposal to use the two very narrow footpaths lining the new access to the proposed development as refuse and recycling collection points will force pedestrians to walk on the road. This is unacceptable.

The site layout plan shows turning provision for a Fire appliance which is unlikely to be available due to parking of multiple vehicles for each house and visitors parking at each of the houses at the same time.

2) I believe the sewers are struggling to cope with existing demand as 24 houses were

affected by the ingress of foul water which flooded the junction of Pevensey / Frith Roads in June 2012 when the water came out of the drain covers and sewer covers in the immediate area, including numbers 41 to 47 Pevensey Road, this situation has been close to repeating several times since. The proposed development will reduce even further the available natural surface drainage providing potential for more frequent flooding.

3) If the development is allowed to proceed the removal of trees from the site will only contribute further to drainage problems along with the additional load imposed by the new houses as there will be less natural drainage as most of the land will be covered over by tarmac, concrete and buildings. The removal of trees and other foliage will seriously affect the wildlife by removing some of its natural habitat. I also raise the question of who will be responsible for the maintenance of the trees where they are planted outside of the gardens of the proposed new houses or fall outside of the fenced garden areas these houses?

4) This development will constitute over-development not only of the site but of the area as a whole. There are still unsold plots on the new estate at North Bersted; we do not need more housing. The immediate area has a "character" that will be spoiled by this development which is out of keeping with the street scene.

Yours sincerely,

Mr & Mrs M Le Grand

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