

Martin Le Grand
22 Pevesney Road

PO21 5NU

Your Ref: OWPC18967
Our Ref: BR/229/17/PL 11-08-2017
Please ask for:
Mr S Davis

26th June 2018

Dear Sir/Madam

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

Erection of 3 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 25th June 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Davis,

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 other similar-sized 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 in reality 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, despite statements from drainage engineers concerning the installation of various types of SuDS, providing potential for more frequent flooding particularly to existing properties. In the absence of information I wonder how the use of the area under the floors as a storage area for surface water will work without adversely affecting the houses to be used for this purpose.

3) *If the development is allowed to proceed the removal of trees from the site will only contribute further to drainage problems as older trees will soak up more water than freshly planted new young trees. The removal of established 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 the gardens of the proposed new houses or fall outside of the fenced garden areas of these houses, and also the SuDS.*

4) *The immediate area has a "character" that will be spoiled by this development which is out of keeping with the street scene. Whilst the area of land subject to this application is not currently visible from the road it will be when developed.*

Yours sincerely,

Mr & Mrs M Le Grand

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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