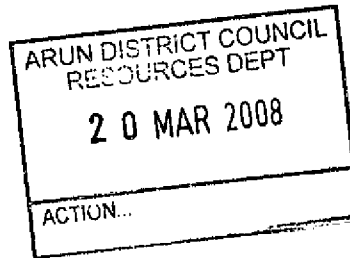


The Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



253 Hawthorn Road
Bognor Regis



18 March 2008

ACK

Dear Sir

Planning Application BR/60/08 (resubmission of BR/388/06)

I am writing to object to the above Planning Application. My reasons for objection are as follows:

1. I believe that the proposed development would detract from the character and appearance of the surrounding area. As such it would be contrary to Policies CH1, DEV1 and LOC1 of the West Sussex Structure plan 2001-2016 and Policy GEN7 of the Arun District Local Plan. The large roundabout forward of the proposed development and its perimeter provides, in combination with the landscaped area along Aldwick Road east, an attractive and distinctive entrance to the town that is worthy of protection. The proposed development would appear as uncharacteristically intrusive and thereby detract significantly from the character and appearance of the immediately surrounding area. It is the spaciousness and lack of intrusive built form that is a substantial part of the attractiveness of the roundabout and its immediate environs.
2. A significant number of windows in the proposed scheme, in fairly close proximity to the boundary, would overlook the rear garden of No.252 Hawthorn Road. Given the nature of the proposed development, with first floor windows from 3 living rooms, 3 bedrooms and a kitchen, this has the potential to cause unacceptable loss of privacy. A large oak tree on the boundary of the site with No.252 cannot necessarily be relied upon to provide a sufficient screen. Surely on the grounds of loss of privacy alone, the proposed development would detract from the living conditions of neighbours. If so, it would therefore be contrary to Policy DEV1 of the Structure Plan and Policy GEN7 of the Local Plan in so far as they seek to prevent such harm.

I concede that the applicant has made some changes from application BR/388/06 (which is the application that the current application is based on) to the current application, however these changes are so minor that I do not believe they address any of the Planning Inspector's findings of harm and I therefore continue to agree with the Inspector's judgement in full and believe his judgement should also stand for BR/60/08.

3. Simon Powers for the Engineering Services Manager Brian Holland stated on 22 Feb 08 that the applicant had omitted to state that the proposal is within 20 metres of a watercourse in their application. He also said "if the applicant proposes to discharge to the watercourse, it may increase the flood risk elsewhere", and this was also omitted from the applicant's planning application. These omissions alone would surely render the application invalid as stated on the application form.
4. Slow-Worms, which are a species protected by the Wildlife and Countryside Act 1981 have been seen at the site of the application (section 14 of the application form does not appear to be correctly completed), despite their presence not being detected in the ecological survey that took place nearly 2 years ago. This latter document is surely now out of date, as the land has remained undisturbed since the original survey. I would like to suggest a new ecological report be carried out by an independent organisation, which I am sure would be comprehensive and detailed in its findings.
5. There appears to be no mention in the planning application of a Unilateral Undertaking for the payment of any sum towards the provision of affordable housing being agreed by the applicant. The applicant in the previous application BR/388/06 gave this undertaking to Arun District Council. Surely such an undertaking should again be given for so similar an application. The absence of such an undertaking should surely merit planning refusal.
6. Local residents have not been consulted or informed about this latest application (as stated in the applicant's form). As residents were informed about application BR/388/06, surely they should be consulted about this new application also.
7. The 2m path (referred to in correspondence regarding this application) which is to be situated in north Hawthorn Road leading from the application site, is proposed to be situated over some areas that are privately owned land, and not Adopted Highway. This would mean that the path could not proceed and therefore the application would fail.
8. West Sussex County Council refers to Policy CH7 in correspondence. This is in relation to exploration and preservation of archaeological remains at the site, but I can see no agreement to comply with this by the applicant.

For each and every one of these reasons, I would like to object to the application being granted planning permission.

On a separate note I would like to suggest the following:

The types of housing along the section of Hawthorn Road where the site lies are of a very similar size, for each side of the road. I would suggest that the best use of such land, if such land must be used for housing, may be to construct houses that are of similar size and design to the adjoining houses.

Yours faithfully



J Corcoran