

Peter Trebble for Elmer Sands Limited
23 Arundel Way
Elmer
Bognor Regis
PO22 6JH

Your Ref: OWPC21969
Our Ref: M/24/19/PL 06-03-2019
Please ask for:
Andrew Wood

3rd April 2019

Dear Sir/Madam

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

Replacement residential dwelling. This application may affect a Public Right of Way.

3 The Hard Elmer

Thank you for your internet representation made on 2nd April 2019 which has been recorded as '**an objection**' with the comments as follows:

Sir / Madam

Elmer Sands Limited acts in the interests of the wider membership of the Elmer Sands Estate and as such registers an interest in the issue of the sea defence bund running east to west through the garden of 3 The Hard and adjoining properties. The plans show a reduction in height of this bund, possibly levelling? This forms a long standing second defence of sea ingress in the event of over-topping of the primary beach sea defence and as such it is a second line of defence to sea ingress generally across the estate.

Whilst changes have been made to the sea defences over the years a breach remains a current possibility, certainly before improved sea defences are delivered hopefully later this year. As a result ESL would not favour a reduction in this secondary defence before a proper assessment has been carried out and the Environment Agency has confirmed its obsolescence.

This aspect may be incidental to the general building consent but if planning permission is approved it is suggested that a condition be included that this issue is investigated prior to any agreement to reduce the height of this bund.

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. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. 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