

MR DOWNES
Sea Glen 125 Elmer Road
Middleton-On-Sea
BOGNOR REGIS
WEST SUSSEX
PO226LH

Your Ref: OWPC23140
Our Ref: M/42/19/PL 10-05-2019
Please ask for:
Andrew Wood

22nd May 2019

Dear Sir/Madam

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

Demolition of existing dwelling & erection of pair of semi-detached chalet dwellings with on-site parking facilities & new vehicular access.

117 Elmer Road Elmer

Thank you for your internet representation made on 22nd May 2019 which has been recorded as '**an objection**' with the comments as follows:

I AM EXTREMELY CONCERNED THAT THIS PLANNING APPLICATION FAILS TO PROPERLY ADDRESS IMPORTANT ENVIRONMENT & ECOLOGICAL ISSUES.

FIRSTLY, THE ENVIRONMENTAL ISSUE, THE DEMOLITION OF THE EXISTING DWELLING, WHICH IS CONSTRUCTED WITH A VERY LARGE PROPORTION OF DANGEROUS ASBESTOS.

I WOULD HOPE THE PLANNING OFFICE WILL ENFORCE STRICT DEMOLITION PROCEDURES, & AS SUCH BECAUSE OF IT'S LOCATION IN A HIGHLY POPULATED RESIDENTIAL AREA, THAT THIS DWELLING BEFORE DEMOLITION SHOULD BE ENCAPSULATED WITH AN AIRTIGHT STRUCTURE WITH ADEQUATE FILTERED VENTILATION & PROVIDE A DECONTAMINATION AREA UPON EXIT, THUS PREVENTING THE ENVIRONMENT FROM BEING CONTAMINATED WITH ASBESTOS PARTICLES, DURING THE DEMOLITION PROCESS.

I FEEL THAT MACHINE DEMOLITION WITH HOSEPIPE 'DAMPING DOWN' METHOD TO BE HIGHLY INADEQUATE IN THIS SITUATION, & NEEDS TO BE CAREFULLY EXECUTED MANUALLY BY SPECIALIST CONTRACTORS IN A CONTROLLED ENVIRONMENT. THUS ENSURING THE SAFETY & WELLBEING OF THE ENVIRONMENT, RESIDENTS & PASSING PERSONS ON THIS MAIN ROAD.

SECONDLY THE ECOLOGICAL ISSUES. THE SURROUNDING GARDENS IN THE AREA (INCLUDING 117) SUPPORT SEVERAL WILDLIFE SPECIES, ONE OF WHICH IS THE SLOW WORM WHICH CAN OFTEN BE SEEN BASKING ON A SUNNY DAY. THEY ARE BREEDING WELL, AS OFTEN YOUNGSTERS CAN BE SEEN.

THERE ARE ALSO HEDGEHOGS IN THIS AREA WHICH CAN BE SEEN & HEARD FORAGING AT NIGHT.

PERHAPS MORE IMPORTANTLY THERE ARE GREAT CRESTED NEWTS BREEDING IN PONDS VERY CLOSE BY.

I FEEL THAT WITH THESE PROTECTED ENDANGERED SPECIES IN SUCH CLOSE PROXIMITY TO THE WORKS, A FULL INVESTIGATION SHOULD TAKE PLACE BY THE RELEVANT AUTHORITIES TO ENSURE THESE CREATURES SAFETY, & A PLAN DRAWN UP TO PROTECT THEM WHILST DEMOLITION & CONSTRUCTION IS IN PROGRESS, THUS, ENSURING THEIR FUTURE WELLBEING.

ALSO BY ALLOWING THESE TWO NEW HOUSES TO BE SET BACK MUCH FURTHER THAT THE EXISTING BUILDINGS FOOTPRINT, WOULD ENCROACH FURTHER ON THESE CREATURES' HABITAT AT THE REAR, & FURTHERMORE THE REMOVAL OF THE FRONT HEDGES TO ALLOW IN & OUT VEHICLE ACCESS REDUCES THEIR HABITAT EVEN MORE.

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