

Mrs Anne Macdonald
50 Sea Ave
Rustington
West Sussex
BN16 2DJ

Your Ref: OWPC14171
Our Ref: R/88/17/OUT 20-04-2017
Please ask for:
Mr D Easton

7th June 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved for 1 No. dwelling & detached garage
40 Bushby Avenue Rustington

Thank you for your internet representation made on 6th June 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir / Madam, I refer to the above planning application and wish to include further information and additional objections, first made by my husband.

This proposed development would spoil the quality of life for local residents and would be detrimental for the environmental character of the area.

At present the gardens backing onto and including no. 40 (i.e. 46,48,50,52) provide a tranquil haven full of mature trees, bushes and hedgerows. This plays a vital part in encouraging and supporting much wildlife and birds. Bats, dormice, hedgehogs frogs and toads all frequent our garden and using R.S.P.B. guidelines we have worked hard to successfully encourage birds to the garden. We have owls, peregrine, heron, sparrow hawks, song thrush and woodpeckers, along with the more common garden birds. Also many varieties of butterflies, bumble bees, and stag beetles have been enticed by the flora and fauna found in the gardens.

I understand the Natural England Project Wildlife and Natural Environment urge the public to be pro active and report incidents where activities could harm wildlife. These activities would include the cutting down or removing branches from mature trees, removing commuting habitats such as hedgerows, and removing foraging areas for bats. All of this would happen if the proposed development was granted planning permission.

Some of the birds which visit our garden are known as Schedule 1 birds (owls and peregrine) and the song thrush is included on the Sussex Biodiversity Action Plan. (GEN 30- protection of species) a bird which must be protected. The natural world is in trouble and the natural environment has never been more imperilled. Many wildlife species play such a crucial role within our fragile ecosystem. With this being so, I am encouraged to read Arun District Council Sustainability Policy which identifies the importance of protecting, conserving and enhancing natural environments. Policy GEN 1 Sustainability clearly states that all development proposals are assessed against these policies.

If the proposed development went ahead, mature trees, bushes, hedges and vegetation would be destroyed. Outbuildings and sheds would have to be demolished, building work would create disturbances such as noise and vibrations. The additional lighting from the new property, garage and security lights would have significant impact on light levels. The Sea Estate has opted for limited street lighting which reduces the level of light pollution at night.

Our environment is an important resource and needs full protection, especially with so much land in West Sussex being used for additional housing. I urge Arun District Council to support the majority of residents on the Sea Estate by seriously considering the environmental impact this proposed back garden development would create.

Yours sincerely, Mrs Anne MacDonald.

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 to 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