

***THE OLD STORES, NYTON ROAD, WESTERGATE,
CHICHESTER, WEST SUSSEX. PO20 3US***



7th August 2020

Mr. S. Davis,
Arun District Council Planning Department,
Civic Centre,
Maltravers Street,
Littlehampton,
West Sussex. BN17 5LF

Dear Mr. Davis,

Planning Application: AL/49/20/PL – Byfields and Nightingale Cottage

I wish to object to this planning application.

My property borders Byfields on the east side. I think that to demolish Byfields and replace it with 6 dwellings is out of character with the other properties in Nyton Road is an overdevelopment of the site. I believe the development will prove to be too close to our property blocking an otherwise attractive view. The privacy of our garden and some of the first-floor rooms would also be lost certainly by Dwelling 3 being so close to the border if not also by Dwellings 1 and 2.

In the summer months with the trees in leaf, we can barely see Byfields from our house, photograph attached, but with this proposal I am sure we will be able to see most of the proposed development certainly from our first-floor rooms which overlook our garden. In the winter months we get limited sun with it being that much lower in the sky but the trees are bare of leaves. I do wonder if this proposed development will block out more of our light. Clearly, we will suffer noise and discomfort whilst this project is completed, if approved. There is bound to be more noise from 6 dwellings and potentially 12 cars than 1 dwelling and 3 – 4 cars as at the moment.

I might query the traffic statistics that were taken in early spring 2017 to their validity today. However, it is clear from them that Nyton Road, with a speed limit of 30mph in this part, is busy and the percentage of vehicles that exceeded 35mph ranged from 16 - 25% eastbound and 35 - 45% westbound during this survey period. With more limited visibility to the left on exiting Byfields, I might wonder if it is safe to have so many more vehicles at this proposed development. The same would apply to the proposals for Nightingdale Cottage which has very limited visibility to the right on exit.

In summary, I therefore oppose this planning application as I feel the Byfields site would be overdeveloped and out of character to what is there now to the proposal, the loss of privacy and additional vehicles having to turn into a busy and fast road.

Yours sincerely,

[Redacted signature]

Martin Sumner

View from The Old Stores towards Byfields

