

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sarah McLauchlan [REDACTED]
Sent: 24 July 2021 12:54
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: AW/130/18/OUT

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Good Afternoon Simon

Dear Simon Davis

Ref: AW/228/21/RES

Proposal Approval of reserved matters following outline consent AW/130/18/OUT (layout, scale, landscape & appearance) for the erection of 8 No dwellings with access between 34 & 36 Carlton Avenue.

Location Rear of 34,36,38,40 & 44 Carlton Avenue Aldwick Bognor Regis PO21 3LR

Having noticed the files updated on the Arun Planning Portal & comments are to be received by 4th August 2021, I would again like to lodge my object to the plans **Ref: AW/228/21/RES**

As before with my last email I still have the same concerns

- * The safety of entering & leaving as well as the security of the people residing at both properties 34 & 36 Carlton Ave,
- * Huge Concerns as to the access point being so close to Raleigh Road as this already causes traffic issues & hold ups during schools times 8am - 8.50am & 2.30pm - 3.30pm & rush hour.

Both local residents & the Parish Council have raised objections that Carlton Avenue is unsafe & cannot cope with more traffic/parked cars, that cars are frequently damaged and I raise that concern too.

It is extremely difficult getting in & out of our driveway due to cars parking either side of our drive, if a van parks there it makes it extremely blind to see oncoming traffic or pedestrians walking or crossing the road. Add school time into the equation, parents driving to both Rose Green infants & juniors school and you have complete chaos and traffic can come to a stand still, it can take 10 minutes to get out of our drive. Add 16 or more cars into the equation & you have a bigger problem.

The congestion as parents try to get in & out of Raleigh Road, turning into & leaving Carlton Ave via the Chip shop end or the other end as parents try to turn right onto Frobisher Road and left as they head to the nasty bend in Carlton Ave heading to Nyetimber lane where cars often cut the corner on the wrong side of the road or have to over take cars parked on or too close to the corner.

Carlton Ave is used as a rat run & for traffic going to work throughout the day which causes a build up of traffic when entering into the main run of the road. Parking is a nightmare at any time with people parking near or on corners making it extremely dangerous to see when turning into or leaving the road (Frobisher Road end). When the chip shop is open that is total chaos & is extremely dangerous the customers have no regards to people living in the road or other users & park ad hoc causing many near misses, they park on all corners of the roads often on the pavement, block the entrance to Carlton Ave & there is traffic hold ups every way, it causes blind spots when trying to see round these parked cars pulling out of the road & entering.

- * The Entranceway to the site is only wide enough for one car to drive at a time, which in my mind is too narrow for the number of houses being built & number of cars per property.
- * Insufficient parking at each property.
- * Most homes have visitors & the 2 visiting spaces allocated for eight homes is insufficient, where are their visitors going to park?

My main reason for writing is that I'm completely unhappy with the proposed building of no:2 which will have a direct impact on our view from our house, our kitchen & bedroom window view will be impacted. When we built our property we were turned down because the house would be seen from the road, 70/80 meters away. No.2 on the proposed plans will be in our direct sight, less than 10 metres from our front door, we use our front garden regularly and No.2 will be too close impacting on our quality of life. The scenic view has already been diminished by the removal of well established trees which had been maintained over the many years adding a depth of colour & texture to the area that will be replaced by a building. Our quiet surroundings will be disrupted by neighbours being almost on our doorstep which is not within keeping of the surrounding area.

The buildings will also have a huge impact on the well established green area which has given homes to wildlife. I know for sure that there were Crested Newts in 34's pond & others in the vicinity. The wildlife in the surrounding area is extensive we see, **foxes, bats, sole worms, woodpeckers** which nest in the tree in the rear of 34 along with magpies, there's owls, long tailed tits, blue/yellow tits and other tits varieties, two types of thrushes, finches, robins, sparrows, jays, wrens, field mice & many many more types of birds, grasshoppers, grass snakes etc and not forgetting the beautiful blue butterflies & brown (Fritillary) butterflies that are attracted to our front garden by the boundary fence.

I look forward to hearing back from you within seven days.

Mrs S. McLauchlan

32A Carlton Ave, Rose Green, Bognor Regis

On Tue, 21 Jul 2020 at 12:23, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Mrs McLaughlin,

As you know planning permission was granted for this site/development in August 2018. Once a decision has been made, we are not required to consider any further objections or reconsider the decision. However, you should note that the application was for outline planning permission and only established the principle of the development as well as the access details. Therefore, the applicants cannot build the development unless and until they have submitted and received approval for a Reserved Matters application (which will agree the details of site layout, appearance, scale and landscaping). The position and design of the houses may therefore change from that shown on the plans submitted with the Outline.

I note that you say that they have been clearing the site. This would not require planning permission but if you have any concerns regarding bonfires or dust/air pollution then you can report these to our environmental health department – see the advice on this page <https://www.arun.gov.uk/eh>.

Kind Regards.

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Sarah McLauchlan [REDACTED]
Sent: 19 July 2020 13:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: AW/130/18/OUT

Dear Simon Davis

Ref: AW/130/18/OUT

Proposal Outline application with some matters reserved for the erection of 8 No. dwellings with new access between 34 & 36 Carlton Avenue.

Location Land to the rear of 34, 36, 38, 40 & 44 Carlton Avenue Aldwick PO21 3LR

There have been quite a number of letters of objections to the site applications all with valid reason from what I have read and I have a lot of concerns myself as listed below

- disposal of wastes as they clear the ground - we have had several bonfires over the last few months though the day & evenings and there is an extremely large extensive pile being formed now where trees & the grounds have been cleared in the last week.
- Parking of site operators & visitors
- Delivery of goods to the site & access to the site
- Storage of site equipment & toilets
- Adequate off street Parking in general when the dwellings have been constructed

officers report date 9/8/2018

*"Planning policies and decisions should ensure that developments: (f) create places that are **safe**, inclusive and accessible and which promote **health and well-being**, with a high standard of amenity for **existing** and future users; and where **crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.**"*

- I have highlighted the above as I do not feel these points have been taken into account, there are already a number of residents in Carlton Ave that do not feel safe & I feel their health & wellbeing will be affected & the quality of their life too.

WSCC Highways

*They do request an additional information plus a condition to require **double yellow lines** to be included at the new access to ensure no parking can take place at any time on either side.*

- I have to ask who's going to enforce the parking on double yellow lines? - to date we have issues getting in & out of Carlton Avenue due to customers ignoring parking rules. I also feel that the WSCC highways have not done sufficient valuation on the traffic in Carlton Ave or they would have come to another conclusion, this should have been carried out at school terms & dropping off/collection times & commuting hours.

I have to raise a query about the safety of entering & leaving as well as the security of the people residing at both properties 34 & 36 Carlton Ave, when they lose their driveways to make the new access into the ground. I also have concerns as to the access point being so close to Raleigh Road as this already causes traffic issues & hold ups.

- The Entranceway is only wide enough for one car to drive at a time which in my mind is too narrow for the number of houses being built and insufficient parking at each property.

Both local residents & the Parish Council have raised objections that Carlton Avenue is unsafe & cannot cope with more traffic/parked cars, that cars are frequently damaged and I raise that concern too. It is extremely difficult getting in & out of our driveway due to cars parking either side of our drive, if a van parks there it makes it extremely blind to see oncoming traffic or pedestrian walking or crossing the road. Add school time into the equation, parents driving to both Rose Green infants & juniors school and you have complete chaos and traffic can come to a stand still, it can take 10 minutes to get out of our drive.

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My main reason for writing is that I'm completely unhappy with the proposed building of 3b which will have a direct impact on our view from our house, our kitchen & bedroom window view will be impacted. When we built our protetie we were turned down because the house would be seen from the road, 70/80 meters away. 3b on the possed plains will be in our direct sight, less than 10metres from our front door, we use our front garden regularly and 3b will be too close impacting on our quality of life. The scenic view has already been diminished by the removal of well established trees which had been maintained over the many years adding a depth of colour & texture to the area that will be replaced by a building. Our quiet surroundings will be disrupted by neighbours being almost on our doorstep which is not within keeping of the surrounding area.

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DX 57406 Littlehampton

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