

Roger Peters
Merryvale
Wessex Avenue
BOGNOR REGIS
WEST SUSSEX
PO21 2QW

Your Ref: OWPC24239
Our Ref: AW/232/19/OUT 12-08-2019
Please ask for:
Maria Tomalova

9th September 2019

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 demolition of 19 & 21 Nyewood Lane & erection of up to 20 No 1bed & 3 No 2bed flats.

19 & 21 Nyewood Lane Aldwick

Thank you for your internet representation made on 8th September 2019 which has been recorded as '**an objection**' with the comments as follows:

*Planning Application AW/232/19/OUT
19 & 21 Nyewood Lane Aldwick PO21 2QB*

The proposal is objected to on a number of grounds:

1. Over development

The site is too small to accommodate the proposed development of some 20+ flats and all that is needed by way of on-site car parking; refuse bin storage etc. For a development of that intensity inevitably there would be a need to build upwards.

2. Conflict with environment

The immediate area consists of low rise traditional housing and locally run shops. The adjacent Crescent shops are three storeys high. A substantial multi-storey development of flats would be out of character with the neighbourhood and lead to loss of privacy for houses both in front of and behind the development.

3. Loss of existing trees etc

The gardens of both these properties contain mature and established trees, bushes and other landscaping. Inevitably at least some of those would have to be sacrificed to meet the needs of the proposed development.

4. Creeping Development

High rise flats may be acceptable on the sea front but this proposal would create an unhealthy precedent of a high rise building away from the sea front in an area unsuitable for such development. That in turn would lead to pressure on existing homes and loss of family housing and gardens.

5. Car Parking

Clearly the site cannot achieve both the buildings and car parking for 20+ resident's cars and any visitor parking. The consequence would be more on-street parking pressure. Stocker Road is effectively one-way with parking on both sides of the road on a near permanent basis. The roads behind the site (Wessex, Princess and Selsey Avenues) become fully parked by the staff at local businesses and overflow parking from the Marine Park flats. Accordingly there is no free long term parking within reasonable walking distance of this site.

We hope the planning authority will take these comments into account when considering this application and ask that the application be rejected

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