



Arun District Council
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20th April 2021

Alison Reigate
20 heathfield avenue
East preston
West sussex
BN16 1al

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: A/46/21/OUT
Site Address: Land at Downs Way/Heathfield Avenue Downs Way East Preston BN16 1AB
Description of works: Outline application with all matters reserved for the erection of a pair of one and a half storey semi-detached dwellings with vehicular access, private amenity space & landscaping.

Thank you for your internet representation made on 19th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35201

I must voice my personal objection to this application, on the following points.

1. The two roads involved heathfield avenue and downs way are an enormous hazard already with through traffic and parked cars. Cars being driven to the station are constantly parked along these roads and the traffic is then reduced to single lane as cars cannot pass with the parked cars. Usually when commuting to work this is for the duration of the day and then in the evening residents cars fill the places. It is also on a blind bend and I have a number of times had near misses. I can only see 1 parking space per house which are right in the flow of the traffic. Where cars that are visiting and deliveries park I have no idea.
2. Mature trees are to be lost in an area that has already had mention as to the maturity of these or the type. All too often developers plant saplings no bigger than twigs and then leave with no maintenance cover and these either die or are cut and only 3 replaced is in no way a good ratio. I would expect the same replacement if not more.
3. The estate was built with little patches of green throughout which is part of the character of the area. To build on these would be in direct contravention of the Angmering neighbourhood plan policies HD5 and HD6. and the Arun local plan 7.1.4. Which states development must sustain, integrate and create landscape with a strong sense of place and local identity. These bungalows would, in fact, destroy this and also I fear lead to the further development of these small pockets of green space. The bungalows themselves are very cramped and it looks to me have been designed for maximum profit rather than providing comfortable living.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.