



Arun District Council
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30th July 2021

Jayne Crombie
3 Bedford Avenue
Po21 5AW

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

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

Application No: BE/104/21/PL
Site Address: Land Adjoining the Tesco Express 351 Chichester Road Bognor Regis PO21 5AN
Description of works: Erection of 7 No. 2-storey dwellings consisting of 3 No. 2 bed units & 4 No. 3 bed units, access, parking, cycle storage, bin store and other associated landscape works. This site is in CIL Zone 4 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 28th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38885

I strongly object to this development due to the following:

Block B consists of 4 houses that are 3 storeys high. These have 8 windows on the third floor alone! all of which overlooks the gardens and houses in Bedford Avenue. This will have a detrimental effect on the privacy of surrounding properties and also devalue them.

It is awful that in the application it says "Erection of seven 2-storey dwellings consisting of three, two bedroom houses & four, three bedroom houses, access, parking, cycle storage, bin store and other associated landscape works". It is only when the plans are looked at in more detail does it become apparent that block B is 3 storeys high. Also that in the artists plan they do not show the rear view of the four, 3 storey buildings in block B. I believe this is because this would clearly show how much higher these will be than the surrounding properties and how overbearing these will be overlooking the surrounding gardens and houses.

The access onto the B2259 is dangerous. It is very close to a bend and also very close to the Tesco entrance and a bus stop. Frequently there are accidents and near misses here already. Another exit here could be putting lives at risk and is extremely concerning.

The plans state that the following trees will need to be felled:

Sycamore x3
Myrobalan plum
Birch
Leyland cypress
Pittosporum

Lawson cypress
Fell selected part Hazel
Blackthorn
Elder
Bramble

It's awful to see such well established trees that have been part of our neighbourhood for generations destroyed and the effect this will have on the wildlife in our local area.

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 Planning 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 Planning 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.