

ARUN DISTRICT COUNCIL TECHNICAL SUPPORT
27 MAY 2015
ACTION...

62a New King's Road

Fulham

SW6 4LT

23rd May 2015

Ref: BE/60/15/PL

Dear Sir or Madam

I wish to record my strong objection to the latest Planning Application for the land and buildings making up number 19 and number 21 Bucksham Avenue, North Bersted; currently referred to a single entity.

My elderly Grandmother lives at number 15 Bucksham Avenue and has already been upset by the removal of all the flora and top soil from the site of number 19 Bucksham Avenue which historically has provided a wildlife haven in an area which has been constantly under development.

The area, which once supported foxes, hares, rabbits, toads and newts, has been cleared with indecent haste in order to try to progress the latest ill-considered set of plans for the two sites.

My Grandmother's quality of life will be substantially reduced by any development of the plot, particularly of the plot of number 19. The increase in traffic will provide an hazard in an already overly crowded street scene. Overnight, early in the morning and late in the afternoon my Grandmother's drive cannot be accessed due to excessive parking within what used to be a quiet cul-de-sac. The turning circle at the end of Bucksham Avenue is also very small adding to the congestion.

Yours faithfully



Jonathan P. Brown

27 MAY 2015

ACTION...

26th May 2015

Planning Application BE/60/15/PL

17 Bucksham Avenue

Bognor Regis

West Sussex

PO21 1HE

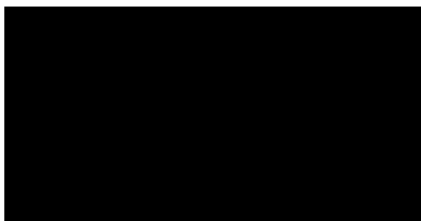
Dear Mr Davis,

I object to this application for several reasons. I believe it will endanger the safety of my young family due to the number of cars/vans etc likely to use the road next to my house and right next to my drive and front door. It will be very difficult for my children to walk to school and walk to see friends if they have to try to cross this road. The road isn't wide enough for two cars to pass so they will be reversing back into Bucksham Avenue right beside my house and over my driveway. It will make it dangerous to leave my drive with cars coming from in front and beside/ behind my house and there will be a big risk of accidents outside the front of my house. I am very concerned about my car/van parked on the road being hit or me being hit getting in or out of them. There is also the real possibility that my fence will be hit where there is not enough room for cars to pass.

There will be too much noise from the road, turning area behind and turning area in front from all the cars going in and out. I think there will be too much light in the back of my house from any street lights in this new road. I am also worried about strangers being able to see into my garden where my children play from high cars, vans, lorries etc.

It is also going to increase the chances of flooding to my house and we have only been lucky so far to escape.

Mr J Westbrook



27 MAY 2015

ACTION...

56 Sunningdale Gardens
Bognor Regis
West Sussex
PO22 9LF
26th May 2015

Planning Application BE/60/15/PL

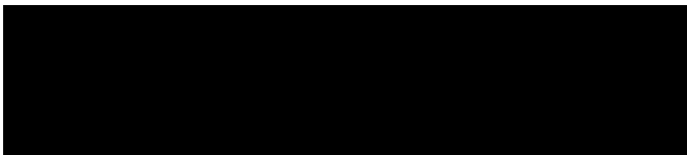
Dear Mr Davis,

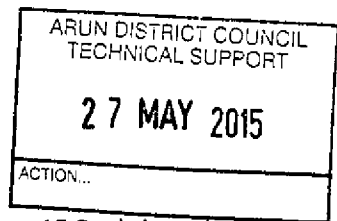
Please accept this as notification of objection to the above planning application for 21 Bucksham Avenue for the following reasons:-

- The application is in fact for 21 and 19 and the drainage ditch forming part of the nature reserve which is not any part of 21. The ditch forms an essential part of the flood protection of Bucksham Avenue
- The ditch should be restored to its original condition to complement the nature reserve as a constituent part of it. Until the relatively recent past it was a haven for nature and wildlife. The Wildlife consultation suggests that a breach of the relevant legislation may have been committed. Regardless of fault the natural habitat should be re-introduced that was destroyed in 19 and 21.
- The drainage ditch forms part of the nature serve used as an essential flood overflow resource and forms the highest category of flood risk where housing development is not permitted to be built under national guidance released in March 2014. A number of proposed properties sit across this category of flood risk.
- Bucksham Avenue is in a high flood risk area and the development would further threaten the existing properties as well as endanger the proposals for flooding. Bucksham Avenue is already at a severe risk of flooding from surface water flooding from the A259, foul water flooding within the road. In the last two years properties have already suffered flooding from these two sources only being partially mitigated by some of the water discharging onto the un-developed open land on 19 & 21 (which flooded themselves). Bucksham Avenue is also extremely vulnerable to flooding from the immediately adjacent high water table on all sides but particularly from the north which incorporates the drainage ditch and embankment within the high risk area.
- It is essential that the drainage ditch is re-instated as flood protection/excess water drain off for Bucksham Avenue.

- The proposed shared access is unsatisfactory as it is tightly sited adjacent to, and alongside, 17 Bucksham Avenue. Additionally, vehicles entering the proposed site would have to cross over the access driveway to 17. The close proximity of the access to the nearby properties (including 10,11,12,14 & 15) would result in noise and disturbance to the occupiers of those properties by vehicular traffic. It would create a dangerous convergence of traffic from/to 17, 19 & 21 and be on top of the only existing turning point for all vehicles in the street. This is further compromised by its proximity to the driveway to 14 and the fact that 12 & 15 do not have any off street parking facilities. It is likely that vehicles would have to regularly mount the pavement to access the proposals or any of the adjacent properties. This would endanger any pedestrians in that location. There is no pedestrian access to the site which is a significant safety risk. The entrance is of particular risk to the young families and pensioners using the path across the site entrance to access the nature reserve and vice versa.
- It appears that the parking bays are inadequate and cannot realistically be occupied if the bay immediately adjacent is. That means vehicles from the proposed development would park in the already congested existing road and would mean that existing residents would find themselves without any parking outside their own homes or within a reasonable proximity, given the vulnerability of many of the existing residents young and old. This would increase the safety risk to all pedestrians and vehicle drivers living/visiting this end of the road.
- The increase in the vehicular hazard is not just to the residents of the road but also to the significant number of pedestrians and cyclists from the adjacent site 6 development that now use the road as a short cut to central North Bersted. The owners of the drainage ditch have recently provided a 3 metre wide tarmac access path to cater for the large number of pedestrians, dog walkers and cyclists using the path now and the far greater volumes anticipated as site 6 becomes fully occupied. Their path of travel is directly across the proposed access way from the nature reserve path onto the pavement outside 17.
- The proposals incorporate the nature reserve in-filled drainage ditch and which is not any part of 21 or available for development under the terms of the site 6 planning approval. These proposals clearly contradict that planning approval.
- The immediately adjacent site 6 development has planning permission significantly in excess of 600 dwellings and, as yet, the majority are unoccupied or construction has not started. There is no additional need for development for the foreseeable future in this area.
- It is clearly unacceptable to attempt to build on any part of the nature reserve flood protection ditch or attempt to build on land which is in a high flood risk area, significant wildlife habitat or create a high risk vehicular threat to the existing residents of Bucksham Avenue.

Mr. I Brown





15 Bucksham Avenue
Bognor Regis
West Sussex
PO21 5TD
26th May 2015

Planning Application BE/60/15/PL

Dear Mr Davis,

Please accept this as notification of objection to the above planning application for 21 Bucksham Avenue for the following reasons:-

- The application is in fact for 21 and 19 and the **drainage ditch** forming part of the nature reserve which is **not** any part of 21. The ditch forms an essential part of the flood protection of Bucksham Avenue and no part of the nature reserve is available for development.
- The ditch should be restored to its original condition to complement the nature reserve as a constituent part of it.
- The drainage ditch forms part of the nature serve used as a flood overflow resource and forms the highest category of flood risk where houses are not permitted to be built under national guidance.
- Bucksham Avenue is in a high flood risk area and the development would further threaten the existing properties as well as endanger the proposals for flooding. Bucksham Avenue is already at a severe risk of flooding from surface water (i.e. the two bouts of flooding to the road in 2012) and foul water and is extremely vulnerable to flooding from the immediately adjacent high water table surrounding the road.
- The proposed shared access is unsatisfactory as it is tightly sited adjacent to, and alongside, 17 Bucksham Avenue. Additionally, vehicles entering the proposed site would have to cross over the access driveway to 17. The close proximity of the access to the nearby properties (including 10,11,12,14 & 15) would result in noise and disturbance to the occupiers of those properties, including me, by vehicular traffic. It would create a dangerous convergence of traffic from/to 17, 19 & 21 and be on top of the only existing turning point for all vehicles in the street. This is further compromised by its proximity to the driveway to 14 and the fact that 12 & 15 do not have any off street parking facilities. It is likely that vehicles would have to regularly mount the pavement outside my house, and my neighbour's houses, to access the proposals or any of the adjacent properties. This would endanger any pedestrians including me and my neighbours.
- It appears that the parking bays are inadequate and cannot realistically be occupied if the bay immediately adjacent is. That means vehicles from the proposed development would park in the

already congested existing road and would mean that existing residents would find themselves without any parking outside their own homes or within a reasonable proximity, given the vulnerability of many of the existing residents young and old. This would increase the safety risk to all pedestrians and vehicle drivers living/visiting this end of the road.

- The increase in the vehicular hazard is not just to the residents of the road but also to the significant number of pedestrians and cyclists from the adjacent site 6 development that now use the road as a short cut to central North Bersted. Their path of travel is directly across the proposed access way from the nature reserve path onto the pavement outside 17.
- I am an 83 year old pensioner who needs a walking stick to walk, I am deaf in one ear and I have poor eyesight. I regularly walk my dog around the nature reserve, use the community centre on site 6 (e.g. to vote in the elections) and I use this route to visit my son in North Meads as it is safer than using the A259. I will be at very great risk of being hit by cars on this blind entrance if this road is allowed.
- The proposals incorporate the nature reserve in-filled drainage ditch, which is not any part of 21 or available for development. In June 2012 Bucksham Avenue experienced severe flooding conditions with water approaching a depth of 450mm cascading down the Avenue and pavements from the Chichester Road. When it reached the end of the road outside 21 and 14 it had no-where to drain as the whole drainage ditch had been filled in. Consequently a number of properties on the east side of the road suffered significant flooding and those on the west were extremely fortunate to escape. The water at my property was a few millimetres short of overcoming my doorstep and entering my house. The local authorities have yet to address this issue and the proposed properties would increase the risk to all the existing properties including mine.
- It is essential that the drainage ditch is re-instated as flood protection/excess water drain off for Bucksham Avenue.
- The immediately adjacent site 6 development has planning permission significantly in excess of 600 dwellings and, as yet, the majority are unoccupied or construction has not started. There is no additional need for development for the foreseeable future in this area.
- It is clearly unacceptable to attempt to build on any part of the nature reserve flood protection ditch or attempt to build on land which is in a high flood risk area or permit development which is dangerous to existing residents.

Mrs. R Brown

