



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

16th August 2021

Jill Schinas
35, Burnham Avenue
Bognor

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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: BR/129/21/OUT
Site Address: 26 Burnham Avenue Bognor Regis PO21 2JU
Description of works: Outline application with all matters reserved for up to 10 No. new dwellings with associated services, landscaping, car parking & amenity (resubmission following BR/190/20/OUT).

Thank you for your internet representation made on 14th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39578

This box is too small to admit all of my comments. Here is a pre is:

1 - Logistics

The development will increase pressure on an area which is already excessively busy and strained to its limits.

It will increase physical pressure on the roads and it will increase social pressure, thereby threatening to cause an increase in crime.

SEE DETAILS IN MY EMAIL

The creation of a new housing development in this street cannot be seriously countenanced without, as a minimum, the creation of a permanent physical barrier immediately east of 26, thereby creating two cul-de-sacs and obliging through-traffic to use the slightly longer route via the roundabout on Victoria Drive.

Although the proposal includes off-road parking, it is bound to attract more cars than are provided for. This will increase parking pressure on an area which is already heavily used not only by residents - many of whom have already converted their front gardens into parking bays, because of this problem - but also by shoppers and commuters and church-goers. The inevitable reduction in parking spaces caused by this development would obviously necessitate the creation of a car park elsewhere in the vicinity. If the development is to be allowed to proceed, this matter must be addressed and resolved before permission is given.

Finally, this area of the town already has a high incidence of crime, much of it associated with the Refugee Centre which adjoins 26. Police visits to the street are a regular occurrence. Further adding to the population density is very likely to bring about a further increase in crime and violence.

2 - Ecological concerns

Having been first developed more than 100 years ago, this area features well established gardens, and such a network of gardens has recently been recognised as extremely important ecologically. To be exact, an extremely large percentage of England's birds and animals are now utterly dependent on the preservation of such suburban habitat.

SEE DETAILS IN MY EMAIL

3 - Local environmental concerns.

The development will cause a further depletion of the amount of open ground in this vicinity, leading directly to a reduced opportunity for rainwater run-off - and it is to be noted that this is a vicinity which is already excessively covered in concrete. The vastly reduced opportunity for water to soak into the ground, now causes flooding of the streets on a regular basis.

SEE DETAILS IN MY EMAIL

The renewal of the drains and the creation of the traffic barrier described in my first objection, should be a minimum requirement for the council to set, if they are minded to allow the project to advance in contradiction of the opinions and wishes and direct knowledge of the people who live in the immediate vicinity.

3 - Wider concerns for the preservation of Bognor Regis, its restoration as a seaside resort, and its ability to pay its own way in the modern world.

No.26 is a classic Edwardian house. It is one of the most attractive houses in the town. Its removal to make way for the proposed development would have an extremely adverse affect on the neighbourhood.

If Bognor is to recover its status as a seaside town suitable for 'staycations', every application placed before the council must be considered for its effect on this status.

If we can preserve its historic character, there is absolutely no reason why Bognor should not be as attractive to holidaymakers as Cornwall. Meanwhile, over-pressuring the suburban neighbourhoods and destroying classic buildings threatens to turn our town into little more than a ghetto.

SEE DETAILS IN MY EMAIL

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/what-happens-next>.

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/planning-application-search>

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
<https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>