

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 December 2020 08:29
To: Planning Scanning
Subject: FW: Objection to BR/176/20/PL
Attachments: ADC 12.20 (2).pdf

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 22 December 2020 20:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection to BR/176/20/PL

Please upload the below and attached to the above application. An Objection.

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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From: Nyewood Estate & Sunnysdale Park Estate Residents Association
Sent: 17 December 2020 10:40
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Cc: Planning <Planning@arun.gov.uk>

Subject: RE: Objection to BR/176/20/PL

Dear Ms Tomalova,

Thank you very much for your reply.

We have been advised by our members and note with some concern that despite our objection arriving with you within the timeframe specified in the application, as confirmed by yourself below, it does not yet appear in the planning portal for public view with the standard written acknowledgement of its timely arrival.

I would be grateful if you could encourage planning responses to upload it and publically confirm its timely arrival.

I attach our communication again for reference.

Thank you also for your comments regarding how we should present our objections / support for application going forward.

Our remarks are usually supported with photographic evidence.

Where they are not we have always used your online submission process. Where they do we have always emailed them to the relevant planning officer.

If there is a preferred method for the latter please advise.

Kind regards

N.E.S.P.E.R.A.

The Nyewood Estate & Sunnydale Park Estate Residents Association

[REDACTED]

On 10/12/2020 17:36 Maria Tomalova <maria.tomalova@arun.gov.uk> wrote:

Dear Mr Rader,

Thank you for your email and an attached letter of objection to the above application.

I will forward it to Planning Responses and it will be uploaded on our website.

Your comments would be taken into consideration whilst assessing the proposal.

For the future I would advise you to object the application the way as it is advised on the yellow notice

since sometimes happens when forwarding the error can happen and it does not appear on the website.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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Save the environment - think before you print.

From: Nyewood Estate & Sunnydale Park Estate Residents Association [REDACTED]

Sent: 10 December 2020 15:34

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: Objection to BR/176/20/PL

Dear Ms Tomalova,

Please find attached our letter of objection to the proposal referenced above.

The text of the letter is also in the body of this email below.

Thank you for considering our comments.

Martin Rader

NESPERA Communications

Nyewood Estate & Sunnydale Park Estate Residents Association

Dear Ms Tomalova,

Objection to planning application BR/176/20/PL Richmond Avenue PO21 2YG

On behalf of the Association and substantial number residents it represents, we would formally wish to object to the above planning application. There are numerous reasons as to why ADC should correctly refuse this latest attempt at destabilising not only Bognor Regis in general, but our estate and immediate surrounding area in particular. We outline the grounds of our objections below, however in summary the existing building currently on the plot already causes significant issues for the surrounding neighbourhood mainly centring around the behaviour of the current residents relating to loud music emanating during the summer months, kerbside vehicle repairs late at night and their waste management.

Regarding the proposed development we specifically object to the additional building of the 3 flats on the plot as follows:

Sustainable Development

The applications supporting documents lack substance and is nothing more than an attempt at trying to obfuscate the facts in respect of this key and fundamental section within the Adopted Local Plan. Policy SD SP1 states that the development will contribute to the social, economic and environment conditions. Whilst the application states that it meets the criteria contained within this Policy, it is telling that it fails to actually specify just how the development complies. There is nothing positive regarding this 'squeezing in' of yet another block of flats that contributes positively socially; indeed, as is set out elsewhere within this objection, the proposed development does not meet the most basic of economic and environmental requirements. The building does not include any form of renewable energy (solar, air source heat pumps etc), and does not provide any electrical charging facilities for occupants' cars. As such, this project cannot be classified as 'high quality housing'.

At this juncture, we would wish to confirm that ADC's Strategic Housing Delivery Plan is not just about facilitating the provision of homes. It is about shaping places and building sustainable communities. The local area has changed beyond all recognition and unfortunately not for the better. Our roads are overcrowded and often impassable. Local residents treat parking restrictions (double yellow lines) with impunity and are now creating real and serious accident 'hot-spots'

Parking.

There is no provision for onsite parking so all of the additional vehicles the property will attract will all have to be parked in the surrounding streets which are already busy with parked vehicles. There will also be the additional impact any visiting guests might have on parking in the area.

The reality is that cars are already frequently parked along Richmond Avenue on both sides and also on Richmond Avenue West, on many occasions half on the pavement thus reducing the carriageway to single file traffic at pinch points, causing delays to road users, additional pollution and significant danger to both road users and pedestrians due to the restricted visibility.

In addition, it cannot be discounted that the increase in road parking demands will not impede the access for emergency service vehicles to the surrounding roads.

Furthermore, Policy QE DM3 of the Arun Local Plan seeks to encourage the use of electric vehicle charging points.

The policy clearly states that there is a requirement for the provision of parking bays and charging points for ultra-low emission vehicles in any new development including conversions.

The policy goes on to clearly state that for a scheme of less than 50 flats 'One parking bay marked out for use by electric vehicles only, together with charging infrastructure and cabling.'

This provision is absent from the proposal.

Provision for outdoor space.

The proposal fails to provide sufficient outdoor space for the number of intended residents.

Furthermore, it detracts from the open space available for the existing HMO for 18 persons that occupies the current plot.

The proposed development would add an additional 5 residents to the site tally. On a hot sunny day where would the 23 residents be able to enjoy themselves outside within the total scheme?

Referring to Arun's local plan, policy H SP4 point (d) states that HMO's should 'provide adequate areas of open space.

As the proposal will remove the opens space available from the existing it is thus against the above policy.

Waste management.

The existing HMO already causes local residents' issues regarding waste management by the current occupants of the existing building. The multitude of bins are stored to the south of the property adjacent to the electricity substation.

It is not uncommon for the waste to be either discarded in loose bin bags or for the wheelie bins to be overfilled so they do not close properly attracting vermin and resulting in litter being strewn over pavements and surrounding driveways.

As there appears to be no management in the current HMO, this litter is then left on the street for days before someone else clears it up. We can only see a decline if this application is passed.

The image above is an example. It shows the bins either filled beyond capacity and left with the lids open. This image was taken on a Sunday with 5 days to go before the refuse is due to be collected on a Friday.

We have also considered the planning support statement provided by the applicant on 28.8.20.

In section 6.31 this alludes to the 'creation of jobs' and 'generate more local spending' which will be at best transient and of little positive impact on the community.

It also references 'additional council tax receipts'. It is debatable as to if these receipts will be of any significance as the units within the proposed scheme are very small and thus are likely to be resided in by persons of lower income who are more likely to be in receipt of council tax discounts.

In Section 6.32 the statement references that the NPPF seeks to promote that 'sufficient range of homes is provided'. It is worth noting that all bar 2 of the properties currently in Richmond Avenue have been converted from houses into flats and HMO's. It is clearly apparent that the 'range of homes' the NPPF seeks to promote is already absent from Richmond Avenue and the fact that the existing building on the plot is in itself a very poorly managed HMO the addition of more flats would only serve as a further detraction rather than a contribution to a 'sufficient range of homes provided'.

Yours sincerely,

The Committee

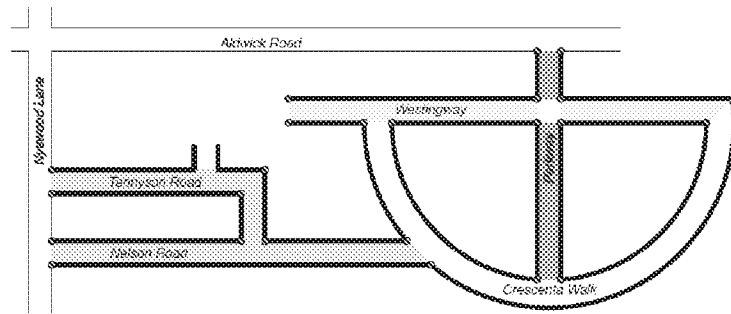
NESPERA.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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Nyewood Estate & Sunnydale Park Estate Residents Association

Member of National Organisation of Residents Associations

Rambler Cottage, 39 Tennyson Road, Bognor Regis, PO21 2SA

10 December 2020

Dear Ms Tomalova,

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