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14th October 2020

Jill Schinas
35, Burnham Avenue
Bognor
PO21 2JU

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/190/20/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/49/19/OUT).

Thank you for your internet representation made on 13th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30326

Having studied the planning application, I find that it is substantially the same as one which was made for this property (26, Burnham Avenue) some years ago. At that time, the applicant's mother was operating an old people's home in the house alongside this one. When he bought 26, Burnham Avenue, Christian told us that he was doing so expressly in order to prevent the planned development. Therefore I find his new gambit ironic and dishonest.

The reasons which Christian cited, at that time, for wanting to prevent the development at 26 are the same that I, and others, now present. Namely:

This neighbourhood is not suited to intensive developments. It is already at 'full capacity'.

1 - Burnham Avenue is already something of a 'rat run', with cars whistling through as they take a short-cut between Victoria Drive and Linden Avenue. The road is not wide enough to permit a further increase to the volume of traffic. Nor is it possible to widen the road, since the pavements are already very narrow. (This is one of the few roads in the area whose pavements are so narrow that there is not even space to plant roadside trees, enabling the place to live up to its name!)

2 - Increasing the area of surfaced/built-over land will have a detrimental effect on local drainage - and as the climate warms and the incidence of heavy downpours increase, this is bound to become an increasing problem. Even without a reduction in free-draining land, it is inevitable that the council will some day have to deal with the problem of the roads flooding and the sewers backing-up (as has happened both to us and to our neighbour in times of heavy rainfall), but increased surfacing will bring forward the date for such costly intervention.

3 - The development will have a negative effect on wildlife (foxes, hedgehogs, frogs, newts, birds, bees and other insects). Whereas suburbia can provide habitat for a wide variety of creatures, intensive urbanisation pushes out the natural world.

4 - Research clearly shows that intensifying urbanisation could be expected to have a detrimental effect on the mental health of the residents, and this would be likely to increase pressure on the health service. Whilst I recognise the need to provide more housing in Bognor, it would be better, from all points of view, if this took the form of 'pent house' style developments atop existing buildings in already totally urban areas. In conclusion, the proposed development at 26, Burnham Avenue is entirely unsuited to the street for which it is proposed and would create both social and environmental pressures.

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 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>.

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.