

Maureen Cook
69 Victoria Drive
Bognor Regis
Bognor Regis
PO212TD

Your Ref: OWPC20827
Our Ref: BR/281/18/PL 06-11-2018
Please ask for:
Mr S Davis

10th December 2018

Dear Sir/Madam

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

Demolition of existing dwelling & erection of a three story building to provide 9 No. flats,
6 No. 1 bed & 3 No. 2 bed units with associated amenity areas, access & car parking.

99 Victoria Drive Bogor Regis

Thank you for your internet representation made on 8th December 2018 which has been recorded as '**an objection**' with the comments as follows:

I object to this Planning Application because:

Victoria Drive is an exceptionally busy, heavily congested Road, as is Linden Road, which dissects it within metres of the proposed building site, and is a major thoroughfare from the Railway Station.

Victoria Drive is parked nose to tail along it's length, both sides all year round. The proximity of the Station makes both roads attractive parking for train travellers and shoppers. In Summer tourists flock for free parking, and the area is a cash-cow for "For Sale" cars due to high footfall.

North of the Linden Road roundabout it is most congested. Housing is more flatted with higher density. Multiple occupancy = more owner vehicles, more visitor vehicles, more home delivery vehicles, more parking across driveways, more congestion. 9 additional flats mean exponentially more visitor/home delivery vehicles etc. The traffic situation along this stretch, already seriously dangerous, would become hazardous.

The proposed development is within metres of a busy roundabout. Approaching vehicles from the right are obscured and vehicles parked right up to the edge of the junction make it even more dangerous.

A mere 200ft to the south of the roundabout is the very popular Bognor Regis Nursery School, currently 148 children. School times are already chaotic. With further Nursery schools within a stones' throw as well as numerous Care Homes, the additional traffic would make it an accident waiting to happen.

The new owner of the property "Messy Lets" has already caused damage to the neighbouring property and has lied to the neighbours about his intentions re the property.

Having read Rodway Consulting's Planning Support Document it appears that most of it consists of warnings that the plans cannot be refused because of xyz- And my visit to their Website confirmed what business they are in. I doubt either of them have good intentions towards the local area or it's residents and would not have faith in any build being of good quality or decent standard.

Victoria Drive was designated and listed 30th August 1989 in the Local Plan as an Established Residential Area going forward into the next century (2000).

I am currently checking records that this was taken forward into the Neighbourhood Plan-

The intention was to ensure that the character of Victoria Drive should be protected from the demolition of large houses and the building of high density developments.

I would ask you to take the above information into account- I can provide documentation for this information.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning