

Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

For the Attention of Ms Susan Leeson,

Dear Ms Leeson,

Planning Reference BR/41/13

Demolition of existing buildings and redevelopment of the site with 6 No two bedroom dwellings, on land to the rear of 'Holmlea', Town Cross Avenue, Bognor Regis, PO21 2DN, by Mr A Reed Sussex Ltd.

We write in connection with the above planning application. Having examined the plans we know the site well, and as the proposed development is situated at the rear of our garden, we wish to object strongly to the development of these 6 houses in this location.

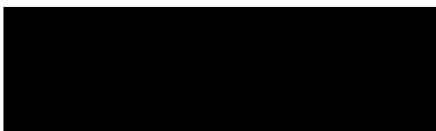
This site has always been used as a small single story, business, commercial and crafts area and should remain so. The change of use of this site would have a direct and negative impact on ourselves and our neighbours as property owners, as well as the surrounding habitat and landscape.

Before purchasing our home, we spent a couple of years searching for the 'perfect property, and when we moved here, almost 10 years ago, thought we had found it. The small industrial works previously on the site, which closed about two years ago, rather than 'several' as misreported in the plans, was never intrusive. As this has historically been used as a commercial site, the employees have left the site within normal working hours. If this site is changed to the proposed residential usage, we will be subjected to additional noise and light and environmental pollution in the evening hours, which we have previously not experienced. Although about two thirds of our garden can currently be seen by our adjoining neighbours, there is an area closer to the house that is concealed from their view. My wife and I are naturists, and in the warmer weather, we regularly sunbathe naked in this area, undisturbed and secure in the knowledge that we cannot be seen. Looking at the plans, if the proposed properties are built, the houses will have bedroom windows in the upper floors, that will enable those homeowners to look directly into this area of the garden, and we will lose this privacy. We have some concerns about the

information provided in the proposal which states that Town Cross is a 'lightly trafficked....residential street'. The proposals for car parking on the site are unrealistic, and ill considered, as it is unclear how 9 car parking spaces (1.5 per dwelling), will be equitably shared by 6 residents. The developers have underestimated the impact of additional cars being parked by residents and visitors on Town Cross Avenue, for traffic trying to pass through this highly trafficked area already.

The existing residential area is already at risk of becoming unbalanced due to the domination of particular types of households, and it is unclear how the proposed new development could address this and comply with Aruns Local Plan 2013 -2028 (strategic objectives for housing). As the proposed development is for 6 two bedroom houses, indicating dwelling suitable for families, this does not appear to reflect 13.4.1 which highlights the importance of ensuring mixed and balanced communities to avoid domination by a particular type of household, or 14.4.1 regarding the mix of household **dwelling types**. Given the need for developers to consider the age profile of the district, there is no indication in the plans that the dwellings would be suitable for either the elderly or people with limited mobility (13.5.2. and 14.4.2). As the proposed site is already surrounded by residential housing in Town cross Avenue and Essex Road (circa 1900's) many of which are HMO's or flats and the recent development (1970's) of estate style properties in Halson Way and Fletcher Way, which consist primarily of social housing stock, we feel that the proposed development will not only exacerbate this imbalance, but will perpetuate the inability of this area to ensure a mixed and balanced community. As there are no developments in this residential area for own homes for the elderly, this quiet site would provide a perfect location for single story bungalows, which would promote the social inclusion of Bognor's elderly residents and affect the way the community develops (14.4.1).

Yours faithfully

A solid black rectangular box used to redact the signature and name of the sender.