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Your Ref: OWQC22121
Our Ref: BR/49/19/OUT
Please ask for:
Mr S Davis

10th April 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved for 22 No. new dwellings consisting of 2 No. 1 bed dwellings, 18 No. 2 bed dwellings & 2 No. 3 bed dwellings.
26 Burnham Avenue Bognor Regis

Thank you for your internet comments made on 9th April 2019 which has been recorded as **'an objection'** with the comments as follows:

OBJECTION Members unanimously AGREED to OBJECT to Planning Application BR/49/19/OUT on the following grounds: -

Members felt that the application does not comply with Arun Local Plan 2011-2031 Policy ENV DM5 and puts the protection of existing habitats on site at risk, which also goes against the principles set out in Para 175 of the NPPF (March 2012) (updated February 2019). Residents living around the site claim that protected species, such as Bats, Slow Worms, Smooth Snakes and Birds, are in evidence. It is recommended that a detailed presence/absence survey of the subject species be carried out, with consideration given of any impacts that will affect the species directly or indirectly as a result of the proposals.

Policy D SP1 of the Arun Local Plan 2011-2031 stipulates that the design should reflect the characteristics of the site and local area. Members were of the opinion that these proposals do not meet this criteria and show a lack of sensitive understanding of the site/context and does not respond to locally distinctive patterns of development. The scale of the proposed development detracts from the local and wider area's character and is not within the general confines of the overall character. The proposed dwellings would, by virtue of its layout, siting and size, result in an overdevelopment of the site and have an overbearing impact on the neighbouring properties.

The proposal of 22 dwellings identifies this application as a major development and with no parking provision, Members are concerned that it will have a significant impact on the road network. The plans fail to demonstrate that this development will not impact on existing capacity of public highways to accommodate parking and is, therefore, contrary to Policy 8b of the Bognor Regis Neighbourhood Development Plan 2015-2030. Furthermore, the Drainage & Coastal Engineer's report states that the plans provided leave little space for surface water drainage features, and Members were mindful that this will only exacerbate the flooding issues already in existence on Burnham Avenue.

Your views will be considered before the application is determined and I shall write to inform you of

any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish.

Neil Crowther
Group Head of Planning