



Arun District Council
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27th April 2022

Bognor Regis Town Council
Ms G Frost
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

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/70/22/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/129/21/OUT).

Thank you for your internet representation made on 27th April 2022 which has been recorded as an objection with the comments as follows:

OWQC47104

OBJECTION Members object to the proposals set out, on the material planning grounds of: - access and highway safety; traffic generation; overbearing nature of the proposal; design and appearance; visual impact; layout and density of buildings; loss of ecological habitat. 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 still 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. Members are concerned that this proposal 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 and is, therefore, contrary to Policy 8b of the Bognor Regis Neighbourhood Development Plan 2015-2030.

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.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>