



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

28th April 2022

Nigel Lord
37 Burnham Avenue
Bognor Regis
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/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 28th April 2022 which has been recorded as an objection with the comments as follows:

OWPC47137

While recognising that this planning application is a re-submission I feel that I must strongly object to it going ahead for a number of very important reasons.

It is very important to protect the integrity of the local residential area, which on this part of Burnham Avenue is very much of an early 20th Century residential area in character. This particularly important as Sturgess Road and the lower end of Burnham Avenue are suffering from Churlification or reverse gentrification, and as such are declining in character.

There are already too many buildings that have changed from single to multiple occupancy, putting a great strain on the area. For example, with cars parked down both sides of the road it is sometimes impossible for emergency service vehicles to progress, and this may put life at risk.

While off street parking is offered, there is only one space for each flat. Most of the flats are shown as two double bedrooms, hence if two or more people occupy each flat there is a strong chance that the flat will have two or more vehicles. Some may also have work related and personal vehicles. The question remains, where will these extra vehicles park? Burnham Avenue and the surrounding road are already overcrowded with cars, many of which belong to people who work in the town and often cars are left there for several weeks when people go to the railway station to go on holiday.

Additionally at the Victoria Drive end of Burnham Avenue more cars are being parked by workers at the home for refugees, often obstructing driveways. In recent months there has been an increase of large vehicles being park on the road and as such making it very difficult to see whether or not traffic is coming when exiting

properties. For example, one white van, which is taxed and insured and belonging to someone living further away, has been parked for so long that it has been broken into and one of the windows smashed.

If this proposal is allowed to proceed where will all the vehicles associated with the construction workers be parked, many of which will be vans. Here I cite the example of the development of the Royal Hotel on the sea front, where although many were not parked on the road, there were many vans and large heavy construction vehicles. Further to this the dust and noise associated with construction could have a detrimental impact on the health of local residents, particularly those with respiratory and mental health problems.

The road is already very fragile and the drains having been repaired once will no doubt suffer from heavy construction vehicles that will be accessing the property, and may well be prone to further collapse.

This urban area is different from many in that the houses have; for an area that is relatively central large gardens. These in turn provide a valuable wildlife habitat. In particular bats are often seen, along with many small birds, such as gold finches, robins, blue tits, great tits, while there is evidence of hedgehogs and foxes along with many invertebrates, with possible sightings of great crested newts. This development would certainly be detrimental to this habitat in that it would interfere with the corridors that allow many of these creatures to move around.

Burnham Avenue is not a quiet road, with many drivers using it as a short cut often at speeds well in excess of the speed limit. With more vehicles using the entrance to the flats this may well increase the risk to both motorists and pedestrians

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 including your name and address 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/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>