

Mr Leigh Lester
'Merryfield', Town Cross Avenue
Bognor Regis, West Sussex
PO21 2DN

4 MAY 2022

2nd May 2022

Ref: BR/82/22/PL

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Sir/Madam,

RE: 'Plans for the demolition of the existing buildings & the building of 10x flats/apartments at the rear of Holmlea & Merryfield Town Cross Avenue Bognor Regis PO21 2DN'

I would like to oppose in part the plans for the removals of the existing buildings and then the building of 10x flats at the rear of 'Merryfield & Holmlea Town Cross Ave'. I would ask that they be rejected in their current format unless they are changed to meet the concerns that I have and those of my neighbours, mine are detailed below.

I would also like to point out that the 'yellow planning application posters' were not seen or found by any of my neighbours I spoke to or myself and I only found out about the plans via a neighbour in Essex Road, and my neighbour in Holmlea found out via Facebook (from Francis Oppier's post). Were any put up? (I would have hoped so), or if they were, who took them down?

- Lack of parking for vehicles (cars) – there are 10 flats proposed and only 8 parking spaces, the average number of cars per household in the UK is 1.21 meaning there will be an average increase of 12.1 extra cars produced by the flats, and then take the 8 parking spaces away, this will leave an average extra number of 2.1 cars, where will these park? Probably down our already congested road (Town Cross Avenue).
 - I would therefore require less flats and more parking for them (less greed and more neighbourly consideration).
- Security issue to the rear of our gardens - as this is currently a commercial unit it has locked gates at the bottom of the mini road next to Holmlea and security cameras. If the proposal is completed this will be an open road and access to Merryfield and Holmlea as well as many gardens down Essex road.
 - We would therefore need some sort of increased boundary for security (higher fences/walls or security boundaries etc.).
- Lack of privacy, overlooking of Essex Road gardens – the three story property (windows) will be facing many of the gardens of Essex Road with only a few metres between them.
 - I would therefore suggest the need of an increased boundary say higher fences/walls or conifers and/or a reduction of high to 1 or 2 story flats etc.
- Blocking out of even more of our sunlight (reduced daylight) - the existing buildings are currently only one story high (having a flat roof near Merryfield & Holmlea) and the proposed flats will be 3 including their roof. Since we have had 4 houses build next to Merryfield on a 1x bungalow sit sunlight has been greatly reduced and this would decrease the sunlight even more – being very unfair.
 - I would suggest the building be not as large, say 1-2 of the central sections (if you divide it in 5 sections) be removed lessening the width of it by 1 or 2 whole sections and kept to the far end thus giving more parking and less flats.

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- The area is very small for 10x flats and 8 parking spaces – I feel it will look and feel very squashed together and will be a large building surrounded by houses and rear gardens.
 - Suggestion is less flats and more parking or open spaces around them.
- New road will be too slim and very close to the side of Holmlea - the road to access to the flats is on the side of my next door neighbour's home (Holmlea). This will cause her added noise and disruption as with the increase of cars etc. Also, the road itself will be extremely slim, less width (barely enough for a van) and I would fear for my home (damage to building walls) and fences with increased traffic from the new flats, if I were her. Also, on a safety issue would a fire engine be able to access it if needed or even get close to the large building?
 - My solution would be not to have the flats there at all and to increase the gardens of existing properties as well as the increase of the park/play area at the rear. Obviously the properties/council would need to purchase the extra land etc.
- The demolition of the current buildings – this concerns me as I was informed that many of these types of buildings could have asbestos in the walls and roofing materials, if so they will need to be taken down very carefully as they are so close to our gardens and homes where people and pets could be exposed to it.
 - A site inspection and testing may need to be conducted before any of the buildings are taken down or demolished.

It is also worth considering that other applications for houses and large extensions have been rejected in 2013 & 2014 due to many of the issues I have included above.

I thank you for reading this letter and ask you to reject the current proposal in its present form for the sake of the neighbours who live and enjoy the current partial peace of their last few areas of their homes/gardens where they are not currently overlooked as well as the safety issues and increase parking which is an issue in our road and adjacent roads.

Yours faithfully,



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