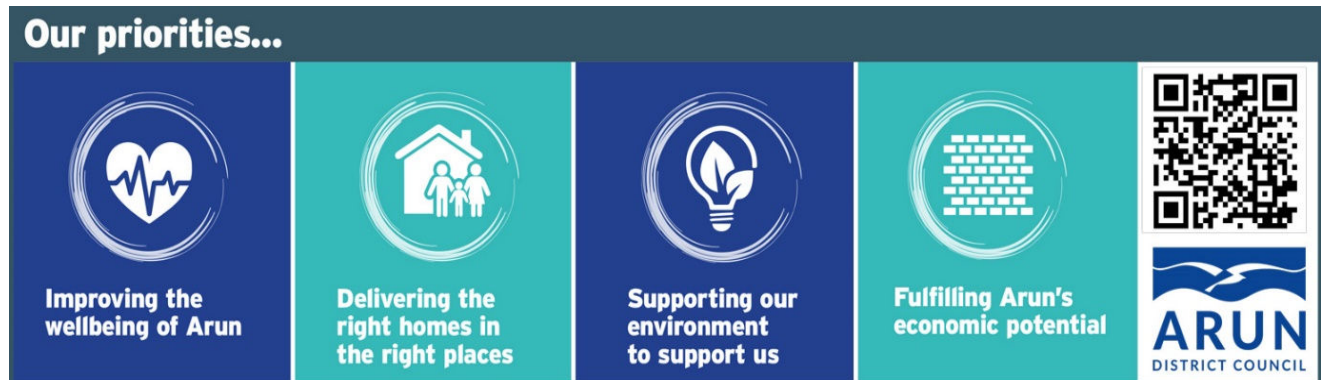


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From: Clerk [REDACTED]
Sent: 28 July 2026 16:30
To: Amber Willard <Amber.Willard@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: Bognor Regis Town Council Representation for BR/82/26/PL 63 Annandale Avenue Bognor Regis PO21 2ET

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Good afternoon,

Unfortunately, the Parish Link seems to be blocking us from being able to submit our representation.

Therefore, please find below our representation for application BR/82/26/PL - 63 Annandale Avenue, Bognor Regis, PO21 2ET

OBJECTION

Members object the application for the following reasons:

Scale, Bulk, Massing and Harm to the Character of the Area (Arun Local Plan Policies D SP1, D DM1; NPPF Paragraph 135)

Whilst Members acknowledge that flatted development exists within the wider locality, the principle of apartments in this location is not, in itself, the primary concern.

Members consider that the proposed three-storey building, by virtue of its scale, bulk, massing and siting, represents an excessive form of development that would appear unduly dominant within the street scene. The proposal would replace a single dwelling with a substantially larger building which has also been brought

forward within the site, reducing the established setback from the highway and increasing its visual prominence. This impact would be further exacerbated by the proposed removal of the existing tree and hedgerow along the site frontage, which currently provide important soft landscaping and visual screening.

The resulting development would fail to respect the established pattern of development and would appear incongruous and overbearing when viewed from Annandale Avenue, causing harm to the character and appearance of the area.

The proposal is therefore contrary to Policies D SP1 and D DM1 of the Arun Local Plan and paragraph 135 of the National Planning Policy Framework, which require development to respond positively to local character, scale, massing and appearance.

Overdevelopment of the Site and Impact on Residential Amenity (Arun Local Plan Policy D DM1; NPPF Paragraph 135(f))

Members consider that the proposal represents an overdevelopment of the site through the replacement of a single dwelling with a nine-unit apartment building.

The scale, footprint and intensity of the proposed development would result in an overly dominant form of development which has the potential to create an unacceptable impact upon neighbouring residential properties through overlooking, loss of light, overshadowing and an overbearing presence.

The proposal is therefore contrary to Policy D DM1 of the Arun Local Plan and paragraph 135(f) of the National Planning Policy Framework, which seek to ensure a high standard of amenity for existing and future occupiers.

Surface Water Drainage and Flood Risk (Arun Local Plan Policies W DM3, ECC SP1; NPPF Paragraphs 181–182)

Members note and support the objection raised by Arun District Council's drainage engineers.

Insufficient information has been provided to demonstrate that the proposed drainage strategy would adequately manage surface water runoff or prevent increased flood risk during extreme weather events. Until these concerns have been satisfactorily addressed, Members consider that the proposal fails to demonstrate that it can be delivered without increasing flood risk either on or off the site.

The proposal is therefore contrary to Policies W DM3 and ECC SP1 of the Arun Local Plan and the flood risk objectives of the National Planning Policy Framework.

Biodiversity and Protected Species (Arun Local Plan Policies ECC SP1, ECC DM1; NPPF Paragraphs 193 and 194)

Members note and support the objection submitted by Arun District Council's Ecology Officers regarding the absence of sufficient information relating to Biodiversity Net Gain and the potential installation of bat roosts.

The application has failed to adequately demonstrate that biodiversity will be conserved and enhanced or that protected species will not be adversely affected by the proposed development. Members consider that these matters should be fully resolved before planning permission is granted.

The proposal is therefore contrary to Policies ECC SP1 and ECC DM1 of the Arun Local Plan and paragraphs 193 and 194 of the National Planning Policy Framework, which seek to protect and enhance biodiversity.

Parking and Highway Safety (Arun Local Plan Policies T SP1, D DM1; NPPF Paragraphs 116 and 135)

Members note that the proposed development does not provide the level of parking required under the Council's adopted parking standards. Whilst a parking survey has subsequently been submitted in an attempt

to demonstrate sufficient on-street parking capacity, Members do not consider the survey provides a robust or representative assessment of parking demand.

The survey was undertaken during the early hours of the morning (approximately 1:00am and 5:00am), when parking patterns are unlikely to reflect peak demand associated with visitors in the area, including medical staff and visitors to local businesses. Members therefore question whether the survey accurately demonstrates the availability of on-street parking during periods when demand is at its highest.

Furthermore, the photographic evidence accompanying the survey appears to show a number of vehicles parked wholly on the footway. Members are concerned that this suggests existing parking pressures already result in inappropriate parking practices and that reliance on such apparent capacity would be likely to exacerbate parking stress within the surrounding area.

Accordingly, Members are not satisfied that the development has demonstrated adequate parking provision or that it would not result in increased on-street parking to the detriment of highway safety, pedestrian accessibility and residential amenity.

The proposal is therefore considered contrary to Policy T SP1 of the Arun Local Plan and paragraphs 116 and 135 of the National Planning Policy Framework, which seek to ensure that development provides safe and suitable access arrangements and does not give rise to unacceptable impacts on highway safety or the quality of the public realm.

Please could you confirm receipt of our representation at your earliest convenience.

Kind regards,

Max Hirst

Deputy Clerk
[REDACTED]

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Bognor Regis Town Council, Town Hall, Clarence Road, Bognor Regis, PO21 1LD [REDACTED]

Town Council Office Hours: 9.00am-5.30pm Monday-Thursday, 9.00am-5.00pm Friday

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