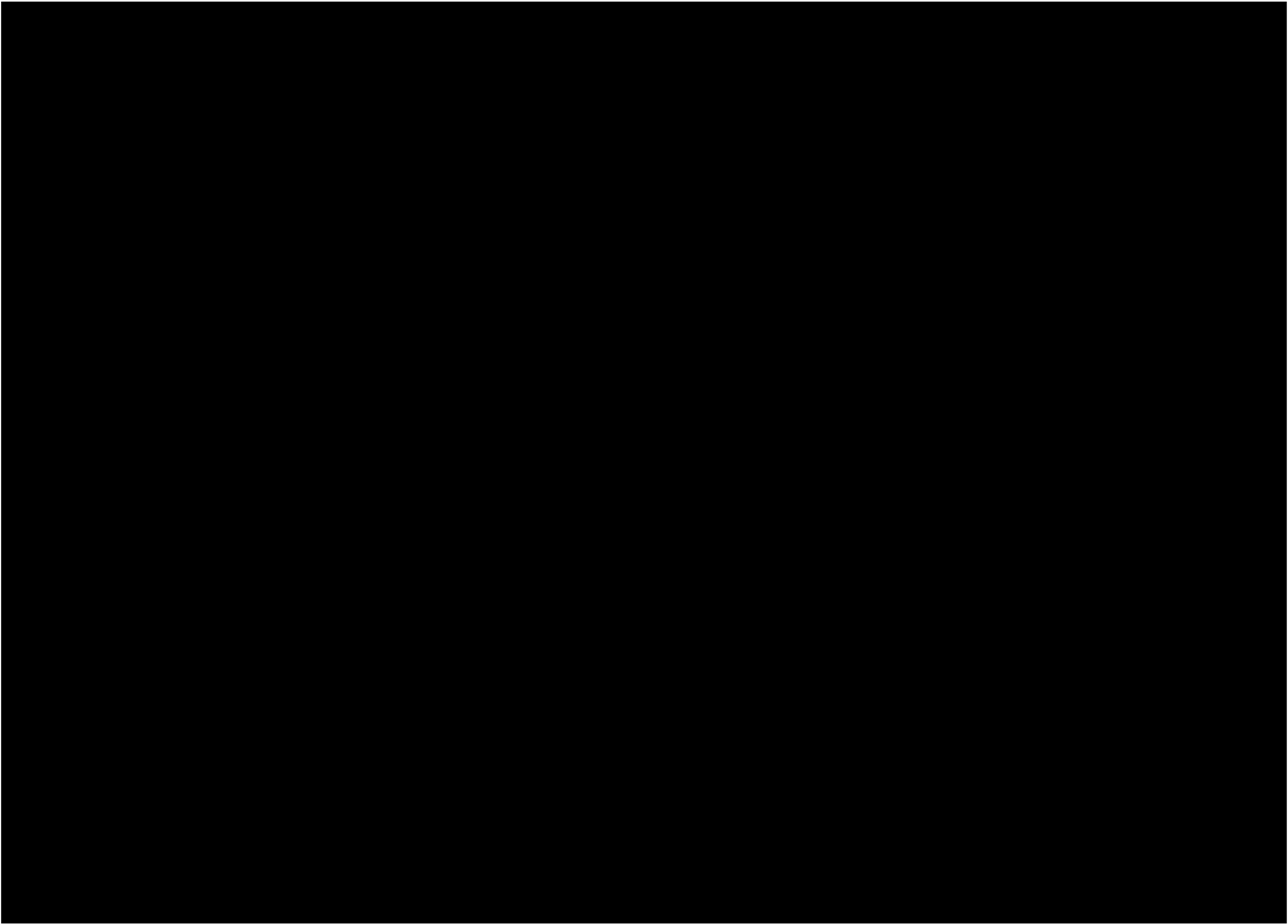




From: Michael Mariner [REDACTED]
Sent: 11 August 2019 18:36
To: Planning <Planning@arun.gov.uk>
Subject: Objection to planning application P/58/19/PL
Importance: High

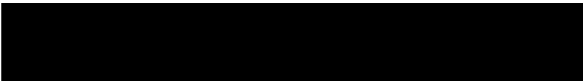
Dear Sir / Madam,

Please find attached my planning objection which I hope you will accept and publish.

If you have any questions, please do not hesitate in contacting me.

Yours Sincerely

Michael Mariner
24 Spinnaker View
Nyetimber
Bognor Regis
West Sussex
PO21 3FL



Mr. & Mrs. Mariner
24 Spinnaker View
Nyetimber
Bognor Regis
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PO21 3FL

Arun District Council
Planning Department
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

11TH August 2019

Ref: Objection to planning application P/58/19/PL

We would like to note my strong objection to the proposed development of 9 houses to the rear of the Inglenook pub in Pagham Road.

We have just recently bought a property in the newly built Spinnaker View (Crayfern Development) having had our solicitor do all the necessary checks prior to purchase with nothing of any concerns raised. The main benefit of buying this property was its view across to the South Downs, its openness which I must commend the builders Crayfern Homes, and not being in a cramped development designed to squeeze in as many houses in as little space as possible to maximize profit for the developer and increased misery for residents. It was also sympathetic to its surroundings by keeping green open spaces which is a rare entity and should be actively encouraged by the local councils rather than developing on every bit of green land available as there is no infrastructure in place to cope with this.

To quote from the planning statement, with regards to the proposed site point 9 page 4 "*As such, the site is entirely surrounded by built development and its undeveloped state is something of an anomaly.*".

If this is the case surely this is priceless and every effort should be made to keep it this way as there are less and less green space left and all the surrounding land is being swallowed up and before we know it Pagham, Bognor Regis, Chichester, Littlehampton and further afield will become just one mass of buildings all merging together which cannot be brought back to its former clean green natural state.

The plans for 9 houses are obscene on this small patch of Greenland as it does not consider the existing properties either side and does not take into account the resident's gross invasion of privacy.

The Local Plan Subcommittee document from October 2013 in reference to Aldwick, on page 10 states that *"When any development is undertaken it is essential to preserve existing separation of dwellings and prevent un-neighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings"*.

The proposed plans are far from this as reading the Planning Statement on page 7, after a consultation with the Mill Farm residents association on the 19th February 2019 the outcome of this meeting was that the orientation of units 5 & 6 would be rotated to match units 1 – 4.

"Concerns were raised over access and parking, overlooking and screening, bonfires and sunlight impacts." Meeting with Mill farm resident's association seen on Page 7 of the 'Planning statement' point 21.

After this meeting, the applicants substantially amended the layout of the site to take into consideration the comments and concerns of the Mill Farm residents and parish councillors as shown below." Meeting with Mill farm resident's association seen on Page 7 of the 'Planning statement' point 22.

It had been said that the proposed houses had been positioned at an angle to prevent such overlooking, but this has been done hypothetically as these reports were done prior to the completion and occupancy of residents in Spinnaker View.

Basically it marginally appeases the Mill Farm side of the fence but makes it worse for our side on Spinnaker View.

Currently there is the proposed site (Buffer Zone) between Mill Farm and us and even now privacy is limited as although there is fencing surrounding the site however this is not really sufficient as from my kitchen I can clearly see the Mill Farm homes and from my bedroom window again we can see the homes opposite and we are not comfortable as already if someone is in their back garden and inside the properties and I am in my bedroom innocently looking out the window all of a sudden you catch the eye of the person opposite and you both end up in a fluster and look away to avert your gaze, and you think that by sticking more houses it will not encroach on residents liberties??

Before anything is even considered I want my local MP and the council to come and talk to us and see for themselves what impact this will cause. At the very least the properties should be replaced by single storey bungalows in keeping with the area with sufficient height of trees etc to shield the obtrusiveness.

Mill Farm residents have certain restrictions and covenants imposed on them and by granting permission will destroy the rules etc that they have lived and abided by for many many years.

Additional traffic on Pagham road is going to become more dangerous and there has already been concerns as Arun District Council Special Development Control committee document specifically on 24/10/18 highlights these ongoing traffic problems for other developments in

the area. *"A major concern expressed was that the transport infrastructure was inadequate"*
page 27 (Item 9, 159).

As a resident experiencing the dangers on exiting Spinnaker View onto Pagham Road numerous times daily I can agree with the apprehension and concerns. There are cars parked all over the place sometimes even on the pavement, the bus stop opposite causes congestion when the bus arrives as the carriageway is generally blocked, and the bus going the opposite direction often meets at the same point causing further disruption and danger. To have additional cars entering and exiting Pagham Road from this already congested area is a disaster waiting to happen.

Note to Arun District Council please involve the residents of Spinnaker View in any further consultations as we also are directly affected and need to be involved and not thrown to the back of the pile.

Yours Sincerely

Mr & Mrs Mariner