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11th February 2021

Mr N and Mrs J Strain
Kinnersley
Barnham Road
Eastergate
West Sussex
PO20 3RT

Case Officer: James Cross
Telephone: 01903 737784
Email: james.cross@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: BN/153/20/PL
Site Address: Warwick Nursery Barnham Road Eastergate Barnham PO203RT
Description of works: 44 No. dwellings & associated infrastructure. This site falls within the BEW Strategic Site, CIL Zone 1 (Zero Rated).

Thank you for your internet representation made on 10th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33645

Dangerous repositioning of Eastergate sign, easterly visibility splay to B2233 (appendix C page 44): The planned relocation of the Eastergate village sign will make egress from Kinnersley unacceptably dangerous. Highways England Response 3/2/21 agrees the re-positioning of the sign needs to be addressed. The proposed relocation will obstruct Kinnersley B2233 view to the west, block the view of vehicles leaving Warwick Nurseries development and of vehicles leaving Church Lane. Also it will prevent vehicles travelling east along B2233 from seeing vehicles attempting to leave Kinnersley. The redesign needs to be based on the actual Kinnersley access, not the speculative BEW mini masterplan.

Kinnersley tree protection: the root ball of Kinnersley mature trees on the northern boundary need to be protected during and post construction of the easterly splay to the B2233.

Damage to Kinnersley property from construction vibration and road usage: The rear half of Kinnersley was built sometime between 1897 and 1912 (see 1912 Ordinance Survey Third Edition 1:2500 map). Generally foundations of buildings constructed in this period are shallower than modern foundation standards. Vibration from construction and heavy vehicles during construction and afterwards from daily traffic along the Little Warwick westerly boundary could damage Kinnersley property.

Road Safety: The B2233/Warwick Nurseries junction, B2233/Church Lane T-junction and pedestrian crossing point between them will be very close together making it very visually confusing for drivers on the B2233 and those emerging from Church Lane and Warwick Nurseries. Eastergate Primary School is in Church Lane making the B2233 junction and proposed crossing point busy with cars, young children riding bikes and young families crossing the road at school times.

Protection from dust, noise, mud etc. during construction: It is unclear how the developer will protect Kinnersley from unwanted negative impacts caused by the construction.

Access to Kinnersley during construction: access needs to be maintained throughout the construction period. Wildlife Protection - It is good that hedges will be retained to protect some habitats. Additional measures are needed to protect deer and badgers. A badger regularly visits Kinnersley front garden, accessing from Little Warwick and the direction of Warwick Nurseries. A small group of deer regularly visit Warwick Nurseries site, Little Warwick, Kinnersley, Bexstone House front gardens. These animals need protection during construction and to retain access to their habitats post development. It is not an option to relocate the deer or badger to the orchard and bramble scrub on the north side of B2233 as this has been approved for development. Photographs can be provided.

Planning Statement page 2 - the summary states the mini masterplan was agreed with adjacent landowners. This is incorrect. The mini masterplan was shared with adjacent landowners but agreement was not sought

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.