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7th April 2022

Christopher Smith
71 Barnham Road
Barnham
Bognor Regis
West Sussex
PO22 0EP

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@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/16/22/PL
Site Address: Land to the rear of Clare Court 67 Barnham Road Eastergate PO22 0EP
Description of works: Erection of 4 No dwellings with associated car parking. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 7th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46363

YET MORE MISREPRESENTATIONS - STREET SCENE and DESIGN

I continue to discover misrepresentations, shall we say, in the planning application and its supporting documents. The Pre-Application Advice provided by Arun District Council, on page 3 (seventh paragraph under "DESIGN"), states categorically that the proposed houses are "NOT VISIBLE FROM THE WIDER AREA".

The Planning Statement (Section 6.3.2) also asserts that "the proposed dwellings would - not be readily visible from Barnham Road".

I have just looked at the site from the road, and it is perfectly obvious that THE ENTIRE ROW of new houses will be PAINFULLY VISIBLE from the main road - especially following the undeclared destruction of two conifers which would have provided some screening. I took a photograph this morning, which I will attach separately to an email, from which this can readily be seen.

The proposed Street Scene drawing (1474/4) shows that a large portion of House No 1 and much of the roof of the entire first pair of houses, will be visible when viewed from directly opposite the entrance road. But this is far from being the whole story; to present the view from one convenient fixed spot belies the truth of the matter. The view from "the wider area", referred to in the Pre-Application Advice, will include the entire row of houses - and this is what anyone driving or walking along Barnham Road in a southerly direction will see, namely, an EYESORE blighting our Area of Special Character.

Furthermore, the Design and Access Statement submitted as part of the planning application contains two particular misrepresentations:

1. In the first paragraph under the heading "Layout" in Section 3, it is stated that "the site is well hidden with only glimpses available from the site access on Barnham Road". Again, this completely distorts the real situation, because the entire row of houses will be readily visible from a considerable stretch of Barnham Road.
2. In the same paragraph it is claimed that the proposed new houses will "follow the typical alignment found locally". This is precisely what it will NOT do. The proposed houses will be parallel to Clare Court and the neighbouring houses - but "parallel" does NOT mean "aligned". The new houses would break and interrupt the long established alignment of houses in this part of Barnham Road in a most awkward way.

Here, then, are two more reasons why this application should be REFUSED.

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>