

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

Your Ref: OWPC24390
Our Ref: BN/65/19/OUT 09-08-2019
Please ask for:
Michael Eastham

25th September 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the demolition of existing dwelling & erection of 10 No. new dwellings, widening & reprofiling of site access, provision of a right turn lane with improved visibility splays, retention of significant landscaped highway buffer, parking for 30 No. cars including garages & visitor parking & potential future highway access to adjacent housing land (resubmission following EG/49/18/OUT).

Bexstone House Barnham Road Eastergate

Thank you for your internet representation made on 25th September 2019 which has been recorded as **'an objection'** with the comments as follows:

In 2018 an identical outline planning application for 10 houses was submitted for the Bexstone House site (EG/49/18/OUT).

Regretfully none of the comments raised against the 2018 application (ref OWPC19859) have been addressed and therefore we are unable to support the 2019 planning application, BN/65/19/OUT.

The SD5 BEW strategic housing site in the Adopted Arun Local Plan 2018 will build up to 3000 houses (<https://bit.ly/2NBSrxh>) profoundly change the area and eradicating the uninterrupted views of fields which Kinnersley has enjoyed for over 100 years.

Bexstone site was created in 1974 by subdividing Kinnersley site creating unmapped shared infrastructure services.

Shared Infrastructure Services:

Bexstone development plan needs to incorporate the known shared services and any others uncovered during development to ensure no detriment or additional costs to the occupiers of Kinnersley:

- *Shared Sewer and Building Regulations - Kinnersley foul sewer joins the Bexstone inspection pit near Bexstone north eastern boundary. The joint effluent flows from there to the main sewer. Bexstone plan proposes to use the existing 100mm sewer based on a calculation of 10 new houses. This is incorrect. Calculations for sewer capacity need to include the effluent flow from Kinnersley i.e. 11 houses in total. Building regulations paragraph 2.30 (<https://bit.ly/2NBNaWc>) states: "Sewers serving more than 10 dwellings should normally have a minimum diameter of 150mm".*

- *Safety and Traffic - Kinnersley has right of access to the B2233 highway over the first section of Bexstone driveway. Kinnersley uses oil fired heating and requires regular oil tanker deliveries to the rear of Kinnersley site. The proposed road changes alter the access angles making it impossible for the oil tanker to enter Kinnersley drive without driving across the new kerbs and/or Kinnersley lawn and garden. The proposed road layout needs to be revised to permit easy and safe access by oil tankers to Kinnersley.*

- *Telephone and Broadband is supplied to both properties via a telegraph pole on the B2233 verge in front of the Bexstone site. Re-siting this telegraph pole as part of the*

proposed road access splay changes will require care. The OpenReach engineer noted Kinnersley is within 1 metre of the maximum distance from the exchange. Telephone and broadband access to Kinnersley must not be adversely affected by the proposed Bexstone development and no additional costs should be incurred by Kinnersley as a result of Bexstone development.

Protection of Privacy and Security of existing property:

Seven gardens in the proposed development will back directly onto Kinnersley. Bexstone plan intends to keep the current mature tree boundary providing high level screening between the sites. However, the proposed Bexstone plan does not address how the new houses will be bounded at ground level to protect the privacy and security of the pre-existing adjoining properties.

Protection of Kinnersley mature trees:

Bexstone development plan need to protect the root ball area of Kinnersley's mature trees which are close to the Bexstone boundary and access splays including:

- A mature English Ash on Kinnersley south side*
- trees (e.g eucalyptus, silver poplar) on the Kinnersley north and eastern boundaries*

Protection of Wildlife:

Bexstone development needs to minimize impact on local wildlife. The following are regulars at Kinnersley: foraging bats, hedgehogs, common newts, wild birds including song thrush, sparrows, Green and Greater Spotted Wood peckers.

Impact during Development:

Appropriate measures need to be included to minimise noise, dust, pollution, and nuisance during development.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning