

Mr and Mrs R English
Little Warwick
Barnham Road
Eastergate
PO20 3RT

Your Ref: OWPC24391
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:

We understand you are the planning officer reviewing the proposed planning application BN/65/19/OUT Bexstone House, Barnham Road, Eastergate PO20 3RT.

Our property, Little Warwick, Barnham Road, Eastergate PO20 3RT borders the southern boundary of Bexstone House site.

BN/65/19/OUT is a resubmission for outline planning for Bexstone House site from 2018 (EG/49/18/OUT). The resubmission does not address any of the comments we raised in the previous application. Consequently we feel unable to support the proposed plan.

Our specific comments are:

- Although the existing tree line denotes a natural border, the boundary would need to be adequately fenced to ensure privacy and security. It should be a condition that the new properties are responsible for the maintenance and replacement of a robust barrier in perpetuity.*
- Hedgehogs frequent our garden and neighbouring properties and this would need to be a consideration in the final design and implementation of the chosen barrier.*
- The plan and process for the site development must minimise noise, dust, pollution and nuisance throughout the period of demolition, construction and sale.*

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