

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

Your Ref: OWPC24823
Our Ref: BN/65/19/OUT 09-08-2019
Please ask for:
Michael Eastham

14th November 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 14th November 2019 which has been recorded as **'an objection'** with the comments as follows:

BN/65/19/OUT 6/11/19 revised application & site plan does not address any comments raised against 2018 OWPC19859 or BN/65/19/OUT. No offer to consult has been made. Question 7, 6/11/19 revised Application for Outline Planning Permission states 'No' to 'Do the proposals require any diversions/extinguishments and/or creation of rights of way'. This is incorrect. The revised site plan detrimentally alters road access over the right of way to Kinnersley. See Safety & Traffic comments below. The 6/11/19 application refers to consultant drawings 010819/SL-30 which are not on the planning portal for review. All previous comments to BN/65/19/OUT apply - see below. The 3000+ houses planned for SD5 BEW strategic site will profoundly change the area eradicating the uninterrupted field views 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 must include known shared services and all others identified during development to ensure no detriment or additional costs to Kinnersley*
- Shared Sewer and Building Regulations - Kinnersley foul sewer joins Bexstone inspection pit near Bexstone B2233 boundary. 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 over first section of Bexstone driveway. Kinnersley requires regular oil tanker deliveries. The proposed road changes alter the access angles making it impossible for the oil tanker to back into Kinnersley 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 to both properties is via a telegraph pole on B2233 verge in front of Bexstone. Access splay changes will require re-siting the telegraph pole.*

OpenReach 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.

Privacy and Security protection of existing dwellings: 7 gardens in the proposed development will back onto Kinnersley. Bexstone's plan to keep the mature tree boundary provides high level screening between the sites. However, the proposed 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: any development plan and access changes need to protect Kinnersley's trees including root ball area e.g.

- *A mature English Ash (near proposed dwellings 5/6/7)*
- *mature trees next to revised B2233 road layout*

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