

Graham Ettridge
4 Fieldfare Lane
Barnham
Bognor Regis
West Sussex
PO22 0DN

Your Ref: OWPC24351
Our Ref: BN/66/19/PL 15-08-2019
Please ask for:
Maria Tomalova

19th September 2019

Dear Sir/Madam

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

Erection of 3 No dwellings.

Land off Canal Mews Barnham

Thank you for your internet representation made on 19th September 2019 which has been recorded as '**an objection**' with the comments as follows:

Application: BN/66/19/PL - Objection

- *The proposed development is situated within private property and would require the permission of all shareholders to access the proposed site.*
- *The 'Planning, Design & Access Statement' refers to direct access from 2 roads at the SE and SW corners of the proposed site - this is not the case as both roads are accessed via private property.*
- *Major damage has already been caused by other developers on Arun Place - unauthorised removal of boundary fencing, trees and footpath link being created as a shortcut through Arun. The systematic sacking of Arun Place has to stop - construction of further properties is only going to compound an already untenable situation.*
- *The road in Nightingale Lane is already displaying signs of serious damage - being private property repairs are funded by all shareholders of Arun Place, not just Nightingale Lane.*
- *There is no traffic management for Arun Place - the roads are narrow; the constant speeding traffic is only likely to be exasperated by more properties being constructed.*
- *Increased traffic flow either by residents of new properties or services is only going to increase the risk of an accident occurring involving pedestrians, property (has already happened) or other vehicles. The risk already considered to be high owing to the narrow roads and speeding vehicles mounting the pavements.*
- *Significantly increased footfall within Arun Place since unauthorised footpath from new Redrow development to the east of Arun Place - still in dispute.*
- *No impact assessments available?*
- *There is a lack of visitor parking in Arun Place - this is already causing parking issues.*
- *Section 3.00 of the 'Planning, Design & Access Statement' states "An easement zone for the future maintenance of the sewer will to be provided." - this does not make sense, the proposed development is fully contained within Private Property.*
- *The above referred to sentence is also in conflict with Section 2.00 of the 'Planning, Design & Access Statement' - Paragraph 13 (top of page 4) states the following: "An easement zone for the future maintenance can be provided and this is shown on the layout plan 1705-01F accompanying the application." 'can' in this section - 'will to be' in Section 3.00? - NB. It has not been possible to locate layout plan 1705-01F.*
- *A lack of due care and diligence in the preparation and submission of this application gives rise to concern regarding the entire application - there is still an unresolved issue, regarding Arun Place, where due care and diligence was not exercised in previous applications.*
- *Section 6.00 'Planning, Design & Access Statement' states access to be directly off Canal Mews - as above, Arun Place is Private Property and would require shareholder*

agreement for this.

- *Section 6 of form PP-07417695 (Application for Planning) - Existing Use - States the site is currently vacant. It is understood there are existing surface water collection tanks situated under the proposed development area.*
- *It is understood the surface water runoff is to be via a culvert to the East of the proposed development - this culvert is in a poor state of repair and concerns are raised regarding its adequacy.*
- *If the proposed site for the application was for surface water treatment, why is that no longer the case?*
- *Where has the authority to enter and cross private land to undertake building works and the access restrictions associated with this come from?*
- *The proposal states the sewers would be moved. Nightingale Lane has already had blockages with sewerage system - there are concerns additional properties will further compromise the system leading to further and possibly continuous blockages.*

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