

Ian Truin
Wilton, Barnham Road
Barnham
Bognor Regis
West Sussex
EG/49/18

Your Ref: OWPC19737
Our Ref: EG/49/18/OUT 03-07-2018
Please ask for:
Michael Eastham

22nd August 2018

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 1 No. dwelling & erection of 10 No. new dwellings, widening of existing access to provide improved visibility splays, maintaining front boundary buffer of approximately 5m in depth, car parking for 30 cars (including garages and visitor parking) & landscaping.

Bexstone House Barnham Road Eastergate

Thank you for your internet representation made on 22nd August 2018 which has been recorded as **'an objection'** with the comments as follows:

This development appears to not be a part of a 'masterplan' for the BEW strategical allocation and thus conflicts with policy H SP2 that requires 'comprehensive planning' and an 'endorsed masterplan' in the emerging LP.

The emerging LP includes comments re 'further investigation' and 'masterplanning work' being required (hopefully to include consultation with local residents), hence there is no current basis for any new planning permissions in the BEW allocation until such work is completed, including a strategy for 2,300 LP defined dwellings and consequent 700 post-LP and a comprehensive traffic assessment for the complete site and its environs.

Bexstone House lies in the local gap between Eastergate and Barnham. Development in the location conflicts with policy H SP2 in that it will create further coalescence between the two villages and would be a major step towards 'a continuous urban form / coalescence along the north and south aspects of the B2233'.

In common with the adjoining Boweries site, this application is highly opportunistic and non-strategic and should be dismissed. A patchwork of mini-estates in large gardens with unmanaged road access and piecemeal drainage schemes does not appear anywhere in the LP.

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 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