

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

Your Ref: OWPC19859
Our Ref: EG/49/18/OUT 03-07-2018
Please ask for:
Michael Eastham

3rd September 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 1st September 2018 which has been recorded as **'no objection'** with the comments as follows:

Kinnersley borders the northern boundary of Bexstone House site. Both properties are included in the Adopted Arun Local Plan 2018 SD5 BEW strategic housing site which will build up to 3000 houses (<https://bit.ly/2NBSrxh>). The BEW development will profoundly change the area, eradicating the uninterrupted views of fields which Kinnersley has enjoyed for over 100 years.

Given Arun's SD5 BEW plan, we do not object in principle to the 10 houses proposed at Bexstone provided the material matters below are addressed as part of the Bexstone development.

Bexstone site was created in 1974 by subdividing Kinnersley site. Bexstone House title deed recognises the properties share many infrastructure services but did not map them.

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 into the Bexstone inspection pit near Bexstone north eastern boundary and 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 to Kinnersley drive way 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 oil tanker access 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.

Effect on Privacy and Security of existing property

Seven gardens in the proposed development will back directly onto Kinnersley. Bexstone's plan to keep the current mature tree boundary will provide 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 adjoining properties, Kinnersley and Little Warwick.

Conservation of Kinnersley mature trees

Bexstone development and construction plans need to protect the root ball area of Kinnersley's mature trees which are close to the Bexstone boundary:

- A mature English Ash on Kinnersley south side is at risk of damage during construction work*
- mature trees (for example eucalyptus, silver poplar) on the Kinnersley north and eastern boundaries could be impacted by the revision of the road access and splays.*

Safeguarding Wildlife

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

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