

Ben Vickers
Harvest Home
Sack Lane
Bognor Regis
West Sussex
PO22 9PD

Your Ref: OWPC25293
Our Ref: BE/109/19/OUT 10-10-2019
Please ask for:
Mr S Davis

12th December 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 up to 46 No dwellings together with access. This application is a Departure from the Development Plan & may affect the character & appearance of the Shripney Conservation Area.

Land east of Shripney Road & south of Haddan House Shripney Road Bersted

Thank you for your internet representation made on 11th December 2019 which has been recorded as '**an objection**' with the comments as follows:

A29 floods here badly - I know from personal experience having had a car written-off in local floods. Access to and from the site will be dangerous following the development of the BEW strategic sites - as there is no current plan to by-pass Shripney, there will be 1000's of extra car movements past the entrance to the site daily. Right turns onto the A29 in peak times are currently only possible when the level crossing is down to ensure a clear break in the traffic flow. Once the A29 railway crossing has been by-passed, residents south of the Woodgate crossing will not be afforded this luxury.

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