

Andy Yeates
Wheel House
Shripney Lane
Bognor Regis
PO22 9NR

Your Ref: OWPC25294
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:

My company occupies the unit directly opposite this site and my office window is on the road side. I am therefore particularly able to comment on this proposed application.

I was pleased to see that the road survey did acknowledge that traffic leaving and joining the dual carriageway section of the A29 is travelling at significantly increased speeds. There are incredibly difficult junctions in the area (Shripney Lane joining the A29 at the end of the dual carriageway, and both ends of the service road at either side of the proposed new junction). There are very infrequent buses, none in the evenings or at any time on a Sunday; how on earth can this be considered a sustainable location? The road will become incredibly busy with the huge increase in housing numbers and the industrial parks which come right up to the edge of the village. In addition to traffic coming from the new housing, it is now intended to put 2 supermarkets on the edge of the village and yet more drive-through restaurants. If the road is bad now, how much worse will it become. No further development along this stretch should be permitted until the hamlet of Shripney is safely bypassed (not throughpassed as the current A29 proposals show). In addition to all of this, there will be more than 100 extra lorry movements through the hamlet every single day from Warbutons. I truly believe that there will be tragic accidents and it is incumbent on the authorities to protect EXISTING local residents as well as the incoming ones.

Further, the flood risk in this area is massive and will be a great embarrassment to all the authorities if the road continues to be closed due to flooding. Part of the site is acknowledged to be a low risk for surface flooding, but the whole area is at high risk for groundwater flooding. This is BEFORE the massive new development at B/E/W is put in. I understand that there has been a study by the Environment Agency looking at the area around the Aldingbourne Rife and that this has not conclusively shown that new development can be safely accommodated.

For all these reasons, I respectfully request that you do not permit this proposed development. All the authorities involved, MUST take responsibility for protecting local residents.

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