

[REDACTED]

From: Kia Trainor <[REDACTED]>

Sent: 15 January 2020 11:38

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Lesley Wilson <[REDACTED]>

Subject: BE/109/19/OUT. Outline application with some matters reserved for up to 46 No dwellings together with access. Land east of Shripney Road & south of Haddan House Shripney Road Bersted PO22 9NW

Dear Mr. Davis

Please could you let me know if you will accept our comments on the above application, although we have missed the consultation deadline?

I note the application is due to go to committee on 4th March 2020. Is that correct?

Many thanks

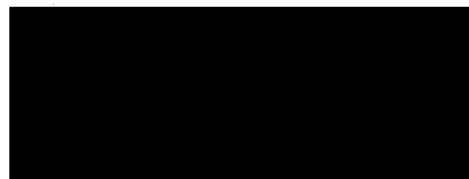
Kia

Kia Trainor
Director, CPRE Sussex



The countryside charity
Sussex

Campaign to Protect
Rural England, Sussex Branch CIO
Brownings Farm, Blackboys,
East Sussex, TN22 5HG



Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF
By email: Simon.Davis@arun.gov.uk

15th January 2020

Dear Mr Davis

BE/109/19/OUT. 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 PO22 9NW

CPRE objects to this application for the following reasons;

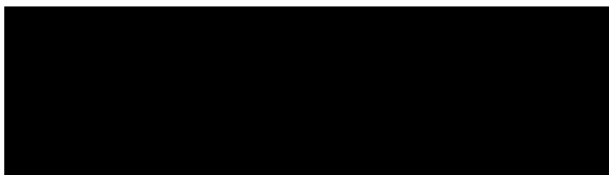
The development is contrary to policy CSP1 of the Arun Local Plan because the site is outside the Built-Up Area Boundaries (as identified on the Policies Maps) where land will be defined as countryside and will be recognised for its intrinsic character and beauty, and development is restricted to uses compatible with the countryside such as agricultural workers dwellings.

Shripney is a 13th century hamlet in the parish of Bersted and includes a Conservation Area on the west side of the A29 and many listed buildings. The A29 bisecting the hamlet is described in the Bersted Neighbourhood Plan as “a major factor in the way of life for its residents as it suffers from speeding vehicles and is regularly closed due to flooding in the winter months”. The hamlet has very few facilities within easy walking distance and therefore any development is likely to be car reliant and unsustainable.

In the Housing and Economic Availability Assessment (HELAA) 2018, this site is identified as site 75 and considered unsuitable for development because “This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development”.

It is also noted that, according to Arun District Council’s own Drainage Engineer, the site will be vulnerable to future flooding due to climate change. It is therefore considered that the proposal is contrary to Policy ECC SP1 of the Local Plan which only supports “development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity”.

Yours sincerely,



Kia Trainor
Director, CPRE Sussex