



Arun District Council
Arun Civic Centre
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6th January 2022

Bersted Parish Council
FAO Debbie Holcombe
Community Centre
Chalcraft Lane
Bersted, West Sussex
PO21 5UB

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: BE/176/21/PL
Site Address: The Cottage Shripney Road Bognor Regis PO22 9PA
Description of works: Demolition of existing dwelling and ancillary outbuildings and erection of a 66 bedroom care home with associated access, parking and landscaping. This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan.

Thank you for your internet representation made on 5th January 2022 which has been recorded as an objection with the comments as follows:

OWQC43004

Object for the following;- The proposed application does not comply with the following Bersted Neighbourhood Plan Policies; -

ES1 Design The proposed development is out of character with the dwellings in the surrounding area

ES7 The development is outside of the Built-up Area Boundary

GA1 Pedestrian and Cycle connections the application makes no reference to increase or improve the network of footpaths, footways and cycleways through Shripney to better connect it to Bognor Regis or Chichester

Policy SD SP1 Sustainable Development The proposed outline is an overdevelopment of the area and does not improve connections to the road, cycle and pedestrian network in Shripney.

Policy SD - SP1a Built Up Area Boundary The proposed development is outside the built-up area boundary

Policy C SP1 Countryside Shripney is in a rural setting, the development does not enhance this.

Policy T -SP1 Transport and Development The proposed development does not reduce the need to travel by car as public transport serving Shripney is a bus every 3 to 4 hours and the stations at Barnham and Bognor Regis are not within walking distance and to the north there is no footway to reach Barnham Station. The site will add to the traffic movements through Shripney, so will add to congestion. The position of the site is close to a bend which will not add to the safety of pedestrians cyclists using the proposed crossing between the development and the footway opposite on the A29.

Policy T - DM1 Sustainable Travel and Public Rights of Way bus 66a & c every 2 hours, not Sundays or Bank Holidays based on 2017 timetable. That route now only has 66a and c buses every 3 or 4 hours and there

remains no service on Sunday or Bank Holidays. No contribution to enhance the existing footways or cycle paths for Shripney in line with Aruns Green Infrastructure Plan.

Surface water drainage is an issue at present given the Arun DC Drainage Officers report and their comments need to be considered.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>