



Bersted Parish Council
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Your Ref: OWQC14252
Our Ref: BE/63/17/OUT
Please ask for:
Mr S Davis

15th June 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline planning application with some matters reserved (Access only) for 20No. houses & flats, 1No. replacement dwelling (21No. units in total) with car parking, landscaping & associated infrastructure & access off Shripney Road (A29), following the demolition of the existing dwelling & outbuildings. This application is a Departure from the Development Plan

The Cottage Shripney Road Bognor Regis

Thank you for your internet comments made on 14th June 2017 which has been recorded as **'an objection'** with the comments as follows:

Bersted Parish Council wishes to object to the proposed development at The Cottage, Shripney Road, on the following grounds:

- 1 The site is outside the designated built up area boundary both in your current and emerging Local Plans.*
- 2 The access is directly onto the A29 and, even with the proposed entrance change, it will still be dangerous for traffic entering and emerging, and would be exacerbated due to the proximity of the exit from the Robin Hood Public House restaurant and hotel.*
- 3 Residents of Shripney village are already finding it difficult to get onto the A29 and a significant number of properties must access it from the service road which emerges at a difficult angle not far from the proposed site entrance. In order to get onto the A29 at this point, it is necessary to accelerate and this is likely to cause collisions.*
- 4 The volume of traffic along the road is expected to increase by a significant amount due to the housing proposed just to the north in the Local Plan and this will make matters even more hazardous for both local residents and all road users.*
- 5 The location of the site is not in any way a sustainable location and presumably this is why it is outside of the built up area boundary. There is no walkway on this side of the road (and only a narrow one from the village south towards Bognor Regis which is unsuitable for prams or mobility scooters). There is no safe cycleway in the vicinity of Shripney at all. The bus service runs hourly (first bus to Bognor Regis leaves at 8.08am and the last bus back leaves Bognor Regis at 5.40pm) and there is no service whatsoever on a Sunday.*
- 6 The section of Shripney Road (A29) where the entrance to the proposed development will be has historically been the point of the deepest flooding. When the A29 has remained even partially open, the main carriageway at this point is completely impassable and traffic has always been diverted along the service road. Therefore, the exit/entrance*

to this proposed estate would be unusable.

7 Whilst the inclusion of a play area for resident children is a definite asset, because of the danger of the road, it may well encourage other children in the locality to attempt the crossing.

8 There is a character house on the site which epitomises the rural nature of the village and this will be lost.

Yours faithfully

A handwritten signature in black ink, appearing to read 'NC', followed by a period.

Neil Crowther
Group Head of Planning