

Jacqueline Spencer
Lulworth
Shripney Lane
Bognor Regis

Your Ref: OWPC14334
Our Ref: BE/63/17/OUT 09-05-2017
Please ask for:
Mr S Davis

26th 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 representation made on 23rd June 2017 which has been recorded as **'an objection'** with the comments as follows:

I wish to object to this application - the number of dwellings would add a significant number of vehicles to an already busy and dangerous stretch of the A29. Shripney is a hamlet with very restricted public transport, few pavements and the only amenity being the Robin Hood pub. The only access to the proposed development would be compromised in terms of safe entry/exit to the A29 - The advice from the 'bat' survey indicates the mature trees should remain but the developer wishes to remove them. I believe regardless of the proposed moving of the access point the road conditions still make it a serious hazard. The proposed realigned A29 would make it even more dangerous should the current route prevail. This area is going to become extremely busy with the large amount of housing development, & therefore increased number of vehicles spilling onto an already pressurised road structure. I have noticed since the Bersted bypass & Bognor relief road opened that the speed of vehicles has increased and there are noticeably more aggressive drivers. Exiting Shripney Lane has become hazardous with drivers trying to get ahead before the dual carriageway runs out going north, and going south anticipating the dual carriageway whilst coming round the bend. Visibility is poor for people turning right from Shripney Lane and waiting time can be more than 10 minutes. If the mitigating effect of the level crossing is removed the waiting time could be much longer & lead to frustration & the risk of a dangerous manoeuvre. Shripney is rural and not part of the built up area, any loss of character houses will undermine the nature of the place and should not be undertaken lightly - perhaps the current house could be adapted rather than demolished & replaced by a large number of houses/apartments. The area is prone to flooding which would be a source of concern bearing in mind the prediction of much wetter winters overall. I believe this development should be rejected in its current form.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be

advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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