

David Horton
Parkside Farm
Shripney Lane
Bognor Regis
PO22 9NU

Your Ref: OWPC14361
Our Ref: BE/63/17/OUT 09-05-2017
Please ask for:
Mr S Davis

27th 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 26th June 2017 which has been recorded as '**an objection**' with the comments as follows:

I wish to object to the above application for the following reasons:

*It is out of the designated built-up area boundary and is not in the local plan. It is a rural site and this application does not comply with agriculture or forestry use. The site is heavily occupied by wild birds, some of which are now rare. All previous applications have been refused, a proposal for two dwellings being described as cramped. There are already a huge number of houses proposed in this area, way beyond capacity of present infrastructure, increasing the very busy A29, which is now carrying much more traffic since the opening of the two relief roads. If permitted, this site will set a precedent for more applications on the east side of the A29, which will permanently prevent a new by-pass to the rear. The proposed site access is in an unsafe position, on a bend, near the existing entrance to the Robin Hood Public house and hotel. Also it occurs in the deepest section where the road floods, a situation which will be made worse by this proposal
I hope you will refuse this application. There are now more reasons justifying previous refusals.*

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