

Lucem Spiro

Anthony Kemp

Littlecroft,

Shripney Road,

Bognor Regis,

West Sussex.

PO22 9NZ

Friday, 23 June 2017



Subject Objection Planning application BE/63/17 The Cottage Shripney Road Bersted

I refer to the above planning application BE/63/17. I wish to object to this planning application on the following grounds.

1. A planning application for housing development of part of this land of a similar nature was submitted, and quite correctly turned down some years ago, due to the very real and added danger which would be caused to road users and pedestrians using the A29 and wishing to access the Bus stop and public house situate on the Eastern side of the A29. Since the refusal of this initial application Vehicular movements on this section of road, one of the most dangerous, if not the most dangerous section of the A29 in the area (two fatal accidents, several crashes involving injury of varying seriousness) in recent years All within 100 meters of the proposed entrance to the development.
This will only get worse with the proposed re alignment of the A29, the proposed increase in building both domestic and industrial development in alignment with the Bognor re-development plan. At an ADC Members briefing earlier this year a figure of 2,720 new homes is projected for North Bognor Along with 30ha of employment land. All accessing the A29.
HGV traffic has reached an unacceptable level and is due to get worse with the advent of a new RR logistics complex in Barnham, HGV, running between the locations at Barnham and Shripney daily to add to the problem. An additional 30 hgv's per day has been mentioned!

If this development is permitted you will be sanctioning a convergence of traffic onto the A29 both North and Southbound, traffic entering and leaving from the West side of the main road from the Firs Estate and the Marigolds park Homes, from the East side, entering and leaving the Robin Hood public house, (which incidentally as you will be aware has recently enlarged their capacity by a further 29 bedrooms, with the resulting increase in traffic flow to and from the premises, and finally the proposed new build site entrance also on the East side of the road. All of these convergences within approximately 75 mtrs of each other slightly south of a sharp Left hand bend for southbound traffic.

Added to this is a road with a 40mph speed limit rarely if ever enforced by Sussex police adding to the dangers.

2. The site is outside the designated built up area both in your current and emerging local plans.

2. This section of the A29 is historically prone to serious surface water flooding, the deepest (and completely impassable section) would fall within the area of the proposed ne build site access. On occasions the road at this location has been closed for several days, allowing the 14 ft wide service road to be used for through traffic. This causes a great deal of inconvenience and danger to local residents.
3. There are NO safe crossing places on the main road at Shripney certainly none in the vicinity of the proposed development. One totally inadequate footpath on the West side from Shripney to Rowan way.
No cycle path (this was promised for September 2012 but never materialised.)
4. Public services on this section of the A29 are totally inadequate and would not support an increase in population requiring public transport. The bus service between Shripney runs an hourly service between 08.08am and 5.40 pm, with no service on a Sunday.
- 5.
6. With the proposal of a children's Play area as a 'sweetener' on the development, what will prevent local children attempting to cross this extremely dangerous road to gain access.
7. I am genuinely concerned that if this development is approved, the danger to motorists and pedestrians will be greatly enhanced to an unacceptable level., The character of a small friendly residential area, mentioned in the Domesday book as part of the Parish of Pagham will be ruined forever.
8. Along with that we may be privy to the demolition of 'The Cottage', not a listed building, but one which epitomises the character of old Shripney.

Once gone never to be replaced.

I submit this objection for your information and consideration, hoping that you will give some credence to my comments.

Respectfully Yours.

A black rectangular box redacting the signature of A.C. Kemp.

A.C. Kemp