

Mr and Mrs Austin
Rookstone
Shripney road
Bognor Regis
Po229nz

Your Ref: OWPC14423
Our Ref: BE/63/17/OUT 09-05-2017
Please ask for:
Mr S Davis

29th 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 28th June 2017 which has been recorded as '**an objection**' with the comments as follows:

We are concerned about the high risk of a collision with through traffic and residents emerging from the service road due to the planned exit from the new houses. This is already difficult due to the volume of traffic. This does not appear on your local plans and seems to be outside the built up area boundary. The volume of traffic is set to increase due to the significant amount of housing due to start to the north in the local plan and this proposed exit onto the A29 will increase the hazards. There is no walkway on that side of the road and the path on the other side of the road is not particularly good. Residents on foot will be at risk trying to cross the road and putting in a crossing will also increase the risk of accidents due to the location of the exit. This particular part of Shripney road has been flooded previously and was deepest where they proposed exit would be. A play area while an asset for the residents of the new houses and flats could be a danger to children across the road who may be tempted to cross the road to use it. Demolishing this house and replacing it with the planned houses and flats will destroy the rural nature of the village. We are concerned that a decision to allow this proposal will set a precedent for other fields to be used for building again increasing traffic. This will lead to a bottleneck at Shripney. We are concerned not only for ourselves as residents but for all road users of the A29 in this area. We already experience congestion in this area from the new road and it is not acceptable that more traffic will be added to this.

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 to 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