

Andrew Yeates
Westside
Shripney Road
Bognor Regis
PO22 9NX

Your Ref: OWPC14451
Our Ref: BE/63/17/OUT 09-05-2017
Please ask for:
Mr S Davis

30th 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 29th June 2017 which has been recorded as '**an objection**' with the comments as follows:

I object on the following points:

- 1 - Site is outside the designated built up area and is out of keeping with the community*
- 2 - Access directly onto the A29 is dangerous and on a bend if coming from the north which restricts vision.*
- 3 - Shripney residents are already having trouble accessing the A29 due to the volume of traffic.*
- 4 - Volume of traffic is likely to increase due to other proposals, so this is another issue for access.*
- 5 - Site is not sustainable. No walkways or cycle paths to the site.*
- 6 - The proposed entrance to the estate is at the point where there is historically the deepest flooding.*
- 7 - The rural nature of the village is already under threat, and this would only speed up the loss of it being a rural community.*
- 8 - The decision will set a precedent for other fields along the A29 in this area, which will be completely unsustainable, and may need investment to improve the A29 to the point where the whole area will need to be by-passed.*

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