

Joanna Wyatt
Lulworth
Shripney Lane
Bognor Regis
West Sussex
PO22 9NU

Your Ref: OWPC14446
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 wish to make two further objections.

Re: The proposal by developers of the Cottage site to put a pedestrian crossing across the A29.

The Department of Transport guidelines for all crossing designs can be seen on line.

There is a table which states that the desirable minimum visibility distance for approaching cars on a 40mph road is 100m, the absolute minimum being 80m (in both directions) Also, mention is made of the need for adequate drainage of the road and anti skid surfaces.

This site on Shripney Road would be unsuitable, given the recommended safety guidelines.

Re: Lack of infrastructure.

Shripney is in an historic, rural area, outside the local boundary for built up areas. The existing services for water, waste water, drainage, power supply from the Shripney substation, telephone, cable or telephone internet connections- are rather antiquated.

Residents currently have to pay two companies- Southern Water for waste water/sewage and Portsmouth Water for mains water. The increased demands made on all these services by the proposed 21 new dwellings would be difficult to accommodate.

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