

Linda
Horton
Parkside Farm
Shripney Lane
Bognor Regis
PO22 9NU

Your Ref: OWPC14448
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:

Since the relief roads have opened, especially the Felpham to Shripney one, the amount of traffic has increased very substantially through our village. I live in Shripney Lane and most days find it nigh on impossible to comfortably exit to the south. The visibility to the north is hindered by the bend of the road and as the cars approach the start of the dual carriageway, they speed up, which means you can be stranded in the middle, which is dangerous. This planning application is for 21 houses, which most probably means 40 more cars coming along. It will also mean more hold-ups on the bend as people returning to their homes try to cross southbound traffic which again will be speeding up to overtake on the dual carriageway. The residents of Shripney Road who live on the service road have great difficulty in accessing the A29 as it is, without even more traffic speeding along. The proposed exit from the site is very close to the exit from the Robin Hood public house, again visibility will not be good. Public transport in this area is practically non-existent, with I believe one bus an hour, finishing about 6pm, and not at all on a Sunday. Also there is no cycle lane, even though I believe this has been promised in the past. Allowing this application will set a precedent for other properties along this stretch of road to apply for planning permission to develop their back gardens. If this happens then there seems little chance of a by-pass to come from the proposed development at Eastergate/Westergate to the east of these properties to join up with the roundabout. Instead we shall have a realignment of the present A29 through our village, which will not be the answer to the problem of how dangerous this road has become.

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