

Adam Bell
Flat 2 Phoenix Court
9 Marine Drive West
Bognor Regis
PO21 2QA

Your Ref: OWPC20818
Our Ref: Y/87/18/PL 09-11-2018
Please ask for:
Mr S Davis

7th December 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of use of redundant farm building & adjacent land to dog boarding kennels.
Rookery Farm Flansham Lane Felpham

Thank you for your internet representation made on 6th December 2018 which has been recorded as '**an objection**' with the comments as follows:

Whilst I do not have an issue with the actual suggested change of use to kennels, I feel it necessary to object due to concerns about the extra traffic generated and the effect on the new shared use path along the A259, which do not seem to have considered. I note that the Planning Design & Access statement makes reference to an attached Highways Report, although that does not seem to be available for viewing.

An increasing number of cyclists and pedestrians are using the path built earlier this year. Currently when approaching the entrance to Rookery Farm, there are very poor sightlines from both directions to view vehicles leaving the farm, meaning cyclists have to slow almost to a halt, in order to be sure that they won't be hit by a vehicle. Bearing in mind the proposed new business will be open for dogs to be left or picked up between 07:00 to 18:30 for 7 days a week, as well as offering grooming services, plus 4 staff, this will mean a considerable increase in traffic entering & leaving the site, causing far more conflicts.

In addition, it is also very likely that the majority of vehicles leaving the premises will be turning right to head towards Bognor Regis. Due to the sheer volume of traffic along the A259, it is likely that one or more vehicles could be waiting in a queue for several minutes in order to have sufficient gap to safely drive onto the A259. This will also create conflicts with cyclists who would be forced to either wait or try to weave between vehicles.

Therefore, if this application is approved there should be three important changes made.

- 1) The vegetation on both sides of the entrance should be removed in order that cyclists can see further into the access road.*
- 2) As cyclists are the priority users due to the higher volumes of traffic on the shared use path compared with the access road into Rookery Farm, the shared use path should have right of way, so there should be Stop lines painted across the access road, before it crosses the line of the shared use path. This will make it clear to vehicles leaving the site the site that they have to stop to check for cyclists before they cross the path.*
- 3) Further back on the access road, there should also be warning signs to alert drivers to the presence of cyclists ahead.*

These 3 measures will ensure that cyclists, as more vulnerable users, will not be adversely affected by the additional traffic.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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