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PO22 9PD

**Your Ref:** OWPC6320  
**Our Ref:** AL/58/15/OUT 02-06-2015  
**Please ask for:**  
Mr N Crowther

17th July 2015

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

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Outline planning application with all matters reserved for the development of the site to provide up to 20,453m<sup>2</sup> of B2 General Industrial Floorspace together with B8 warehousing & distribution floorspace.

Oldlands Farm Steyning Way Bersted

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Thank you for your internet representation made on 16th July 2015 which has been recorded as '**an objection**' with the comments as follows:

*Whilst I am not opposed to the creation of additional employment opportunities which are much needed in the local area nor to this development per se, I am very concerned about the detrimental impact of this additional development upon local residents in both Bersted and Aldingbourne Parishes and I feel that tight restrictions need to be put in place to mitigate these impacts. The land is flood plain and, as a consequence, flat :- sound and light carries especially as there is a prevailing on-shore wind! Restrictions need to be placed on signage, lighting, operating hours and traffic movements. Landscaping needs to be quite dense to provide some sort of protection to the North. If development takes place, then building work should only be carried out during a normal working day unlike the 24 hour construction hours operated by the constructors of the relief road.*

*Consideration needs to be given to access by bicycle, on foot and by public transport. Currently this area is difficult to access other than by car from the North.*

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

Karl Roberts  
Director Planning & Economic Regeneration