



Arun District Council
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30th July 2021

Joanna Wyatt
Lulworth
Shripney Lane
Bognor Regis
PO22 9NU

Case Officer: Brenda Louisy-Johnson
Telephone: 01903 737972
Email: brenda.louisy-johnson@arun.gov.uk

Dear Sir/Madam,

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

Application No: AL/87/21/PL
Site Address: Oldlands Farm Newlands Road Bognor Regis PO22 9FJ
Description of works: Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development.

Thank you for your internet representation made on 28th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38923

I am very concerned, as a local resident, that the rapid changes in the land use of this area from rural to commercial estate, outstrip the capacity for road safety, sewerage and water infrastructure, light, air and noise pollution and increasing flood risk. There is already a significant, cumulative impact of too many developments on a small area. The roads at the roundabouts linking the A29 and the A259 are already over capacity. To have a depot, which would add significantly more traffic onto the existing congested roads would be a breach of the Road Safety Act. A recent RSA has already been done on the local stretch of the A29 and it has identified a number of accident risks. It is a significant problem that so many developments are being passed, piecemeal onto a limited road system, which is already dangerous. Southern Water is already unable to adequately handle the waste water and sewage disposal here without repeated leaks into the environment. This area is at high risk of flooding. The land drainage is very complex with a high water table, repeated surface and ground water flooding incidents and tidal groundwater movement. The added run off from a significant depot site would be inappropriate. I would therefore, strongly object to permission being granted for an additional depot on the Oldlands Farm site. I am very sorry to say that the Planning Department appears to have no regard for the very real concerns of local residents, who know the area well.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments

including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.