



Bersted Parish Council
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Your Ref: OWQC15528
Our Ref: BE/102/17/OUT
Please ask for:
Michael Eastham

11th September 2017

Dear Sir/Madam

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

Hybrid application comprising Outline application for development of employment units, warehouse, hotel, 2No. drive-thru units, public house, gym plus engineering works, landscaping & associated works. Full application for a Warehouse (class B8), fuel island, car parking, access roads with new entrance from Shripney Road plus engineering works, open space, landscaping & associated works. Departure from the Development Plan.

Salt Box Field Land Off Rowan Way Bersted

Thank you for your internet comments made on 8th September 2017 which has been recorded as **'an objection'** with the comments as follows:

OBJECT for the following: -

Bersted Neighbourhood Development Plan Policy EE3 This application does not comply with the policy as far as B8 use is concerned. Appendix G of the Neighbourhood Plan states B2 & B8 is incompatible with the rural/residential areas outside of the agreed zone due to size/number of vehicle movements and the relatively low number/value of jobs being created which is not the diverse range of industry which would be encouraged.

Bersted Neighbourhood Development Plan Policy GA3 This application does not comply with the policy. This application will cause more traffic on the already congested road network around Rowan Way and the A29 through Shripney. The highway safety of other vehicles using these roads, especially around the Bognor Regis Retail Park and Southern Cross Trading Estate are a major concern, which makes egress from Halfords dangerous and congestion, at times, tails back to Bognor Memorial Hospital roundabout.

The application does not provide any mitigation measures to ease congestion.

The Parish Council considers a road bypassing Rowan Way from the roundabout at the entrance to the site, through the proposed site to join up with the relief road would mitigate the traffic problems as highlighted above, making the site more attractive to potential business wishing to come to this site.

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' with a flourish, followed by a period.

Neil Crowther
Group Head of Planning