

Joanna Wyatt
Lulworth
Shripney lane
Bognor Regis
PO229NU

Your Ref: OWPC15583
Our Ref: BE/102/17/OUT 11-08-2017
Please ask for:
Michael Eastham

18th 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 representation made on 15th September 2017 which has been recorded as 'an objection' with the comments as follows:

13th September 2017. Planning application number: BE/102/17/OUT Site: Salt Box Field off Rowan Way and Shripney Road (A29) Bersted PO22 9NW. Dear Mr Eastham, I would like to object to the proposed development on the grounds that Salt Box field is currently a Greenfield Site lying outside the Built Up Area Boundary. As such, it is a departure from the Development Plan. Currently, Central Government encourages development of brown field sites instead of countryside areas such as this. Salt Box Field has been and remains in agricultural use. I appreciate that there is a move to promote commercial use of land but the Evolving Draft Local Plan of 2014 and the Enterprise Bognor Regis project are not yet formalised. The recent merger of Housing and Economic Land Availability (HELAA) has included Salt Box Field on its list of sites but this does not automatically release the land for development. This is a sizeable site of over 7 acres and the proposed commercial development would bring about a significant change in the local, rural environment. Whether this would bring prosperity to Bognor Regis town centre or hasten its decline by taking business out of town, is questionable. It has the potential to bring with it a number of serious risks to the local area, being in close proximity to Shripney Village (which includes a conservation area,) a major road (A29) which already has traffic congestion problems and Bersted Brooks Local Nature Reserve: Increased risk of local flooding. Open fields are a valuable asset for the holding and slow release of surface water. Central Government has repeatedly advised caution in the development of flood plain areas. The recent flooding of central Chichester was linked to the extensive development of commercial sites around the perimeter of the city. I note the Environment Agency advice, which is important. The cautionary notes are very important. This site has been designated as Flood Zone 1. However, it is in close proximity to existing Flood Zone 3 areas. The Environment Agency map shows a projected increased warning of future river flooding, which enlarges the Flood Zone 3 area to include the Salt Box Site. There is a real risk of altering the land drainage in the surrounding areas resulting in flooding of local homes and major roads. Salt Box field is slightly higher than its surroundings. This development will see an increase in Commercial Heavy Goods Vehicles in an area already compromised by plans to re route the A29. The Shripney/North Bersted area is an existing traffic bottle neck. There will be an increase in air pollution from more traffic, especially a rise in diesel particulates. Local Air Quality Management has an obligation to review and assess air quality in this area. Since the opening of the Bognor Relief Road an update is

needed. There will be increased wear and tear on the existing roads. Road maintenance already being a major concern of local residents. cf West Sussex County Council Your Voice "The People's Panel" The site will have 24 hours commercial activity. There will be an increase in noise and light pollution. There are already several fast food outlets in the neighbouring trading estates. Apart from encouraging poor eating habits, additional fast food outlets will increase the existing nuisance of litter being left down Shripney Lane. I note that the promised consultation with Shripney Residents is likely to be held after the decision to accept or reject this planning application has been made. I think that is unfair. Yours sincerely, Joanna Wyatt

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