

JOANNA E. A. WYATT

Lulworth, Shripney Lane, Bognor Regis PO22 9NU

13th September 2017

For the attention of: Michael Eastham

Planning application number: BE/102/17/OUT

Site: Salt Box Field off Rowan Way and Shripney Road (A29) Bersted PO22 9NW

Proposed development: 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.

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 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 17 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 recommendations of the Environment Agency. 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 already a 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. Please see West Sussex County Council *Your Voice – The People's Panel*, a way for people in the area to make their views known.
- 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.

I remain concerned that the potential environmental impact of this site is being underplayed by the developers. This needs to be balanced against the provision of a relatively small number of low grade, service industry jobs. The real financial gain will go to the developers.

Yours sincerely,

Joanna Wyatt

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