

Chris Sprules
18 The Millers Yapton West Sussex BN18
OLE

Bn18 OLE

Your Ref: OWPC15679
Our Ref: BE/102/17/OUT 11-08-2017
Please ask for:
Michael Eastham

27th 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 26th September 2017 which has been recorded as **'an objection'** with the comments as follows:

The plan submitted fails to provide sufficient detail on how it will support sustainable travel to and from the site. There is a much need section of cycle route missing on the Eastern side of the A29. This application fails to support , explain how it will link to other adjacent cycle routes or how this kind of travel will be accomodated on this site.

The WSCC traffic counter on the A259 at Flansham is showing that traffic movement has increased by about 1.4 vehicle movments annuallly since 2015 - this will further increase traffic levels.

Of course had this land been available earlier it could have been used to create the missing bypass link - unfortunately there are significant traffic jams on Rowan Way which means that further sites / traffic is unacctable and untenable
Sustrans

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