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11th August 2021

Mr R V Derrett
1 Bedford Avenue
PO21 5AW

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@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: BE/104/21/PL
Site Address: Land Adjoining the Tesco Express 351 Chichester Road Bognor Regis PO21 5AN
Description of works: Erection of 7 No. 2-storey dwellings consisting of 3 No. 2 bed units & 4 No. 3 bed units, access, parking, cycle storage, bin store and other associated landscape works. This site is in CIL Zone 4 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 10th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39456

Dear Ms Tomalova

I wish to object to the proposed development of the land adjoining Tesco Express in North Bersted. (BE/104/21/PL).

This proposed plan is over development. Apart from the obvious damage to the environment and wildlife it goes against everything we hear in the media. The science is there for all to see. This development would be another nail in the demise of the planet, small but significant.

On a local level these towering three-story buildings will overlook many properties destroying their privacy, including mine. As it is we enjoy sitting in our garden appreciating wildlife, trees and sky, a clear view. This would end as these buildings would tower above us and adjoining properties.

This development would appear to be completely out of place. This area is already beset with many problems including; parking, speeding vehicles on the B2259 and entering & exiting Tesco to name but a few. Vehicles entering Tesco from the Bognor side of the B2259 often do so without reducing much speed, that entrance is also used by foot traffic creating an obvious danger. This same entrance is used by the articulated lorries delivering to the store, sometimes with one in the store car park and one in the road waiting. Cars also park in the road and on the pavement as the car park is often full. The proposed development places the access road a few meters from Tesco entrance. To add to the obvious danger there is already a vehicle entrance to a private property a few meters to the other side of the proposed access.

These entrances/exits all occur on a short stretch of road with two bends that include reduced visibility.

It is fairly obvious that the addition of more dwellings would add considerable to the already present danger to pedestrian and driver. It should not go ahead.

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](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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>