

Christopher Cooper
20 The Layne

Bognor Regis
West Sussex
PO22 6JL

Your Ref: OWPC25466
Our Ref: BE/126/19/PL 02-12-2019
Please ask for:
David Spring

20th January 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of a 1410 square metres discount convenience retail food store (Use Class A1)
& parking, landscaping & other associated works.

Land at Phase 1A Oldlands Farm Shripney Road Bognor Regis

Thank you for your internet representation made on 20th January 2020 which has been recorded as '**an objection**' with the comments as follows:

20, The Layne, Bognor Regis,
PO22 6JL

ADC Planning Department
Re : Planning Application BE/126/19/PL and BE/135/18/PL

Dear Mr Crowther,

We wish to object to the Lidl (BE/126/19/PL) application as it stands at the moment.

Reasons:

- 1. There will be a considerable increase in vehicular use of the access road, both HGV's delivering stock and car traffic for customers arriving at and leaving the proposed store. This will have an adverse effect on non motorised users (cyclists, pedestrians, disabled folk) of the excellent safe access to the roundabout along the Relief Road.*
- 2. The increase in traffic at this roundabout, especially in view of the other development (BE/135/18/PL) will make crossing the A29 and A259 even more hazardous than it is now. It will also be perilous to continue southwards towards the Macdonalds roundabout without a separate path on the east side of the A29.*

There is the opportunity here to forge a visionary cooperation between developers to create safe links for sustainable transport with decades of use. There are precedents for an underpass, e.g. at the roundabout north of Bognor Hospital and on the outskirts of Emsworth, and of bridges for non motorised road users, e.g. over the A27 in several locations. The difference here is that the RR / Lidl roundabout is the junction between two very busy A roads and when the Saltbox development materializes, the roundabout will have five access roads.

We are encouraged by the submission by West Sussex Highways. However, until the precise plans for the cycle improvements are published and guaranteed, e.g. a safe passage for pedestrians and cyclists across the access road and a safe crossing over the A29 / A259 to and from the west side of the dual carriageway, our submission remains an objection.

Lidl engaged in a large scale canvassing exercise prior to submitting the application. On consulting with others who replied, it appears that Lidl did not even acknowledge let alone address concerns raised. It appears that WSCC Highways have gone some way to reflect those concerns.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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