

Adam Bell
Flat 2 Phoenix Court
9 Marine Drive West
Bognor Regis
PO21 2QA

Your Ref: OWPC25673
Our Ref: BE/126/19/PL 02-12-2019
Please ask for:
David Spring

6th February 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 5th February 2020 which has been recorded as '**an objection**' with the comments as follows:

Bearing in mind the volume of traffic now seen around this roundabout, it's seems very odd that WSCC Highways did not deem the additional traffic to be generated from the new retail store to be an issue. And that's before the expected further additional traffic generated by the Saltbox development on the other side of the roundabout is taken into account.

Whilst the planning application states that a Travel Plan will be required, with the sheer volume of traffic being generated, it will be very difficult for anyone to currently access the site by bike or on foot. The West Sussex Highways Highways comment states there's an "opportunity to provide an extension of the existing pedestrian/cycle route on the eastern side of the A29 from the Felpham Relief Road southwards to the Oldlands Way Roundabout". However, the application only refers to a contribution of £132,500 from the Saltbox application to cover improvements. To provide safe crossing of the A259 on foot or by bike, there would need to be a toucan type of crossing, and the suggested shared use path on the eastern side of the A29 to the Oldlands roundabout needs to be built before the retail store is opened, so these requirements should be factored in as part of any planning approval for this development. In addition, there is no mention of the dangers faced by cyclists crossing the Oldlands Farm access road with the volume of car traffic entering & leaving the site, nor how this will be mitigated. The plans seem to show cyclists heading to/from Charles Purdey Way will be expected to cross both lanes of the access road in one go. Bearing in mind traffic exiting the roundabout is likely to travelling in excess of 20 mph, this would not seem very safe, and the access road should be widened to allow a traffic refuge to be constructed in the middle, so that a cyclist can cross in 2 steps if needed.

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 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