

Steve Edwards
The Smithy
Shripney Ropad
Shripney
West Sussex
po229nz

Your Ref: OWPC21091
Our Ref: BE/135/18/PL 17-12-2018
Please ask for:
Michael Eastham

15th January 2019

Dear Sir/Madam

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

Hybrid application comprising of outline application for the principle of employment uses B1-B8.

Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.

Salt Box Field Land off Rowan Way Bognor Regis

Thank you for your internet representation made on 14th January 2019 which has been recorded as **'an objection'** with the comments as follows:

The introduction of a Commercial site on this filed will inevitably increase traffic on the road system in the surrounding area, more so with retail premisses as shoppers will be visiting every hour that that the business would be trading (8am through to 10pm), day, evening and night. If the site was to be just Industrial then at least the amount of traffic would be predominantly staff travelling to and from their place of work. In any case I strongly believe that another road should be introduced that leads directly into the new estate from the Rowan Way/ A29 Relief Road roundabout which would alleviate some traffic.

I also feel that a restriction should be put into place whereby lorries should be stopped from travelling down the A29 Shripney Road, or at least during certain hours of the day/night, not only do the train gates cause much congestion but there is also the school to consider which also causes congestion with parents dropping off/collecting their children.

I believe that some form of traffic diverting/calming needs to be introduced into Shripney as this road will become more dangerous with the new Commercial Estate and evermore the 20 new living properties that are due to be built with the entrance/exit due to be on the main road just shy of a blind bend going South, this is not just an accident waiting to happen but will also in its self add to congestion with the new residents wishing to drive in and out.

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