



Bersted Parish Council
FAO Debbie Holcombe
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Arun District Council
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Your Ref: OWQC21090
Our Ref: BE/135/18/PL
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 comments made on 14th January 2019 which has been recorded as **'an objection'** with the comments as follows:

OBJECT for the following:

The application does not comply with Bersted Neighbourhood Development Plan Policy GA3. The application does not provide any mitigation measures to ease the traffic on the A259 Rowan Way and A29 Shripney Road. It does not appear to consider the cumulative effect of traffic on these roads from planning permission granted (AL/144/18/RES) for Lidl on the Oldlands Farm site opposite. The traffic survey is based on August 2017 weekday figures obtained from WSCC.

Bersted Parish Council request that consideration is given for a condition that non-illuminated signage is used as the development is next to a nature reserve, so dark skies should be retained. S106 money is used for the provision of a cycle path through Shripney in line with Arun's Green Infrastructure Masterplan.

Yours faithfully

