

Jacqueline Spencer
Lulworth
Shripney Lane
Bognor Regis
PO22 9NU

Your Ref: OWPC21216
Our Ref: BE/135/18/PL 17-12-2018
Please ask for:
Michael Eastham

25th 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 24th January 2019 which has been recorded as '**an objection**' with the comments as follows:

The Saltbox development is a major incursion into the rural landscape which borders and so mitigates the large urban retail area close to Bognor town. This is a major change of land use from 29 acres agricultural land to a built environment. This is a deviation from the original plan which included a gym, hotel and restaurant but now consists of retail outlets which replicate those existing close by and those already planned on the site opposite. This development has been enabled as an employment opportunity scheme - I question how many of the reduced number of jobs created will be taken by local people and how many of them will be substantially above minimum wage and so could make local housing affordable.

The proposed Aldi will be in direct competition with the other discounter Lidl whilst there are two other large supermarkets nearby, an M&S Foodhall and food and non-food discount stores Home Bargains and B&M.

The Aldi building will be significantly higher with illuminated signage - this is not in keeping with the rural surroundings

Two drive through food and drink outlets included in an area that is well supplied with the same - litter from these businesses appear around and in the Bersted Brooks Nature Reserve, this will get worse. The planned hotel, gym and restaurant, which failed, at least would have provided something different for the area and perhaps a better 'gateway' to Bognor itself.

Warburtons distribution operation - I am very concerned by the 24 hr nature of the business in terms of noise and light pollution and would seek reassurance that all measures are taken to keep these to an absolute minimum - Shripney is a quiet dark locality overnight and should be protected for residents and the diverse wildlife alike. I fear the amount of noise, neon signage and general lighting will disturb wildlife and be detrimental to the rural surroundings. Shripney is outside 'the built up area' and is rural in nature with part of Shripney Lane (14th century byway) a conservation area - the conserving of these historic hamlets and villages is important to many people, not just residents, and adds to the tourist attraction of West Sussex - it makes sense not to

compromise them out of existence.

I believe there will be upward of 70 vehicle movements, many HGV, daily, just from Warburtons, which will add greatly to the congestion problems locally - the Bersted relief road has made this worse in Shripney and the Saltbox development, and the large site opposite, with the mix of businesses will likely cause gridlock and subsequent air pollution - add in the 7,000+ houses/amenities planned within a few miles and it will be unsustainable.

I do not believe this development can be judged and adjudicated in isolation thereby ignoring the other developments in the immediate and wider area.

The Local Plan sets out safeguards for wildlife habitats and, as the site sits very close to the Bersted Brooks Nature Reserve and farmland, I would expect full compliance with that and to respect any rights of way. Additional ongoing monitoring of the environment as construction proceeds and when the site is operational would be recommended. As there is potentially a car sales workshop and Warburtons fuelling, the risk of spillage and run-off needs to be well controlled - it is obviously a sensitive area and is prone to flooding. Flooding is a big issue for Shripney, well documented, the site is Flood Zone 3 (EA) - the developers must surely take full responsibility for any advice they act on if there are flooding consequences.

Thank you to Landlink for providing an opportunity to discuss their plans with the residents of Shripney.

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