

Jennifer Harwood
St. Giles
Shripney Lane
PO22 9NR

Your Ref: OWPC21271
Our Ref: BE/135/18/PL 17-12-2018
Please ask for:
Michael Eastham

PO22 9NR

30th 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 29th January 2019 which has been recorded as **'an objection'** with the comments as follows:

My major concern is the additional traffic that will result from the new businesses. The roads are already heavily congested and slow moving, with lots of vehicles now choosing to travel up the A29, as, even with the delays that the level crossing causes, it is currently a faster route than the A259. With the introduction of the relief road, the increased number of vehicles has already made it almost impossible to turn out of Shripney Lane towards Bognor which will only worsen in the future. The already excessive traffic and gridlock will be added to further, with the re-location and expansion of Lidl. Additional vehicles, as well as there being no traffic calming, is also sure to increase the number of road traffic accidents.

As it is stated that the site will be in use 24 hours, this will definitely have an effect on the current peacefulness that the village benefits from. Even if the illumination of the buildings, car parks, signage, etc, is sensitively setup, there will be light pollution, as currently the field is farmland. In addition, there will be air and noise pollution from the additional traffic, plus the business buildings, at all times of the day and night, which will affect the local residents, as well as the wildlife on Bersted Brooks and the surrounding rural area.

There is already a Tesco, Sainsbury's, M&S Foodhall, Lidl, plus B&M and Home Bargains all competitively selling food items, therefore to introduce Aldi as yet another supermarket, does not appear to be the most appropriate development choice. The drive-through fast food outlet, also seems to be another inappropriate choice, as there is already a Burger King, KFC and McDonald's within a short distance of one another, resulting in the local area being littered with all the discarded rubbish, which would also increase.

Although this development is designed to provide job opportunities, the types of employment roles that it brings may not provide the income levels required in order to purchase housing locally. As there is not yet any fixed interest in the larger area on the site, this too brings concerns of what might be proposed next.

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