

Martin Cartledge
Rose Cottage
Shripney Lane
Shripney
Bognor REgis
PO22 9NR

Your Ref: OWPC21298
Our Ref: BE/135/18/PL 17-12-2018
Please ask for:
Michael Eastham

31st 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 30th January 2019 which has been recorded as **'an objection'** with the comments as follows:

Traffic Volumes

- *Change to existing planning use would increase traffic volumes increasing existing congestion issues at the roundabout on the new A259 relief road and also the Rowan Way roundabout plus along Rowan Way.*
- *We are awaiting relocation of Lidl to a larger site, plus the Range on the site opposite which will increase volumes.*
- *Do we need another supermarket (Aldi) when within a mile we have Tesco, Sainsbury's, Lidl, M&S Food Hall and Home Bargains (food section)?*
- *Bersted Park residential development still under construction plus a further 7,000 homes to be built locally current road system will be unable to cope*
- *A29 in Shripney has one of the highest fatality rates of roads in the county. With the new A259 relief road and increased traffic volumes it has already become much more difficult for households in Shripney to join the road safely. Lidl, The Range and Saltbox this will become worse*
- *Change to another supermarket plus a car dealership will increase volumes at already congested times. Car dealership with people dropping cars off on the way to work for servicing and MoTs plus picking up on the way home. Hotel and gym would mean traffic is spread over a longer period and will have less impact.*

Noise Pollution

- *Has increased due to the relief road. This will increase as all the above developments are completed and therefore volumes need to be held as much as possible. Therefore planning should stay as current, not be varied for a supermarket with high traffic volumes or a motor dealership*

Conservation Area

- *Shripney is a conservation area and both existing traffic volumes and noise are having a detrimental impact already*

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