

Gill Yeates
Wheel House
Shripney Lane
Bognor Regis
PO22 9NR

Your Ref: OWPC21309
Our Ref: BE/135/18/PL 17-12-2018
Please ask for:
Michael Eastham

1st February 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 31st January 2019 which has been recorded as **'an objection'** with the comments as follows:

Yet again, this development shows little concern for the safety and wellbeing of the local residents at Shripney. This site was not set aside for retail development which will bring far more traffic than the type of development set out in the local plan. The traffic volumes are already untested as the majority of the residential and a proportion of the commercial developments are yet to take place. Why is another supermarket even being considered when Asda was refused before Sainsburys was even built?

The relief road did not relieve Bersted but has brought gridlock at times to the area. It is a regular 'report' on local radio in the afternoons that there is heavy congestion around the Shripney retail parks already.

A couple of years back, WSCC were considering reducing the dual carriageway to single as it enters Shripney village and using the roadway to provide a cycle path. This was dropped showing total lack of care for the village! I can't think of any other village which is even like this, never mind where there are active plans to MAKE IT WORSE!

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