

ms Joanna Wyatt
Lulworth
Shripney Lane
Bognor Regis
PO22 9NU

Your Ref: OWPC26559
Our Ref: BE/27/20/PL 05-03-2020
Please ask for:
Michael Eastham

28th April 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Creation of temporary soil storage bund & haulage route associated with development of adjoining site at Saltbox (resubmission following BE/38/19/PL). This application may affect the character & appearance of the Shripney Conservation Area & is a Departure from the Development Plan.

Land at Salt Box West of Shripney Road Bersted

Thank you for your internet representation made on 27th April 2020 which has been recorded as '**an objection**' with the comments as follows:

Due to being in lockdown, I have just seen the yellow planning application notice and would like to comment, though I realise I have missed the date to do so of 25/04/2020. This application follows on from a previous one, last year. Laura Gibbons, the land drainage engineer, at that time raised an objection on the grounds of altered land drainage. A flood risk assessment should have been done. Ms Gibbons had relevant experience on the surface and groundwater flood risk of this area. Indeed, this very wet winter of 2019/2020 resulted in a worrying level of severe, sustained and widespread flooding in this location. The original application was withdrawn as it would have been likely not to have been granted planning permission. The original EA flood risk maps showed the Saltbox and adjacent fields, along with residential areas of Shripney Lane and the A29, through Shripney as being in Flood risk three zone. As we know, the maps were later amended (for developers) by omitting groundwater and surface water flooding statistics. Thus the areas in question here had the flood risk downgraded, in part. In addition, this area, being on a coastal flood plain, is subject to tidal effects, raising the freshwater levels due to the ingress of salt water, beneath, at high tides. In looking through the correspondence on this application, I cannot see any amendments having been made on the matter of flood risk. A full FRA has not been carried out. Local residents remain very concerned indeed by the land drainage issues here. I note that the EA have mentioned this. I have two other concerns. This site is in close proximity to residential areas and to the Bersted Brooks LNR. The potential disruption to both areas need careful consideration. Noise, dust generation and altered land drainage on a sustained basis are concerns. This rural, agricultural area has protected hedgerows as boundaries. These must be respected and, if possible, enhanced. Finally, I note that this application is for a temporary change of land use. I would like absolute reassurance that it will not result in a future application for a permanent change in land use i.e. further commercial development. I have the same concern about the "buffer zone" between the Salt Box Site and the nearby houses in the rural and conservation areas of Shripney. We residents are seeing drastic changes in our local environment and we feel that our voices are not really given due consideration.

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