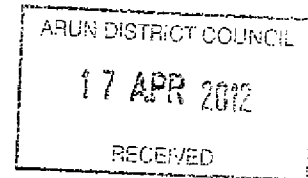


396 Chichester Road
North Bersted
Bognor Regis
West Sussex PO21 5DR



11 April 2012

Mr K Roberts
Assistant Director
Planning Services & Housing Strategy
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Dear Sir,

Re: Proposed planning applications BE3712, 3812, 3912, 4012, 4112, 4212, 4312, 4412A

I wish to strongly object to the proposed opening of a Tesco Express Store in Chichester Road, North Bersted, Bognor Regis on the site formally known as The Rising Sun Public House.

1. Noise & Disturbance

I firmly believe that the proposed new refrigeration & condensing units together with deliveries throughout the day, will cause increased noise and disturbance to the immediate neighbours and surrounding area of this site.

2. Need for Development

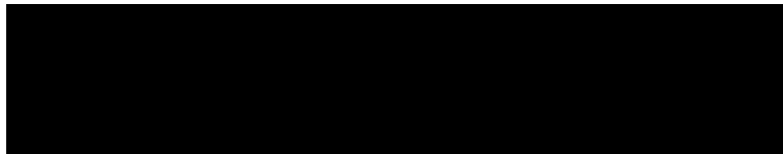
We already have three convenience stores, plus a petrol garage shop in North Bersted Village, to add a further store is totally unnecessary and would jeopardize the livelihood of the current shopkeepers.

3. Increased Traffic

As you are aware, we already have a relief road under construction in the area in order to reduce the traffic through the village, opening a Tesco store would increase traffic flow and nullify the advantage of this new road.

In conclusion, I believe that the proposed store does not meet with the Council's planning policies and alternative housing redevelopment would be advantageous to the area.

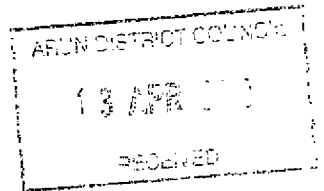
Yours faithfully,



JOHN CATTERMOLE



The
Royal Oak
NORTH BERSTED



336 Chichester Road
North Bersted
West Sussex PO21 5JF



11 April 2012

Mr K Roberts
Assistant Director
Planning Services & Housing Strategy
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Dear Sir,

Re: Proposed planning applications BE3712, 3812, 3912, 4012, 4112, 4212, 4312, 4412A

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1. Noise & Disturbance

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In conclusion, I believe that the proposed store does not meet with the Council's planning policies and alternative housing redevelopment would be advantageous to the area.

Yours faithfully,



J CATTERMOLE (MRS)
LICENCEE

ACK

Victoria Wilson
24, Falklands Avenue

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Date:

6th April 2012

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

My objections are as follows:

1/ Noise and Disturbance

When the Rising Sun Public House was open for business, there were both busy and slack periods.

A Tesco Store would create noise & disturbance from early morning until late at night in a residential area.

2/ The Need for Development

We already have three convenience stores plus a garage shop in Bersted Village, therefore we do not need a Tesco Store.

3/ Increased Traffic

At a time when a relief road is under construction in order to reduce traffic in the area, a Tesco Store would only increase the flow of traffic into the village.

In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully,

Mr Karl Roberts
Assistant Director Planning Services & Housing Strategy
Arun Civic Centre,
Maltravers Road
Littlehampton
BN17 5LF

**Re: Proposed planning applications:
BE/31712, 3812, 3912, 4012, 4112, 4212, 4312, 4412A**

36 Hext Lane
Bognor Regis
Date: 7.4.12
ACK

Dear Mr Roberts

I strongly object to the proposed conversion, construction and opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex on the site that was formerly known as 'The Rising Sun' Public House.

My objections are as follows:

1. Noise and Disturbance

When the 'Rising Sun Public' House was open for business there were both busy and slack periods and generally the busy times were at the time of day when traffic was fairly light on Chichester Road (A259) during the evening.

A Tesco Store would create noise & disturbance from early morning until late at night in, what is primarily a residential area.

A Tesco Store would also increase the opportunity of a serious accident happening where all manner of drivers negotiate their way into and exit from the car park onto the already overcrowded and busy A259 (Chichester Road) during working hours not to mention the attraction to school children venturing to the store before, during and after school.

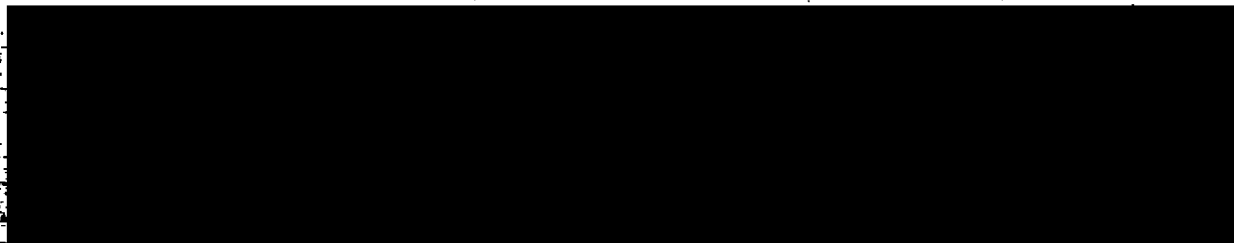
2. The Need for Development

We already have three convenience stores in this local area along with another shop attached to a Petrol Station a short distance from this proposed development in Bersted Village therefore I consider that another convenience store let alone another one owned and operated by Tesco (or one of their subsidiary companies) who already have a 24 hour Super Store in Shripney Road and one opposite Bognor Regis Railway Station.

3. Increased Traffic

At a time when a much needed relief road is under construction in order to reduce traffic on the A259 in the area a Tesco Extra convenience Store would only increase the flow of traffic into and through the village of Bersted and as such would increase the afore said risk of a major accident or incident caused by people driving into and exiting from the car parking area not to mention the increase of air pollution, litter and undesirable persons loitering in the evening.

In conclusion, I believe that the above proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes or conversion into restaurant or similar establishment.



ARUN DISTRICT COUNCIL

12 APR

RECEIVED

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

*ca Hvdsa
ca Fairlands
with Bersted*

Date:

ACK

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

My objections are as follows:

1/ Noise and Disturbance

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2/ The Need for Development

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3/ Increased Traffic

At a time when a relief road is under construction in order to reduce traffic in the area, a Tesco Store would only increase the flow of traffic into the village.

In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully,



12 APR 2012

ACTION
1 of 5

ACK

T. LEONARD

16 MACKINTOSH DR
NTH BERSTED

PO21 5DX.

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Date:

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

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In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

You



ARUN DISTRICT COUNCIL TECHNICAL SUPPORT
12 APR 2012
ACTION... (of 5)

ACK

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Date:

38 MEADOW WAY
NORTH BERSTED

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

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2/ The Need for Development

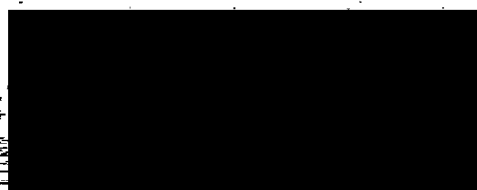
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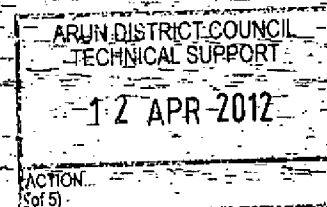
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In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully,





Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

ACK

14 Frander Rd
PO21 5TP

Date:

6.4.12

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

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3/ Increased Traffic

At a time when a relief road is under construction in order to reduce traffic in the area, a Tesco Store would only increase the flow of traffic into the village.

In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully,



12 APR 2012

ACTION
2 of 5

ACK

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Mrs S. Barnes
9 Rife Way
Felpham
PO22 7BN

Date:

6.5.2012

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

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When the Rising Sun Public House was open for business, there were both busy and slack periods.

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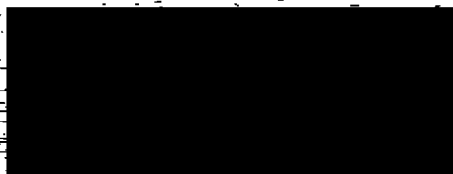
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3/ Increased Traffic

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In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.



ARUN DISTRICT COUNCIL TECHNICAL SUPPORT
12 APR 2012
ACTION: (of 5)

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Date:

LOWEST AVE,
HARDNICK,
BOGNOR REGIS,
PO21 3QN

6.4.12.

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

ACK

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

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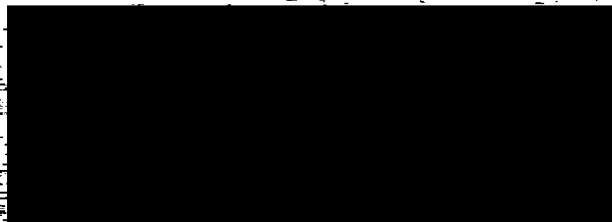
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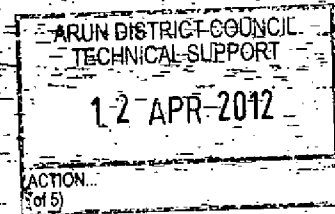
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In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully,





Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

ACK

10 WINSTON CLOSE

Date:

BOGNOR

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

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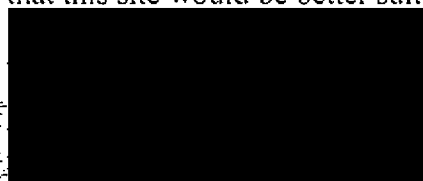
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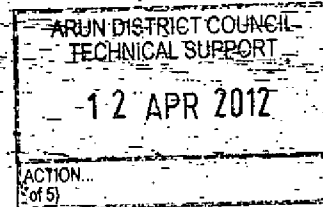
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In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully,





Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

ACK

Date:

29 NORTH BARSTED ST,
BOGNOR REGIS
PO22 9AA.
6/4/12

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

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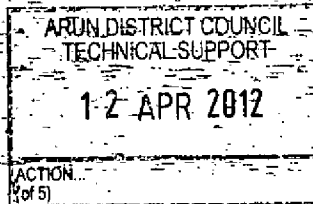
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In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully





52-LEFIELD ROAD
BOGNOR REGIS

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Date:

ACK

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

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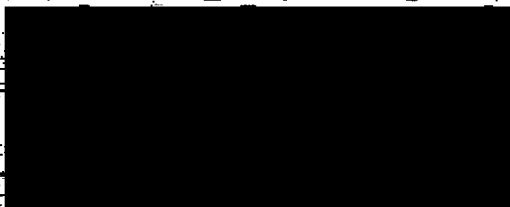
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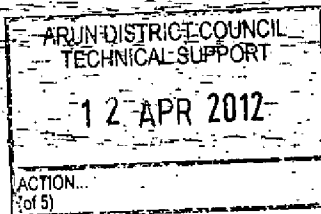
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In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.





Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

ACK

17 NORTH BIERSTED ST

BOGNOR REGIS

W SUSSEX

PO 22 9AA

Date: 06/04/12

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

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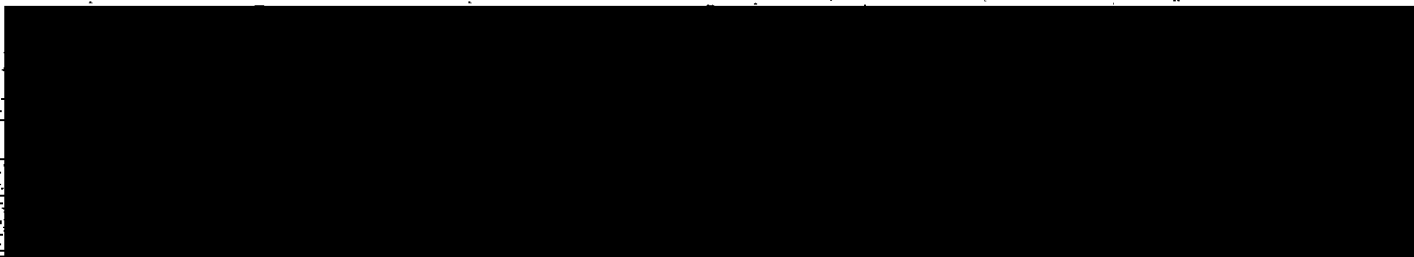
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Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Date:

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

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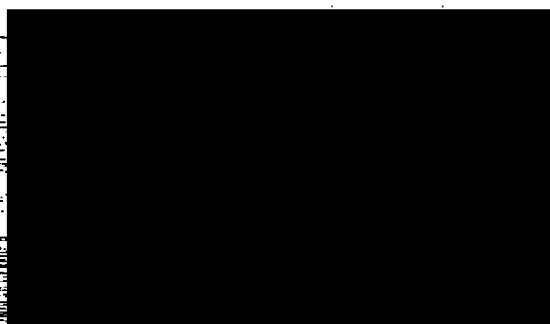
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Yours faithfully,



12 APR 2012

ACTION...
(of 5)

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

40 ARUN ROAD
BOGNOR REGIS
PO21 5PE

Date:

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

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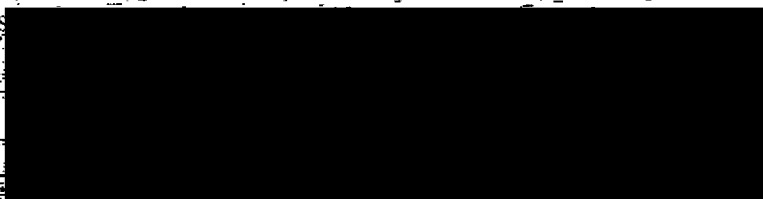
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Yours



12 APR 2012

ACTION...
(of 5)

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Date:

42 OCHARD CARAVAN
PARK

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

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In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully,

[Redacted Signature]

12 APR 2012

ACTION...
(of 5)

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Mr Prior
427 Chichester Rd.
Bognor Regis

Date:

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

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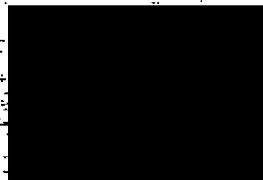
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Yours faithfully,



Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

37 NEW ROAD AVE
BOGNOR REGIS
SZ

Date:

5-4-2012

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

4012

Dear Sir,

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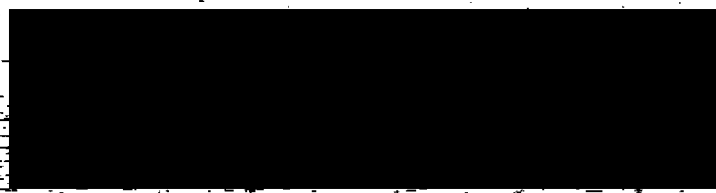
We already have three convenience stores plus a garage shop in Bersted Village, therefore we do not need a Tesco Store.

3/ Increased Traffic

At a time when a relief road is under construction in order to reduce traffic in the area, a Tesco Store would only increase the flow of traffic into the village.

In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully,



ARUN DISTRICT COUNCIL TECHNICAL SUPPORT
12 APR 2012
ACTION (of 5)

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Date:

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

My objections are as follows:

1/ Noise and Disturbance

When the Rising Sun Public House was open for business, there were both busy and slack periods.

A Tesco Store would create noise & disturbance from early morning until late at night in a residential area.

2/ The Need for Development

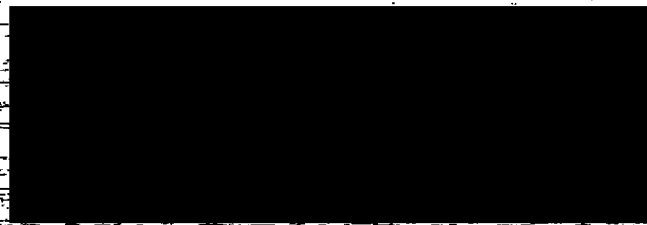
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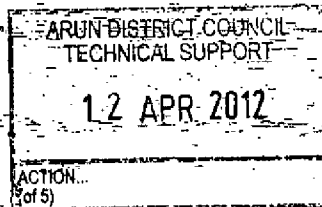
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In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully,





2 Merry End
Middleton on Sea
West Sussex
PO22 6DP.

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Date: 6th April 2012.

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

ACK

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

My objections are as follows:

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When the Rising Sun Public House was open for business, there were both busy and slack periods.

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In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully,





BOGNOR REGIS TOWN COUNCIL

TOWN CLERK Glenna Frost, The Town Hall, Clarence Road,
Bognor Regis, West Sussex PO21 1LD



Mr. P. Stack
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

18th April 2012

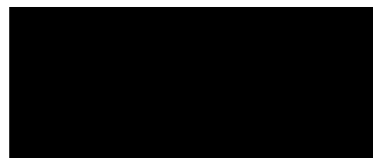
Dear Mr. Stack

**Applications BE/37/12 to BE/43/12 - Tesco Express Store (formally the Rising Sun),
Chichester Road, Bersted, Bognor Regis**

At a meeting of the Bognor Regis Town Council's Planning and Licensing Committee held on the 17th April 2012, Councillors agreed to support Bersted Parish Council and its residents in voicing their concerns over the new Tesco Express Store on Chichester Road.

The Committee is aware that little can be done to stop this development, as planning permission is not required to change this former pub into a retail outlet, but Councillors have expressed grave concerns over the effect this store will have on the local retail businesses near by. Councillors have further concerns too over the traffic problems that could be caused by this store, since with the additional housing in the area there was already an increase in the volume of traffic and a new store, at this location could add to the situation. It also has the potential to cause a public nuisance to residents nearby, with the noise and disturbances it will generate from shoppers, deliveries and people using the ATM machine at all hours.

Councillors hope that you will take these comments on board, with those of Bersted Parish Council and all the concerned residents.



Ruth Hambleton
Committee Clerk

3 South Walk
Middleton on Sea
West Sussex
PO22 7RW

9 April 2012

Head of Planning Services
Arun District Council, Arun Civic
Centre
Maltravers Road
Littlehampton, West Sussex
BN17 5LF

Dear Sir

Planning Applications :-

BE/37/12, BE/38/12, BE/39/12, BE/40/12, BE/41/12
BE/42/12, BE/43/12, BE/44/12

All concerning the site of the Rising Sun, Bersted

I write to present objections to these planning applications.

BE/37/12 – Objection because of additional noise resulting from development, therefore unneighbourly.

BE/38/12 – Objection based on increased traffic and noise potentially 24 hours per day in residential area.

BE39/12 – Objection based on overdevelopment of the site

BE/40/12 - Objection because of additional noise resulting from development, therefore unneighbourly.

BE/41/12 - Objection based on overdevelopment of the site

BE/42/12 – Objection based on inadequate road infrastructure for volume of additional traffic entering and leaving the site. Also unneighbourly.

BE/43/12 – As above.

BE/44/12/A – Unneighbourly.

In respect of each of the applications, approval would be unneighbourly. It could lead to the closure of other retailers in the immediate vicinity. It would deny customers the choices currently available. It would increase traffic hazards on an already busy stretch of road. There are sufficient Tesco outlets already available.

There are therefore sound planning policy grounds for refusing the application.

Yours faithfully,


Pat Hills (Mrs)

Head of Planning Services
Arun District Council, Arun Civic
Centre
Maltravers Road
Littlehampton, West Sussex
BN17 5LF

3 South Walk
Middleton on Sea
West Sussex
PO22 7RW

9 April 2012



ACK

Dear Sir

Planning Applications BE/37/12, BE/38/12, BE/39/12, BE/40/12, BE/41/12
BE/42/12, BE/43/12, BE/44/12 - Site of the Rising Sun, Bersted

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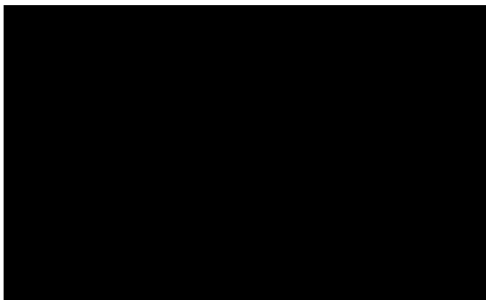
BE/41/12 - Objection based on overdevelopment of the site

BE/42/12 – Objection based on inadequate road infrastructure for volume of additional traffic entering and leaving the site. Also unneighbourly.

BE/43/12 – As above.

BE/44/12/A – Unneighbourly.

Please refuse the applications

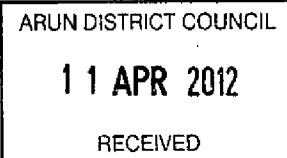


Eric Matkins

51 Bereweeke Road, Felpham, Bognor Regis, W. Sussex PO22 7EG
[REDACTED]

6th April 2012

Mr Karl Roberts
Assistant Director
Planning Services & Housing Strategy
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



Dear Sir,

Proposed planning applications BE/3712,3812,3912,4012,4112,4212,4312,4412A

I wish to record my objection to the above applications, which relate to the proposed opening of a Tesco Express store on the site of the former Rising Sun public house in North Bersted

1. There are already three convenience stores in the area, therefore the need for a further store would only dilute the trade shared between the shopkeepers
2. The road is already busy with passing traffic, and an additional retailer will slow this traffic flow even more by the movement of cars entering and leaving the premises
3. The sheer arrogance of the Tesco company in commencing building work even before the planning applications have been granted, is a clear sign that the applicant has no regard whatever for the existing traders and their customers

I therefore suggest that due consideration should be given to the implications of the matter and fully support the considerable objections already made

Yours faithfully,

[REDACTED]
Eric A. Matkins