



**Bersted
Parish Council**

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Arun District Council
Planning & Building Control
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

23rd April 2012

Dear Development Control

Re: Development Control Meeting 25th April 2012
Application BE/37/12, BE/38/12 and BE/43/12 – Rising Sun, Tesco Stores Ltd

As clerk, and on behalf of Bersted Parish Council, I have been asked to write to you concerning the above planning applications.

At the Planning Meeting, held on 4th April, residents came to voice their concerns about the Rising Sun being taken over as a Tesco express store. Residents were predominantly concerned about the effect the new store would have on the Chichester Road locality. The general design and appearance of the express store would replace a quiet public house. The residents do not believe that the Tesco store will contribute to the local community and their fears include that of an increase in noise, traffic, and in the long run an impact on the local shops nearby.

Council made objections to the following applications:

BE/37/12, BE/38/12 and BE/43/12

The objections were that the likelihood of noise, disturbance and smells may increase and the design, appearance and layout were unsympathetic. There may be an adverse effect on the privacy of the neighbours living in close proximity and there is no need for an express store in Bersted.

On 19th April, a meeting took place between Simon Petar and Matthew Roe, from Tesco, and Cllrs Knight and Potter. A frank discussion took place and the Parish Council now realise there are no material objections and council are withdrawing the previous objections made.

However, this does not change the Council's opinion on the long-term effect that the express store will have on Bersted.

Council believe that an express store will have a detrimental impact on the locality because there will be a far higher incidence of general usage, 24 hours a day. Traffic, both from deliveries and customers, will increase and exacerbate an already heavily used road. No measures have been taken to control access in or out of a road that endures peak level traffic jams. A judicious site-selection process has meant that Tesco can operate in Bersted without any contribution to the local community.

The council believes that Arun DC need to adopt measures that ensure applications, such as this, are of mutual benefit to the local area and the developer. Council hope that Arun DC will take the above comments into consideration and allow Development Control the opportunity to study these applications and the potentially damaging effect they may have on the local area and ensure these are minimised.

Yours sincerely

Fiona Dobbs
Clerk to Bersted Parish Council