

49 Hillsboro Road
Bognor Regis
West Sussex
PO21 2DY
09/11/2013

Your Ref: BR/249/13/

Case Officer: Simon Davis

Dear Sir

I would like to object to the planning proposal BR/249/13/ on the grounds of safety, traffic congestion and the lack of need for another retail food outlet.

Safety Issues / Increase in the intensity of use

The addition of this retail food outlet will severely impact safety at the junction of Hillsboro Road and Chichester Road.

Traffic and pedestrian movement in Hillsboro Road is set to increase due to the opening nearby of The First Steps Nursery (70 children and 18 staff), which has no drop off facility of its own. A new retail food outlet will further increase traffic and pedestrian movement and seriously affect safety at this junction. Cars often park on the double yellow lines in Hillsboro Road opposite the proposed site when visiting the car showrooms. This has the effect of narrowing the road and often stops traffic completing the manoeuvre when entering Hillsboro from Chichester Road. This illegal parking would increase if the car showroom became a retail food outlet and the safety of pedestrians and car users would be further affected.

Lorries delivering goods during opening hours will not be able to use the car park unless it is empty. Currently lorries delivering to the showroom park on double yellow lines outside (within 10 feet of the Chichester Road junction) because their car park is being used. With residents cars legally parked opposite the road becomes only a few feet wide causing safety issues for pedestrians and cars trying to come into or exit Hillsboro Road. This will happen more frequently with a retail food outlet. If lorries are ever able to use the car park they will have to reverse in or reverse out within a few feet of a busy junction and with cars parked opposite.

The double yellow lines finish immediately beside the car park entrance/exit. Resident's parked cars will obstruct the view when cars/lorries try to exit the car park.

A swept path analysis will show that the proximity of legally parked cars and the busy junction will not allow lorries to safely get into or out of the car park and could show the same for cars.

Parking:

Hillsboro Road's unallocated parking is already used by the Hospital staff, by rail travellers who then walk to the train station and will soon be used by parents and staff of the new nursery. This would be further increased by vehicle traffic and parking for a food outlet and will severely impact the Hillsboro Road residents.

The car sales and servicing is to continue its operation on this site but under the proposal will lose its customer parking. This again puts further pressure on local residents.

Is the existing car park to retain crossover entrance/exit or will it be upgraded to a bellmouth access ?

Noise pollution:

This will be increased by the use of cars and lorries especially at either end of the day and will affect all residents in Hillsboro Road.

Retail food outlets in local area, we already 8 retail food outlets within walking distance:

2 Co-op stores in Hawthorn, 2 independents in Linden Road, One Stop in Hawthorn Road, Premier in Highfield Road and the main stores of Tesco and Sainsbury in Shripney Road.

Inaccuracies in the proposal:

The proposal has several obvious misleading statements:

'The first 56m from Chichester Road is restricted to no parking' The double yellow lines in Hillsboro Road run for only 13m on one side and 38m on the other.

'surrounding roads have highway parking restrictions' The only parking restrictions in Hillsboro are directly outside the site. Parking is allowed on the other side of the road.

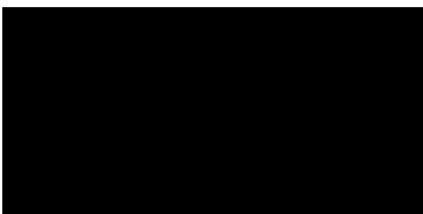
NPPF – the document concludes that the proposal accords with the NPPF principals, it does not. For example the proposal states:

'empowering local people to shape their surroundings' The local residents have not had any input to this proposal so this statement is untrue.

'enhance and improve the places in which people live their lives' This proposal may endanger local people's lives.

'the site contributes to reducing congestion on the roads' This is incorrect, you only need to see the comments from the local people who know the area to see that this proposal will increase congestion and will put pedestrians and road users in danger.

I hope you will visit the site to see the problems for yourself before taking any decision.



Peter Dye