



From: Mary Lofthouse [REDACTED]
Sent: 21 November 2013 07:11
To: Planning
Subject: Fwd: BR/249/13/. OBJECTION

Please find enclosed a copy of my email sent yesterday to Simon King. The deadline for comments on this case is today and an automatic email response has indicated that he is out of the office all day, hence I am forwarding a copy to the Planning Department.

Regards,

Mary E. Lofthouse.

Begin forwarded message:

From: Mary Lofthouse [REDACTED]
Date: 21 November 2013 00:02:06 GMT
To: "Simon.Davis@arun.gov.uk" <Simon.Davis@arun.gov.uk>
Subject: BR/249/13/. OBJECTION

Nyetimber Mazda 33 Chichester Road Bognor Regis PO21 2XH
Change of Use of ground floor from Motor Vehicle Sales & Servicing/Repairs
(Sui Generis) to A1 (Shops) Food Retail

From: Mrs Mary Lofthouse,
61 Hillsboro Road,
Bognor Regis PO21 2DY.
[REDACTED]

Dear Mr Davis

I would like to register my OBJECTION to the proposed application above.

The junction is already dangerous and difficult to use, without additional traffic congesting that corner. It is particularly difficult to turn right into Chichester Road because of waiting traffic and an often blocked exit caused by the traffic lights at the crossroads of Bersted

Street/Town Cross Avenue with Chichester Road. Even now a lot of visitors to the showroom seem to ignore the carpark provided when they are 'nipping in'. I fear that will be the case of drivers who won't bother to use the carpark. Nobody enforces the parking restrictions we have now, so I doubt that will change. The junction will be even more dangerous with the extra traffic a 'convenience store' would bring. A lot of children walk along Chichester Road to various schools. This will only increase the dangers they already face.

When the local Homezone scheme was set up, Hillsboro Road was included as a 20mph low speed road. I'm sure that of all the roads included in the scheme, Hillsboro Road was one of just two roads requested, by the emergency services, to be fitted with speed cushions rather than speed humps. I believe this is an indication that the road is seen as a 'strategic route.'

Various representations made by the applicant's agent as to Hillsboro Road having ample off-road parking is not true. Parking on the street is also difficult at weekends and evenings, which would be an issue if a shop was operating with the extended opening hours as proposed. Staff from the local hospital certainly use the road for parking already.

With regards to the need for another shop, and the applicant's assumption that it is some sort of amenity the community needs, I don't feel it is needed. For householders living on the same side of the road as the proposed shop, most, if not all, have access from their properties into Town Cross Avenue. The walk to the parade of shops in Hawthorn Road is not a dissimilar distance to walking down to this proposed shop. A small convenience store by the crossroads, just yards from the hospital, failed to thrive and shut down within the last couple of years. There are certainly nearer shops than this for the Campus. We have the large supermarkets, the smaller convenience stores, the various European specialist stores. Between them, the whole community must surely be catered for already.

Yours sincerely

Mary E. Lofthouse (Mrs.)