



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

10th August 2021

Timothy Kerss
3 Silver Birch Drive
Bognor Regis
West Sussex
PO22 6SE

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: M/99/21/PL
Site Address: Guernsey Farm Yapton Road Middleton-On-Sea PO22 6DY
Description of works: Change of use of existing farm shop and agricultural buildings to light industrial (Class E(g)) and storage and distribution use (Class B8). This site is in CIL zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 9th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39423

I wish to object to planning application primarily because the accident data review in the Transport Statement by RGP Consulting Engineers (RGP 20/5650/TS1 dated May 2021) is a sham. At Para 2.4.10 the report concludes that based upon the evidence used "it is not considered that there are any underlying road safety issues relating to the condition or layout of the highway (at the Yapton Road/Worms Lane (A259) Junction (Comet Corner) that would be exacerbated by the development proposals". The report highlights six accidents stating that all were due to driver error, stating in Para 2.4.9 that there were no highway/hazard layout issues. The fact is that almost all vehicle accidents are due to "driver error/misjudgements", and Comet corner is a lethal junction because of the weight of traffic on the A259. Near misses and dangerous driving practices are a daily occurrence, exacerbated by frustration, particularly for drivers turning right on the Yapton Road onto the A259, and left from Worms Lane. In addition to the Police data, a more valid check of the junction's safety and suitability to handle even more traffic would have been to video record traffic movements over an extended period and to count the number of near accidents. Local residents are only too aware of how dangerous this junction is, and the inevitable increase in use by vehicles associated with the proposed industrial units will only add to the problem. I object to this plan; it will further degrade the already minimal safety margins at Comet Corner; its approval by Arun District Council without a more detailed investigation would be tantamount to negligence.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information

that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>