



**Note of Parish Council Meeting**

**1<sup>st</sup> August 2017, 7pm**

**Bersted Jubilee Hall, Chalcroft Lane, North Bersted, Bognor Regis**

In Attendance:

Cllr C Barratt, Cllr K Greenaway, Cllr W Kapp, Cllr D Lainchbury, Cllr T Marshall, Cllr P Ralph and Cllr Gill Yeates  
Clerk – Debbie Holcombe

Deputy Clerk – Sue O Connell

Paul Hanson    Landlink Estates  
Will Marsh     Marsh & Baxter  
Nia Russell    Mango Planning  
Trevor Scale   Mountford Pigott

- Paul Hanson provided an introduction to the project team, Landlink Estates and background to the site and the proposal. The team presented the proposal and explained the planning background/LDP context and presented boards/plans of the draft proposal.
- Cllr Gill Yeates asked for clarity in relation to building heights. Concerns about reference to tall 'landmark' buildings in the draft LDO at the entrance to the site. Trevor Scale advised in relation to the proposed heights and provided reassurance on this point.
- Cllr Yeates also queried if any local consultation would be done at Shripney as there would be local interest in the scheme. PH advised that this would be considered and NR would liaise with the Clerk about the potential to arrange an event in the future.
- Cllr D Lainchbury welcomed the development which overall he considered positive investment. He expressed concern about highways. He would prefer to see the link road travel through the Salt Box site. Traffic impacts and congestion are a major local issue and will need to be addressed. The project team agreed that this would be looked at and scrutinised robustly and appropriate mitigation put forward.
- Cllr Brian Knight also expressed concerns regarding traffic impacts and congestion from cars and HGVs.
- Cllr Wendy Kapp asked if pedestrian links could be looked at and improved to the south of the site. Identified problems crossing the road from Halfords over to the caravan park. Team agreed to review. Cllr Kapp also commented on the potential impacts on the Bersted Brooks Nature Reserve and asked what kind of landscaping was proposed. NR provided a copy of the draft landscape proposal and the team agreed to investigate potential for further screening to this boundary.
- The team acknowledged that highways was a major concern locally and a key issue to be addressed. The LDO has looked at this and appropriate modelling been undertaken, with no significant issues identified. Further work has been done by our experts, ADL highways, to investigate further. Landlink are long term stakeholders and want to get this right to ensure the scheme works, is robust and appropriate mitigation provided where necessary.
- Team explained the inclusion of the hotel, and food/drink uses at the site and the justification for these. No specific issues raised in relation to these.
- Team agreed to look at issues raised, and to investigate the potential to hold a further consultation event when the planning application is submitted.