

Sandra Edwards

From: Julie Grieves on behalf of Planning.Responses
Sent: 26 October 2017 10:03
To: Planning Scanning
Subject: FW: Hybrid planning application (BE/102/17/OUT) for the Salt Box site in Bersted

From: Michael Eastham
Sent: 26 October 2017 09:41
To: Planning.Responses
Subject: FW: Hybrid planning application (BE/102/17/OUT) for the Salt Box site in Bersted

Please upload on Ocella as a further response from the Local Highway Authority.

Thanks,

Michael

From: Ian Gledhill [REDACTED]
Sent: 26 October 2017 08:16
To: Michael Eastham
Subject: RE: Hybrid planning application (BE/102/17/OUT) for the Salt Box site in Bersted

Morning Michael, taking the first point, the development is required only to ensure that the residual impacts of the development are not severe. Taking account of the mitigation proposed as part of the current application, these are considered to mitigate any severe impacts. Looking also at the red line drawing, it's apparent that further 3rd party land would be required to complete any link road westwards towards the A259 Bersted Relief Road. The applicant could not be expected to deliver a link road through to the A259. If such a link were necessary, I would have expected this to have been identified as part of the draft Arun DC Local Plan Transport Study.

I can't answer the second point as I've not had any involvement with Bersted PC's consultation response. The A29 realignment is also a separate scheme to the proposals at Saltbox Farm and as such would be subject to further consultation at an appropriate time.

Kind regards

Ian Gledhill

Ian Gledhill BSc MIHE MCIHT | Principal Planner – County Highways - Planning Services - Economy, Planning, and Place Directorate, West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

[REDACTED]

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 26 October 2017 07:46
To: Ian Gledhill
Subject: Hybrid planning application (BE/102/17/OUT) for the Salt Box site in Bersted

Hi Ian,

Please could you provide me with answers to the following two issues that I can include in my committee report?

I have received representations to the Salt Box planning application (BE/102/17/OUT) from Bersted Parish Council, Middleton Parish Council, Bognor Regis Town Council and the CPRE (Sussex Branch) requesting:

1. "A new road bypassing Rowan Way from the Shripney Road roundabout at the entrance to the Salt Box site, running through the proposed site to join-up with the relief road - developing a direct link road between the eastern and western Bognor Regis Ring Roads which will have the effect of stopping the need for vehicles to use Rowan Way". This, they claim, would mitigate the existing traffic problems, making the application site more attractive to potential businesses wishing to come to this site.
2. In addition, "local residents were led to believe that, in the event of the A29 being re-routed, a recommendation would be made by Bersted Parish Council to bypass Shripney Village on the eastern side, joining the Bognor Regis bypass opposite the Rolls Royce site. This was one of the proposed routes on the original plan for the A29".

I look forward to receiving your response.

Kind regards,

Michael

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