



Arun District Council
Arun Civic Centre
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8th January 2021

Bersted Parish Council
FAO Debbie Holcombe
Community Centre
Chalcraft Lane
Bersted, West Sussex
PO21 5UB

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: BE/148/20/OUT

Site Address: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS

Description of works: Outline application with some matters reserved to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way.

Thank you for your internet representation made on 7th January 2021 which has been recorded as an objection with the comments as follows:

OWQC32661

OBJECT for the following: -

1) Contrary to Local Plan Policy W DM1 Water Supply & Quality the utilities and wastewater assessment document has statements from Southern Water to Cannon Consulting that the current 3 manholes (SU91008601, SU91008402 and SU91018006) do not have adequate capacity within the sewage network, 2 can support a further 50 homes each and the 3rd none. Suggestion is made that the nearest point where capacity is available is Summer Lane Pagham Wastewater Treatment Works, but this has not been agreed by Southern Water Services.

Portsmouth Water state in their letter of 17/7/2020 to Cannon Consulting there is inadequate capacity within the network to provide the necessary firefighting flows for both phase 1 and phase 2 of the development (this application being phase 2).

These statements give the Parish Council grave concerns for the sustainability of this site. Should the application be approved the Parish Council needs to be confident these points would be addressed by the relevant authorities before any work is started.

2) Traffic Generation - The submitted transport document acknowledges the existing pressures on junctions, and that as a direct consequence of the proposed development that these pressures will increase. No measures for mitigation for the extra traffic generated in Chalcraft lane are included for this site. The wider site when it comes forward has a relief road proposed but this will not help the current situation.

The Parish Council makes the following comment for consideration on the cycle routes.

The cycle route to Bognor Regis, through Collier Avenue and Linden Road is not fit for purpose, the Parish Council ask the developers, WSCC and Arun DC to consider a new route to Bognor Regis via Chalcraft Lane

and West Meads Drive.

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 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.

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>.

Some applications will be determined by the Development Control 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 Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.