



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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8th February 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 all matters, except for site access, reserved for the development of 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 5th February 2021 which has been recorded as an objection with the comments as follows:

OWQC33549

RESOLVED to amend the original objection to: -

Object for the following: -

Traffic Generation - The submitted transport document acknowledges the existing pressures on junctions, and that as a direct consequence of the proposed development 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 Councils comments on the following points are: -

1) 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.

2) The statements in the the utilities and wastewater assessment document from Southern Water to Cannon Consulting that the current 3 manholes (SU91008601, SU91008402 and SU91018006) do not have adequate capacity within the sewage network 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.

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.