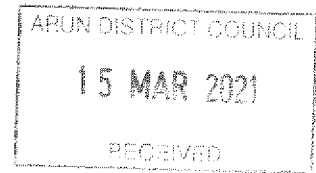


**Rookery Farmhouse
North Bersted Street
Bognor Regis
West Sussex
PO22 9AH**



09.03.2021

The Head of Highways Department,
West Sussex County Council,
County Hall,
West Street,
Chichester,

Dear Sir,

West Bersted / Proposed Outline Planning Application

I am writing to express my serious concerns about the emerging proposals to deal with the traffic implications of the above outline planning application. The development of at least 2,500 houses and employment buildings will almost certainly give rise to in the region of 3,000 cars the vast majority of which will want to cross the A259.

I have been a resident of North Bersted for 48 years and have a very good knowledge of the direction of traffic flows and the congestion points in the neighbourhood.

The first point to make is that as a result of the explosive growth in super markets and businesses along side the A29, North Bersted has become the shopping and employment area for Bognor Regis. The shops and businesses include, inter alia, Tesco, Sainsbury, M & S, Lidl, MacDonalds, Next, Halfords, Quickfit, B&Q, Wickes, Rolls Royce and under construction, Aldi, Griggs and others. It follows that the majority of those 3,000 cars will want to cross the already congested A259.

The second point to make is that people shopping in supermarkets tend to make big shops once per week and do not want to carry several large bags over long distances. They thus rely on their cars and make little use of public transport.

The third point is that there are already congestion points at the Royal Oak Pub on the A259 at the Chalcroft Lane roundabouts and at the junction of Rowan Way with the A29 as a result of the Northern Relief Road joining Rowan Way rather than crossing to the A29 directly. The 3,000 cars will dramatically increase the congestion at these points and give rise to serious traffic delays. The proposal to create a new roundabout at the junction of the A259 and Chalcroft Lane will, per se, do virtually nothing to alleviate congestion since the traffic going to the shopping / employment area alongside the A29 will simply give rise to congestion at the roundabout on North Bersted Street.

Whilst the proposed creation of a new arm from the A259 / Northern Relief Road roundabout into the new development is both necessary and welcome the additional traffic will unquestionably add to the congestion at the junction of Rowan Way and the A29.

It is therefore obvious that the proposed new development requires off-site remedial measures paid for by the developers to avoid absolute traffic chaos.

My proposal is the creation of a short stretch of dual carriageway from the Relief Road directly onto the A29, paid for by the developer. This will avoid the congestion point on the junction of Rowan Way and the A29.

This leaves the problem of the Chalcroft Lane roundabout and I do not have a ready solution for this.

W.S.C.C. Highways department should recognise that it now has a once in a life time opportunity to get the developers to pay for the significant and much needed road improvements and it should withhold approval of the development unless it does so.

W.S.C.C. is in a very strong bargaining position.

Yours faithfully



T. C. Frears

Copy to:- Arun District Council Planning Department ←
Bersted Parish Council.