

The Parochial Church Council
Holy Cross Church
North Bersted
www.holycrossnorthbersted.org.uk

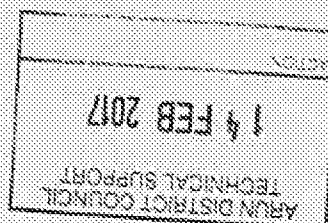
The Vicarage
330 Chichester Road
North Bersted
Bognor Regis
PO21 5AU



For the urgent attention of Mr S Davis
Planning Department
Arun District Council
Littlehampton

12 February 2017

DELIVERED BY HAND TO ENSURE RECEIPT



Dear Sirs

**OBJECTION TO PLANNING APPLICATION NO: BE/180/16/PL
1 NO DWELLING – LAND ADJOINING 2 NORTH BERSTED STREET
BOGNOR REGIS PO22 9AD**

We the members of the Parochial Church Council of The Church of The Holy Cross, North Bersted ('the PCC') strongly oppose the planning application referred to above.

The PCC are responsible for the Church building at Holy Cross and also the adjoining Community Centre, both of which abut the above mentioned proposal. We are attaching to this letter an extract from the plans that have been submitted to you, on to which we have marked in red the land which falls within our responsibility.

We object to the planning application on the following grounds:

- The plan is incorrect – the existing entrance is not where it is shown on the plan. We have shown the actual location of the existing entrance on the enclosed plan for your information.
- The supposed existing entrance shown on the plan requires access over an adjoining property (shown on the plan as No 2 North Bersted Street) and there is currently a wall blocking entrance from there and also there is an electricity pole on the land – indeed the notice of this planning application is attached to that electricity pole.
- The Architects' drawing shows people walking in a carefree manner across a pedestrianized North Bersted Street – this is pure fabrication as in reality the junction between North Bersted Street and the now B2259 is extremely busy – indeed it seems to be getting even busier now that the new by-pass has been opened as it is being used as a rat-run by local drivers.
- It is already nearly impossible to cross North Bersted Street safely – to add further congestion to this end of that road would only make matters worse.
- We do not believe the land in question is large enough to accommodate the proposed building and that this will mean overcrowding. Access will certainly be required to land in our ownership and no approach has been made to us for permission – indeed because of comments we make in this letter we doubt that permission can be granted.

- We remind you that there is a history of planning refusals for this piece of land.
- Our Community Centre, and Church, are used on a daily basis requiring access to and from the church car park which is shown on the attached plan by green hatching. The visibility splay for the car park is already small and to have a building and fencing on the site would further restrict this.
- The Community Centre is a valuable asset to the local community and as part of our outreach to that community it is used by the young, elderly and vulnerable in our community. We are concerned about security and the proximity of the proposed dwelling to the boundary fence of the Community Centre. No windows of any kind can be allowed on the side of the dwelling overlooking the Community Centre.
- The Community Centre will suffer loss of light from the proximity of the proposed building.
- There is a small retaining wall between the Community Centre land and the site – the site being a few feet lower than the land on which the Community Centre stands. We do not know who owns that retaining wall, but we have very real fears that any building works will undermine the stability of that wall, and consequently the Community Centre itself.
- The proposed building would be diagonally opposite The Royal Oak Public House ('the Pink Pub') – a well-known landmark and a listed building we believe. The Pink Pub is a part of 'old North Bersted' and its environs should be preserved. The proposed dwelling certainly would not enhance the area.

This is by no means an exhaustive list of points we wish to raise with you. We shall be pleased to hear from you acknowledging receipt of this letter.

If you wish to meet with us to discuss this further, then please do not hesitate to contact us.

Yours faithfully



Revd Canon A Clarke
(Priest in Charge and Chair of the PCC)

Attached, please find signatures of the PCC members who passed this resolution on Monday 6th February 2017

Also plan of proposed site

This is by no means an exhaustive list of points we wish to raise with you. We shall be pleased to hear from you acknowledging receipt of this letter.

If you wish to meet with us to discuss this further, then please do not hesitate to contact us.

Yours faithfully

Revd Canon A Clarke
(Priest in Charge and Chair of the PCC)

Mr Ted Towse
(Churchwarden)

Mr Peter Toone
(Churchwarden)

Mrs Rosemary Towse
(Licensed Lay Reader, Child Protection officer, Deanery Synod Representative and PCC member)

Mrs Mandy Canty
(PCC member)

Mrs Sheila Green
(PCC member)

Mr Paul Hughes
(PCC member)

Mrs Jean Poplett
(PCC member)

Mr R Sparks
(PCC member)

Mr Jonathan Towse
(PCC member)

Mr Tony Wightwick-Hotston
(PCC member)

c.c. Bersted Parish Council
Nick Gibb, MP
Chichester Diocese, Church House, Hove

