

27th August 2020

Michelle Bean
58 Chalcraft Lane
Bognor Regis
West Sussex
PO21 5TU

Case Officer: James Cross
Telephone: 01903 737784
Email: james.cross@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/81/20/OUT
Site Address: Chalcraft Nursery Chalcraft Lane Bersted PO21 5TS
Description of works: Outline application with some matters reserved for the development of 20 residential dwellings, 2,240 sqm of commercial space (Use Class A1, B1(b) B1(c) and B8), landscaping, access, parking and associated infrastructure

Thank you for your internet representation made on 18th August 2020 which has been recorded as an objection with the comments as follows:

OWPC29049

The existing Chalcraft Lane is already over run with vehicles and adding another 20 dwellings (40 vehicles) will only exasperate this issue. The proposed alteration to the road and creation of new junction creating an almost staggered junction with Stroud Green Drive will ensure it is impossible to leave Stroud Green or the new dwellings during peak times.

The proposed land for 18 dwellings was once used as a dumping and burning grounds for plastics and other substances and has previously been deemed unsuitable for development, what has changed?

No objection to the development of the existing nursery itself.

Object to the 2 dwellings on the existing entrance site, this area is too small for two "proper" proportioned houses with gardens and parking. Also they will not be "in keeping" as the surrounding houses are already a mix of styles.

Please sort out the traffic on Chalcraft Lane before creating more dwellings!

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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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.