

27 Holland Close
Bognor Regis
West Sussex
PO21 5TW

21st September 2020

Dear Ms Myer,

Planning Appn. BE/81/20/OUT - Chalcraft Nursery, North Bersted

I wish to object to the above proposal. Whilst Landform had carried out a leaflet drop a short while ago, no reference was made to the planning application and it was only when I passed 2 of the notices yesterday (20th) that I was made aware of the planning application, despite passing the locations on almost a daily basis. My neighbour who also keeps an eye on local matters had also not seen them until this weekend. I understand that your records show them as being posted on the 17th August, but I do not believe that they were on site for the majority of the time between that date and this weekend. As the former WSCC Highway Manager for the Arun area, I am only too aware that notices are often removed by residents who oppose the planned works, be it traffic measures or planning matters.

Given that we are in the midst of a pandemic the local 'freebie' papers the Bognor Regis Post and the Bognor Regis Gazette not been distributed, this being the major source of information on planning applications for many rather than purchase the Observer. I therefore feel that the consultation time should be extended in these extraordinary times.

Whilst the application is a modest one, having received a second leaflet from Landform for the proposed Nursery Fields development, I feel that this scheme needs to be considered alongside that proposal. This proposal pre-supposes the success of the larger site in indicating the extension of the access road and this aspect should be rejected at this stage.

Wearing my former WSCC hat, I am concerned about the access onto Chalcraft Lane. Firstly, engineering wise, there is a highway/field drainage ditch alongside the road at this location, which then flows under Chalcraft Lane onto the Stroud Green Estate and this was periodically cleared out by WSCC. No provision seems to be made on the plans for this.

Secondly, the proposed junction could not cope with the volume of traffic generated by this and the larger development. Already the junction of Chalcraft Lane and West Meads Drive is at capacity during peak hours and at school leaving times. There has been a considerable increase in the volume of traffic since the opening of the second phase of the Bognor Bypass, traffic going to the Pagham/Aldwick area now using this route from the east, rather than the Felpham/Sea Front route they previously took. I note the comments from the WSCC Planning Team, that the proposed junction could not cope and would require a ghost right turn facility, which I am not sure could be facilitated easily, especially to the west with an embankment on the southside. In my view the developers should be seeking to provide a separate entrance to the larger development, utilising the Cemetary entrance and the construction of a roundabout. I shall therefore make some comments to my former colleagues about this shortly.

Finally, I would be grateful if you could inform me about any consultation period for the larger Nursery Fields development. I and a number of my neighbours have concerns about the road infrastructure and want the best possible outcomes if we are to have these large scale developments thrust upon us. Hopefully the failure of Highways England to resolve the Chichester Bypass problems, even before taking into account the Pagham/west Bersted/Tangmere housing developments will delay these developments for many a year to come.

yours sincerely Richard Bennett

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