

27 Holland Close
Bognor Regis
West Sussex
Po21 5TW

15th October 2020

Dear Sir,

I am writing concerning the possible Nursery Fields Development off of Chalcraft Lane, North Bersted. Whilst I appreciate that the site is now included as part of the West Bersted Strategic Site, I would like to make a few comments at this stage, before it goes for outline planning consent, which may influence your comments to Arun District Council's Planners.

Before retirement, I was the Local Area Highway Manager, mainly for the Midhurst and Petworth Areas, but for the last 4 years I was covering the Arun Area and commented on the weekly Planning lists back to Development Control especially on the Bognor Regis Bypass and also spend 10 years in Roads Design, so hopefully you can see that my comments are made on a professional basis.

I note Stephen Greer's comments on BE/81/20/OUT (the Chalcraft Nursery site) and would agree that the proposed access is inadequate if that entrance is to be used to access the Nursery Fields development. Whilst in theory a ghost island would suffice. I don't think it can be constructed within the existing highway. There is a bungalow to the west and south of the site, which already has a steep access, something I pointed out to Arun when they granted permission. In order to widen the road this slope would be significantly increased. The properties on the northside preclude any widening on that side of the road and unless a dog-leg in the main alignment is introduced, which is not desirable, then I feel that a satisfactory solution cannot be achieved. I am also concerned about the highway drainage. A stream runs alongside the highway and is then culverted under the road. The proposed bellmouth is directly over this which would make maintenance nigh on impossible.

Since completion of the Bognor Bypass, traffic on Chalcraft Lane has increased significantly as vehicles heading from East to West now use this route rather than the old Felpham > Seafront > Aldwick/Pagham route. This volume of traffic can only increase with the proposed Pagham developments. Already, at peak times traffic backs up down West Meads Drive and I feel that the best solution would be the construction of a roundabout at the junction of West Meads Drive and Chalcraft Lane, with the existing entrance to the cemetery altered and a road constructed around the edge of the cemetery to serve this development. This would obviate the need for the ghost island and would resolve the traffic problems. I would also suggest that it may be cheaper for the developer given the location of the underground services.

I hope that you will give some consideration to the above

yours sincerely.....Richard Bennett