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21st June 2021

Joan & Simon Harris
98 CHALCRAFT LANE
BOGNOR REGIS
WEST SUSSEX
PO21 5TS

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/87/21/OUT

Site Address: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS

Description of works: Outline application with all matters, except for site access, reserved for the development of up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access (resubmission following BE/148/20/OUT). This application affects a Public Right of Way.

Thank you for your internet representation made on 20th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37561

Almost a year ago we were in discussions with the developer in anticipation of receiving certain assurances on the impact of this development on our property. These assurances have not been forthcoming, resulting in comment deadlines being missed. We remain extremely concerned about their future plans. This new application has resulted in us now being in a position to record our worries and real concerns.

Chalcraft Lane is an extremely fast and busy road 7 days a week with a regular stationary queue of traffic during the morning rush hour. We have lived in our property for the past 18 years and the increase in traffic during that time is unbelievable. Vehicle movements start at around 4.45 a.m. with constant traffic until well after midnight. The number of vehicle movements during the day makes life difficult for residents trying to join the road and can sometimes take some minutes to leave our homes by car.

The proposed new access road being used for Nursery Fields is a very depressing prospect for us as our principal rooms, i.e. bedroom, lounge and conservatory all face the proposed new access road. We are aware that there will inevitably be HGVs and customers from the nursery site queuing, along with many vehicles from Nursery Fields trying to join Chalcraft Lane, which will result in long queues. Due to the prevailing wind our property will be an unpleasant and unhealthy place with vehicle noise and exhaust fumes entering our home and garden. Air quality will be extremely poor. Our conservatory doors and windows will need to remain closed during summer months, resulting in the room being uninhabitable, which is intolerable and unacceptable.

This traffic queue will make the area more dangerous by the fact that within close proximity there is the road opposite, Stroud Green Road (where vehicles have difficulty joining the traffic flow), adjacent to that a residential drive, two drives servicing four households next to the new road, and a Toucan Crossing, which is

madness. Chalcraft Lane is a main emergency route, and the congestion caused by this new access road being used for an additional 225 properties will be deadly.

It is unbelievable that the new submission suggests people will use public transport, bicycle or walk to their destination when we know that people will block access roads rather than walk 50 yards to a shop or visit a friend.

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 including your name and address 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](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Planning 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 Planning 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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.