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21st June 2021

Isobel & Ivan Hollow
The Barn,
94 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:

OWPC37563

ACCESS TO NURSERY FIELDS - OBJECTION 20-06-2021

It appears that the new access road from the Nursery Fields site onto Chalcraft Lane is the sole vehicular access and therefore all traffic leaving or entering that site will have to use the junction with Chalcraft Lane. This would, we believe, be quite unreasonable. We have been living in Chalcraft Lane for over 10 years and during that time there has already been a huge increase in the amount of traffic. This includes a large increase of use by all three emergency services of police, fire and ambulance services all of which make numerous and often multiple daily trips in either direction along Chalcraft Lane. Most times it takes many minutes to leave our property and even then with some danger. To add 225 extra properties with sole access via Chalcraft Lane would, we think, cause unacceptable delays to all traffic and would almost certainly have a detrimental effect on the services expected from all three emergency services. In addition it seems likely, at times, that the emergency services could have difficulty in serving Nursery Fields site itself. An ambulance, for instance might get in to a property but then not be able to get out of the site quickly with an emergency patient because of the queue to get onto Chalcraft Lane which would be inevitable at peak times. Access to the Chalcraft Nursery site is also likely to be blocked by cars waiting to get on to Chalcraft Lane and this would restrict ambulances or other vehicles from promptly attending to an emergency situation.

I note that on one of the drawings there is a note that says "- - - route to also be used as an alternative

access to Nursery Fields for emergency vehicles". This, surely, is an admission from the developer that they know that access to this site is not satisfactory. I quite realise that an alternative emergency access is necessary but surely not on a daily basis as will be probably necessary in this case. It seems to be potentially very dangerous for a footpath, cycleway and bridleway to allow frequent use by emergency services for the considerable length of pathway required in this instance. It would also encourage serious misuse by members of the public who will be tempted to take a considerable 'short cut' to the main road which could, on occasion save up to 30 minutes travel time and a considerable amount of petrol and therefore money.

We were unable to object previously due to a pending Agreement with the developer which has now fallen through. We remain concerned for the reasons stated above.

Isobel & Ivan Hollow
94 Chalcraft Lane
20-06-2021

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>.

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.