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13th July 2021

Bognor Regis Regeneration Board
c/o 24 Bonnar Road, Selsey
Chichester
West Sussex
PO20 9AT

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 12th July 2021 which has been recorded as no objection with the comments as follows:

OWPC38143

2of3 This is an outline application following refusal of BE/148/20/OUT, with the applicant seeking approval for site access arrangements with all other matters reserved. The advice from the West Sussex Highways Authority, dated 23rd June 2021, against this revised application has been noted. The Board's comments regarding the proposed access arrangements are therefore amended as follows:

- The proposed access from Chalcraft Lane, shared with the application Chalcraft Nursery site BE/18/20/OUT, as a simple junction with no signal controls, is consistent with the West Bersted Framework Masterplan. Clarity is given in the Transport Assessment (TA) that traffic data collected in 2018 has been subject to an allowance for growth associated with committed development totalling 1,214 dwellings and 1,542 sqm of commercial development. Additionally, the TA states that whilst bus links and/or emergency vehicle access might be a future consideration for cross boundary connection, the proposed access has been designed to accommodate only the assessed vehicle numbers associated with the Nursery Fields application and that of Chalcraft Nursery BE/81/20/OUT.
- Connectivity across the site must align with the West Bersted Framework Masterplan. The Board notes and supports the comments made by WSCC Highways as follows: "In determining this application, the Local Planning Authority should be satisfied that the requirements of the adopted master plan are met in terms of connections (both for motorised and non-motorised road users) between this and the wider development."
- The Green Infrastructure Parameter Plan describes the proposed layout of the primary route with cycle/pedestrian access only to the wider West Bersted site. Clarity on the likelihood & type of vehicular connection should be provided.
- The Board notes the provision of pedestrian and cycle ways running parallel to the proposed access road.

- Given that the proposed access road is shared across two sites, the Board would encourage the applicant to work with the local planning authority and potential developers to ensure that the needs of pedestrians and cyclists are considered in the phasing of the construction cycle.
- The Board would encourage the early prioritisation of the proposed Toucan crossing installation to enable safer use of existing pedestrian and cycleways along Chalcraft Lane during the construction phase.
- Use of local suppliers and tradespeople should be strongly encouraged and in support, preferred routes to site should be identified and agreed as a condition of approval to minimise the impact on local residents and the local road network.

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.