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Planning Department - Development Control

Arun District Council

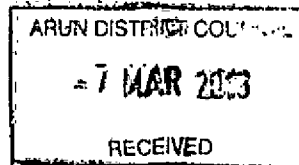
The Arun Civic Centre

Maltravers Road

Littlehampton

West Sussex

BN17 5LF



26 February 2018

Dear Sirs,

Ref: Planning Application BE/6/18/PL

Chalcroft Nursery site is located on the edge of the built up area and is within the 'strategic gap' between Bognor Regis and Chichester. Adjoining the site to the south is a large Local Authority cemetery requiring peace and tranquillity for the numerous burial services which regularly take place as well as for people visiting graves of their friends and family. Overlooking the site, from the east, is Chalcraft Hall Care Home caring for old people approaching the end of their lives, many with dementia. Peace and tranquillity are essential if they are not to become stressed and confused. The remaining properties to the east are quiet residential properties expecting peace and quiet if their standard of life is not to be seriously reduced.

We attach a photograph taken at Bruce Dixon's current establishment in Shripney Road, Bognor. From this you will note the utter chaos caused to the area with extremely haphazard parking of numerous vans and cars severely reducing the flow of traffic together with very vulgar advertising which greatly lowers the tone of any environment. **WE DO NOT WANT THIS SCENARIO TRANSFERRED TO CHALCRAFT LANE.**

Motorhome & Caravan Services came on site in about May 2014 without any planning permission. Their trading, without the necessary permissions, was reported to the authority and the company reluctantly submitted their retrospective applications after many weeks further delay. Arun's Development Control Committee turned down the application but their decision was reversed on appeal. The site owners as well as Motorhome and Caravan Services have persistently ignored the regulations. It seems obvious that it has already proved worth their while ignoring the regulations. With this background it is absolutely essential that, if the application is approved that very strict limits are applied to opening hours, advertising on and around the site, noise, pollution and that at no time should any vehicles be parked outside the gates or anywhere in Chalcraft Lane.

The entrance to the site is very restricted onto a very busy main road with a busy road junction within a few yards of the site entrance. There have been road accidents close to the entrance and an increase in cars and vans entering and leaving the site will only exacerbate the situation and create a very dangerous situation particularly as the site lines are very restricted for vehicles

leaving the site. The entrance is very narrow and not wide enough for lorries and cars to pass. This would undoubtedly lead to congestion spilling out into Chalcraft Lane adding to an already dangerous situation. Chalcraft Lane is very close to Bognor Fire Station and is, therefore, a prime route for fire engines as well as ambulances and police cars. A great many 'blue light' ambulances and police cars frequently travel up and down Chalcraft Lane at high speed. The congestion caused by additional cars and vans as well as caravans entering and leaving the site would add to the dangerous situation and could well cause crucial delays to emergency vehicles. County Highways seemed to endorse these comments in objecting to a previous planning application submitted by G R Ayling. Nothing has changed since then except there are now far more lorries and trucks entering and leaving the site as well as caravans being towed in and out. The site line to the north is clearly inadequate and lorries cannot pass due to the restricted access.

We strongly oppose the application as it would clearly be unneighbourly to the adjacent cemetery and the Care Home as well as surrounding residential properties both in terms of noise and visual disturbance as well as dust and other associated pollution. If, however, the Authority sees fit to approve the application then we feel that it is critically essential that the following restrictions must be both imposed as well as strictly enforced :

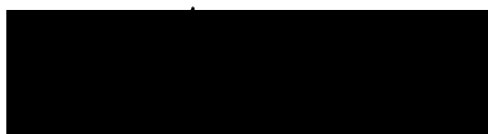
- a) Opening times must be strictly restricted to those imposed by the Planning Inspector following the recent planning appeal concerning this site. They are already attempting to extend those hours which would just be the 'thin edge of the wedge' and would be in opposition to what the Planning Inspector considered to be reasonable.
- b) No advertising should be visible from anywhere outside the site.
- c) No parking of any vehicles should be allowed outside the gates to the site. This should include the hardstanding just outside the gate and the adjacent grass area as well as anywhere in Chalcraft Lane including the lay-bye outside 98 Chalcraft Lane.
- d) The Planning Inspector, when granting the previous permission stipulated that the shrubbery/hedging on the site and adjacent to 92, 94, 96 and 98 Chalcraft Lane must be retained. This condition continues to be essential to us.

During the 10 years that we have been living at this address the Arun Authority together with the Government Planning Inspector appear to us to have shown a distinct lack of interest in stated Government objectives, good and sensible town planning, their own established Neighbourhood Plan, and the concerns of local residents and sided with greedy developers. We respectfully implore you to listen to our concerns this time to do something positive to stop a further decline in our immediate environment.

Yours faithfully,



Ivan Hollow



Isobel Hollow