

Isobel and Ivan Hollow
The Barn
94 Chalcroft Lane
Bognor Regis
West Sussex
PO21 5TS

Your Ref: OWPC3533
Our Ref: BE/89/14/PL 22-07-2014
Please ask for:
Mr S Davis

26th August 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Continuation of use of 2 No parcels of land by Sussex Reclaim and Supplies Ltd for a temporary period of three years for the siting of a sales office portable cabin/unit and a storage yard.

Chalcroft Nurseries & Garden Centre Chalcroft Lane Bognor Regis

Thank you for your internet representation made on 24th August 2014 which has been recorded as '**an objection**' with the comments as follows:

We trust that, bearing in mind the history of planning matters concerning this site, it will not be determined under delegated powers but put to the Development Control Committee. We are totally opposed to the proposed use of land at Chalcroft Nursery and trust that the Authority will turn it down.

We believe the site is totally inappropriate for the heavy industrial use for which Sussex Reclaim are using it. Heavy duty lorries many with cranes together with numerous trucks and vans frequently visit the site with resultant noise, dust clouds and danger which they create on a regular basis. This is on the edge of a quiet residential area including an old people's home adjacent to the site. Many families visit the nursery with children crossing the site and the lorries and trucks manoeuvring in the same area create a very dangerous situation.

We trust that this matter will be referred to County Highways for their comments which are particularly relevant in this case. Access to the site is not suitable for numerous large vehicles. It is very narrow and shared between vehicles and pedestrians. Site lines are zero to the left as you leave the site and also insufficient to the right, further restricted by the advertising hoardings erected. Chalcroft Lane is a main road with two very busy junctions within a few hundred yards of the site. It is also a prime route for all three emergency services: ambulances, fire tenders and police all of whom use this road on a very regular basis. Lorries using the full width of the road when entering or leaving the site create a very dangerous hazard.

The applicants are clearly ignoring regulations by setting up their business and operating fully without obtaining the permissions necessary. Their business is very similar in nature to the application made by G R Ayling which was turned down. Sussex Reclaim already involve far more lorry and truck movements creating noise, dust clouds and danger on numerous and regular occasions. Large heavy duty cranes have already been employed on site to move large, heavy goods and equipment. To say, as they do in an article in the local paper, that they have only one delivery plus 3/4 collections per week is clearly misleading. They already have far more than this and, of course, the success of their business clearly depends on an increase in lorries delivering and collecting goods from the site.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control

committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration