



Mr N Gibb, MP
House of Commons
Westminster
London SW1A 0AA

4 September 2014

Please ask for
Nigel Lynn
Extension: 37601

Dear *Nick*

Mrs Joan Harris, 98 Chalcraft Lane, Bognor Regis

Thank you for your letter dated 22 August 2014 regarding your constituent Mrs Joan Harris and her concerns about changes to the use of Chalcraft Nursery, and the noise and movements from the site. I have now had an opportunity to investigate the matter and can provide the following information in response.

Arun District Council has received, and is currently considering the following two planning applications:-

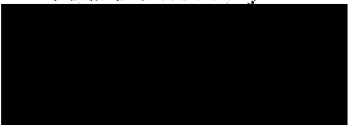
BE/89/14/PL – Continuation of use of 2 no parcels of land by Sussex Reclaim and Supplies Ltd for a temporary period of three years for the siting of sales office portable cabin/unit and a storage yard.

BE/91/14/PL – Continuation of use of 1 no parcel of land by Motorhome & Caravan Services for the sale of touring caravans, motor homes and associated spares and accessories.

Following a request from a Ward Member, Officers will be preparing reports on these two items for a Development Control Committee meeting in the near future. Letters of representation, both for and against the proposal, will be included in the reports. There will also be the opportunity for members of the public to address the Planning Committee in person subject to a limitation on numbers.

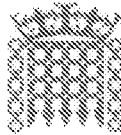
I hope this information is of assistance to you, and clarifies the current situation

Yours sincerely


Nigel Lynn
Chief Executive



NICK GIBB MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Mr Nigel Lynn
Chief Executive
Arun District Council
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 7LF

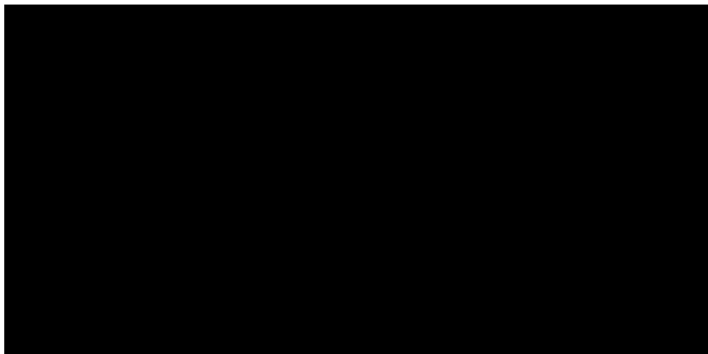
22 August 2014

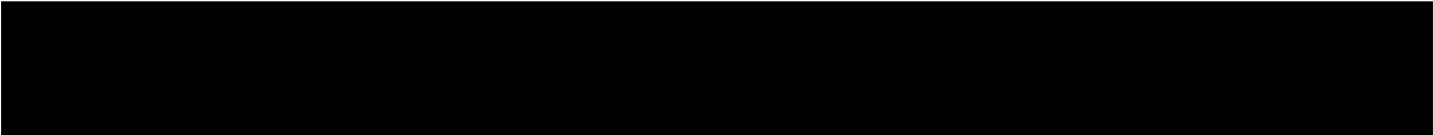
A handwritten signature in black ink, appearing to read 'Nick Gibb'.

Thank you for your letter of 11 July in response to my letter of 20 June regarding my constituent, Ms Joan Harris of 98 Chalcraft Lane, Bognor Regis, PO21 5TS, and her concerns about changes to the use of Chalcraft Nursery and the noise and movements from the site.

I enclose further emails from Ms Harris and I would be most grateful if you would kindly look into the issues raised and let me have your comments in due course.

With best wishes.





Sent: 20 August 2014 10:40
To: GIBB, Nicolas
Subject: Chalcroft Nursery -Sussex Reclaim Planning Application BE/89/14/PL
Attachments: sussex reclaim.doc

Nick. As you aware the neighbours of the Chalcroft Nursery Site are protesting about the above planning application, I am attaching for your information our input which has been sent to Arun District Council's planning portal, and also copied to the case officer, Simon Davis and Rosemarie Dannatt..

Kind regards,
Joan and Joan Harris
98 Chalcroft Lane

98 Chalcraft Lane
Bognor Regis
West Sussex
PO21 5TS

Ms. Rose Dannatt
Compliance and Monitoring Investigator
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

18th August 2014

Dear Rose,

ENF/139/14 Sussex Reclaim and Supplies Ltd.

Reference the application on the above site for Sussex Reclaim & Supplies Limited.
We have many objections to this application, which are listed below:

1. The site is totally unsuitable for the recycling and storage of building materials due to the location adjacent to a residential area.
2. The nature of the business means that heavy goods vehicles will be (and have been) entering and leaving the site on a very regular basis alongside the vehicles delivering plants and compost etc.
3. The delivery vehicles to and from Sussex Reclaim are extremely large due to the nature of building materials being delivered (bricks, roof tiles etc.) and add to the noise and dust levels of that experienced in the past.
4. The very nature of the business suggests that vehicles will be extremely large and will carry heavy lifting equipment.
5. The entrance and exit from the site is very narrow at the point of entry/exit to/from the site. Vehicles exiting at the point where the gate is located are unable to see an HGV vehicle entering and is an accident waiting to happen.
6. There is no footpath for local people to and from the site, adding to an already dangerous situation.
7. Highways definitely need to be involved as exiting the site onto Chalcraft Lane is extremely dangerous as the view of traffic from the east is very limited on this very busy main road which has regular speeding emergency vehicles.
8. The nature of this business is very similar to the application made by G.R. Ayling last year, which as you know was turned down by West Sussex.

The very fact that they say this is a temporary site for them is extremely suspicious. Why would they incur set up costs just for a short period? It once again looks like the G.R. Ayling debacle where they were not moved off site and we firmly believe that they conducted the business they intended before abandoning the site. If this application is considered by Arun exactly how long after the "temporary" period would it be before they were moved off -- never we suspect, especially as they erected what looks like a permanent storage building at the rear of the nursery building many months ago. This we believe is a take-over by the back door.

If one searches for Sussex Reclaim on line, there is a web address - <https://www.facebook.com/sussexreclaimsupplies> - the pictures highlights the extent of what is being delivered and stored, as one picture was taken from the rear of the nursery buildings, the other at the front of site. As can be seen from these photographs most of the supplies are on pallets or large canvas containers both of which require heavy lifting gear on board the HGVs. Tipper lorries have been seen entering and leaving the site.

We would urge you to take this application to the Development Control Committee as the owner of the land seems to continue with trying to turn it into an industrial site and to include businesses that are totally unsuitable for a residential area.

As you may know, a hand-written nuisance report was sent some weeks ago by a neighbour to your Environment Department. This neighbour has been very distressed by the disturbance etc. caused by Sussex Reclaim and Supplies Ltd.

I am sending our objections in hard copy also so that I am able to attach photographs of the business as mentioned above.

Yours sincerely,

Joan Harris

Copy: Mr. Simon Davis
Case Officer

Enc. 2 Photographs of Sussex Reclaim and Supplies Ltd. Site

[REDACTED]

Sent: 20 August 2014 11:16

Subject: Planning Application BE/89/14/PL - Chalcroft Nursery Site for Sussex Reclaim and Supplies

Rev. Frank Jones and given me a copy of his objection to the above application, which I am attaching for your information - as a scanned document - as Frank doesn't have e-mail. I apologise for format, but my scanner doesn't handle the attachments very well.

Kind regards,
Joan

Planning Officer, Simon Davis,

Arun District Council,

Civic Centre,

Maltravers Road,

LITTLEHAMPTON.

19 August 2014

Dear Sir,

Chalcroft Nursery Site, Chalcroft Lane, Bognor Regis PO21 5TS

I write to ask that the following is not determined under delegated powers but brought to the Development Control Committee as one is dealing with a site which has had a chequered history.

For more than ten years this site has been a cause of concern for local residents from planning applications for housing to soil remediation and has gone to Appeal twice and has been rejected. One would have hoped that this would have alerted your Officers and the full Council for the potential for abuse on the site. I would have hoped for a greater awareness in the current period and to watch for "development creep".

Now, I understand, there are two retrospective planning applications before the Council and this is why I ask for these matters be referred to the Development Control Committee, and, after careful consideration, I would hope that they will give them short shrift, particularly in the case of Sussex Reclaim & Supplies Ltd..

This is a very similar application to that of G.R.Ayling which involved your Council with the West Sussex County Council in the last two years. Anything involving soil reclamation especially backing on to people's homes and the nearby Old People's Home is not acceptable. There is enough dust raised already from the gravelled drive and parking area without any more contamination in the air. The site does not lend itself for industrial processes

1. The site is not designated for industrial purposes, and the recycling and storage of building materials would be considered such.
2. What is in situ of the Sussex Reclaim & Supplies Ltd backs on to people's homes.
3. Long articulated lorries already serve the Plant Centre of the business on site and heavy lorries have been and would be entering the site on a regular basis, and because the driveway to the Plant Centre narrow in the centre it would become a greater traffic hazard than as present especially so as there is no pedestrian walkway and people would have to walk as close to the fences as possible.
4. Traffic speeds along Chalcraft Lane are excessive despite it being a 30 mph limit and large heavy and articulated lorries, entering and exiting together would be an impossibility, and County Highways should be brought into the reckoning. If one also considers the movement of caravans and motor homes on the site and off the site traffic movements become even more dangerous.

I hope all these details will be brought before the Development Control Committee together with any records that the Arun Council holds concerning the application and objections of the G.R. Ayling application.

I await the findings of the Committee and as to whether there will be a public meeting to lodge one's objections more forcibly.

Yours sincerely,

[REDACTED]

Sent: 22 August 2014 12:47
To: Rosemarie.Dannatt@arun.gov.uk; simon.davis@arun.gov.uk
[REDACTED]
Subject: Planning Application BE/89/14PL - Chalcroft Nursery
Attachments: sussex reclaim 3.jpg

Rose and Simon, Please see attached photograph that was taken on Wednesday afternoon 20th August. We heard a constant reversing vehicle and a noise similar to that of shingle/stones being moved.

This photograph shows a digger filling a hopper with shingle/stones and then dispensing into "hippo" bags. The noise was constant for well over an hour and I believe the picture shows the industrial nature of this business - contrary to their article in the Bognor Regis Observer of 21st August where they suggest that they are doing the local gardeners a favour, which is in fact totally misleading. As for the number of vehicle movements - grossly underestimated.

Regards,
Joan

