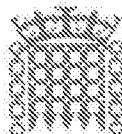


NICK GIBB MP



HOUSE OF COMMONS

LONDON SW1A 0AA

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

17 November 2014

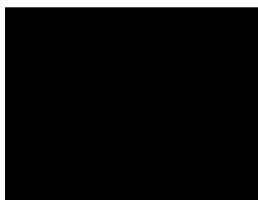
Dear Nigel

I have received the enclosed email from my constituent, Mr Ivan Hollow of The Barn, 94 Chalcraft Lane, Bognor Regis, PO21 5TS, regarding his concerns about the planning applications of the Chalcraft Nursery site.

It would be enormously helpful if you would kindly look into the issues raised by Mr Hollow and let me have your comments in due course.

With best wishes,

Nick Gibb





Sent: 14 November 2014 15:45
To: GIBB, Nicolas
Subject: Chalcraft Nursery site, Chalcraft Lane, Bognor
Attachments: Nurserry planning speach (caravans) 19-11-14.docx; Nurserry planning speach (Sussex Reclaim) 19-11-14.docx

Dear Mr Gibb

Sorry to bother you again but two more planning applications for Chalcraft Nursery site are being considered at Committee next Wednesday 19th November. There seems to be a danger that these may go against the Government's new policy for Localism. Our local neighbourhood plan has been overwhelmingly agreed by referendum. Both applications are contrary to the new neighbourhood plan but the planning officers have recommended both for approval.

Anything you can do to assist would be much appreciated.

I attach, for your information, a copy of each of my draft notes for speaking in opposition at the meeting.

Kind regards,

Ivan Hollow



This is a contentious site and over the years, as the committee knows, the owners seem determined to try to get permission for any use be it appropriate or not.

I understood that the nursery site had been designated for agricultural and horticultural use only and forms part of the strategic gap between Bognor and Chichester.

Recently the new neighbourhood plan has been approved by referendum and designates the site for use as a community orchard and allotments. To ignore the overwhelming majority of the recent referendum would negate the time many people have spent to achieve the agreed neighbourhood plan and would ride rough shod over the policy of localism introduced by the Government which they hold so dear.

We believe the site is inappropriate for the 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. The success of their business clearly depends on an increase in lorries visiting the site. This is on the edge of a quiet residential area including an old people's home adjacent to the site. Families visit the nursery with children crossing the site and the lorries and trucks manoeuvring in the same area create a dangerous situation.

We believe that the comments from County Highways are totally irresponsible. The site line, to the north when exiting the site is clearly inadequate but they say this is acceptable. They further admit that lorries cannot pass due to the restricted access but suggest that it would be quite acceptable for lorries to reverse out and park in Chalcraft Lane until access is clear. This is totally impractical and dangerous in the extreme. Nothing has changed since the last application by Aylings when Highways objected and this was a significant reason for turning down that application

Access to the site is very narrow and shared between vehicles and pedestrians. Chalcraft Lane is a very busy main road and is also a prime route for emergency vehicles all of which use this road on a regular basis. Lorries using the full width of the road when entering or leaving the site create a dangerous hazard.

The applicant is clearly ignoring regulations by setting up their business without obtaining the permissions necessary. Their business is very similar in nature to the application made by G R Ayling which was turned down.

We are totally opposed to the proposed use of land at Chalcroft Nursery and trust that the Authority will turn it down and not create a precedent which is clearly in opposition to the agreed neighbourhood plan.

Sussex Reclaim

BE/89/14/PL

IH/11-11-14



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

27 November 2014

Please ask for
Nigel Lynn
Extension: 37601

Dear *Nigel,*

Mr Ivan Hollow, The Barn, 94 Chalcraft Lane, Bognor Regis

Thank you for your letter of 17 November 2014 regarding your constituent Mr Hollow and his concerns regarding the planning applications of the Chalcraft Nursery site. I have now had an opportunity to investigate the matter and can provide the following information in response.

The Council had prepared the Committee reports prior to the Bersted Neighbourhood Plan being made and as these policies were not at that time part of the development plan, the recommendation was to approve. However, both of the applications were refused at Committee on the 19 November 2014 with the refusal reason being given (in both cases, the same) as follows:

"The continued use of the land is contrary to policy CLW4 of the Bersted Neighbourhood Plan and to grant permission would frustrate the provision of allotment spaces within the parish where there is currently no provision."

I trust that this outcome will satisfy your constituent.

Yours sincerely



Nigel Lynn
Chief Executive

