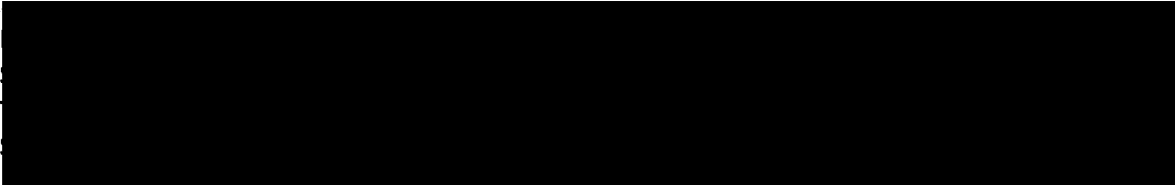


Aldingbourne Parish Council objection



Dear Mr Davis,

Please find below details of this authorities objections regarding Application AL/61/20/PL following APC's Planning meeting earlier this evening (I have been unable to log this information via the ADC Planning Portal as there are insufficient characters available via that system).

I trust this will be noted and would be grateful for your confirmation of safe receipt in due course:

OBJECTION BY ALDINGBOURNE PARISH COUNCIL RE APPLICATION AL/61/20/PL: CONTINUED USE OF LAND FOR AGRICULTURAL WORKERS ACCOMMODATION FOR A TEMPORARY PERIOD OF 2 YEARS

This authority objects to this application for the following reasons:

- It appears from the planning statement submitted with the application that this is a retrospective planning application for 14no chalets, an area of hardstanding, provision of 3 no. fire evacuation points and a washroom/laundry room that were erected on the site in spring 2020 without the benefit of planning consent.

12no chalets are proposed for agricultural workers and the remaining 2no for travelling show people who will manage the site. The site (referred to as Plot A in the extant consent AL/47/14/PL) and the neighbouring site (AL/107/18/PL) has a permanent consent and is an established use for travelling show people. This application is a departure from the current use (which meets an identified need) and proposes to introduce temporary dwellings for agricultural workers.
- Having regard to the adopted Arun Local Plan (July 2018), the site is outside the defined settlement boundary and within the countryside. Relevant planning policies are Policy C SP1 Countryside, Policy H DM3 Rural workers' dwellings and Policy T DM1 Sustainable transport and public rights of way.
- Policy EH1 in the Aldingbourne Local Plan (2016) resists development that is outside the built-up area boundary. The application is therefore considered to be a departure from the statutory development plan.
- In principle, new dwellings in the countryside are to be avoided and the circumstances in which dwellings can be permitted are strictly limited. Paragraph 79 (a) of the National Planning Policy Framework (NPPF) (February 2019) states that one such circumstance is where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside. Policy H DM3 of the Arun local plan sets out stringent criteria against which dwellings for temporary rural and seasonal horticultural workers' dwelling should be considered.
- There is a lack of evidence submitted to demonstrate an essential need for agricultural workers' dwellings at this location There is no substantive evidence submitted with the application to demonstrate that there is

an essential need for temporary dwellings for agricultural workers in this location. Arun local plan policy H DM3 states that temporary agricultural dwellings should be linked to a new farming activity on a newly-created agricultural unit or on an established one has been created in the locality to justify additional worker accommodation. The applicant indicates that the temporary dwellings will meet the generic needs of agricultural businesses in the Chichester and Arundel area. However, no detailed supporting evidence has been submitted to substantiate this need and there is no direct link to a specific need arising at any particular enterprise in the local area (other than a passing reference to Aldingbourne Nursery). Neither is there any evidence to demonstrate that the agricultural activities across the Chichester and Arundel area will be financially viable in the short to medium term to justify temporary planning consent for 14no temporary dwellings on this site in the countryside. There is further a lack of compelling evidence to demonstrate a functional need for rural workers to live on this particular site to enable the proper functioning of an agricultural or horticultural enterprise. NPPF and Arun local plan Policy H DM3 is clear that the need for rural worker dwellings at or near a place of work must be essential, for example to avoid a potential serious loss to the enterprise should an unforeseen event occur at any time over a 24 hour period. An essential need is distinct to meaning that the accommodation would be conveniently located or would meet a personal preference. Whilst an essential need may be capable of being demonstrated for one or two temporary rural workers dwellings linked to a specific agricultural enterprise, the case has not been made that 14no dwellings for a temporary period of two years are essential to meet the needs of a multitude of different agricultural enterprises in the wider area. It is neither clear whether that need arises over all or most of the year and/or just on a seasonal basis. The applicant has also not provided evidence to demonstrate that there is a lack of alternative accommodation either on the site or in the wider locality to meet the needs of agricultural/horticultural businesses. For the above reason, there is no justification for granting of planning consent for a large number of temporary dwellings in the countryside contrary to Arun local plan Policy H DM3 and Policy EH1 of the Aldingbourne Neighbourhood Plan.

- The site is not sustainably located and will be car reliant. Policy T DM1 of the Arun local plan states that new development must be located within easy access of established public transport services and existing pedestrian and cycle networks which link the development to local services and facilities. Policy GA1 of the Aldingbourne Neighbourhood Plan sets out similar policy requirements. The proposed 14no temporary dwellings are not an insignificant number of additional dwellings in the countryside. It is notable however that the officer's report for the extant consent AP/47/14/PL (2014) clearly states that this site is not sustainably located to local services and facilities and is car reliant with an absence of street lights and pedestrian pavements on both sides of Nyton Road. This view is confirmed in the consultation response from West Sussex County Council's highways officer in respect of the current application. Rural workers living at this site are likely to be working across the Chichester and Arundel areas and therefore the temporary accommodation will be wholly car dependent and not easily accessible to local amenities. For this reason, the application is contrary to Arun local plan Policy T DM1 and Neighbourhood Plan Policy GA1. There is also no information on the number of workers likely to reside on the site or on the proposed number of trips to and from the site on a daily basis. The highways officer has raised concerns about parking arrangements on the site which need to be clarified with the applicant.
- Although the impact on the character and appearance on the countryside may not be considered sufficient to substantiate an objection, nevertheless the proposed temporary development will however introduce 14no chalets, an area of hardstanding, additional lighting and new fencing which will lead to an intensification of built development on this site in the countryside, the cumulative impact of which should be taken into account in determining the application.

Kind regards,

Lindy Nash
Clerk, RFO and Project Officer
For Aldingbourne Parish Council

USUAL WORKING HOURS: 15 hours a week, usually worked flexibly between Monday pm and Friday am