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From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 December 2019 11:32
To: Planning Scanning
Subject: FW: Pagham responses

From: Nicola Swann <[REDACTED]>
Sent: 05 December 2019 10:51
To: Planning.Responses <[REDACTED]>
Subject: Pagham responses

At a meeting of its Planning Committee held on 3rd December 2019, Pagham Parish Council considered the following applications:

- 1.1 **P/108/19/CLP - Application for Lawful Development Certificate for the Proposed Use - Use of caravan site for spring seasonal workers. Newlands Nursery Pagham Road Pagham PO20 1LL**
- 1.2 **P/109/19/CLP - Application for Certificate of Lawful Development Certificate for a Proposed Use - Use of caravan site for summer seasonal workers. Newlands Nursery Pagham Road Pagham PO20 1LL**
- 1.3 **P/110/19/PL - Application for Certificate of Lawful Development Certificate for a Proposed Use - Use of caravan site for autumn seasonal workers. Newlands Nursery Pagham Road Pagham PO20 1LL**

RESOLVED: in respect of P/108/19/CLP, P/109/19/CLP & P/110/19/PL, it was **RESOVLED** to object to the applications. These three applications follow a previous application which covered all growing seasons and was withdrawn by the applicant following a request from Arun District Council to provide information on the working arrangements involving other sites. This has not been included with the revised applications, nor have any cases which support their requests. Residents local to the site have raised concerns regarding the number of staff assumed to be on site vs the numbers permitted under the planning application granted in 2005. Operation appears to be 24 hours, however lighting is restricted to 7am to 9pm, and again the planning permission previously granted allowed for standard working day only. The Council supports the residents in their comments.

It is appreciated that matters such as the impact of the increase in workers on the Pagham Road, the inappropriateness of a development on this scale on the neighbouring properties and details of utility provision are beyond the scope of a Certificate of Lawfulness application. However, these issues are very important and should be considered due to their impact on the locality and those who may live at the site. For this reason, the Council asks Arun District Council to consider an Article 4 Direction to remove the permitted development rights for this site. NPPF Guidance states such a Direction can be made "to protect local amenity or the wellbeing of the area". The guidance goes on to say that "The potential harm that the direction is intended to address will need to be clearly identified". In this instance, the harm is the impact on the transport network, the neighbourliness of a development of this size, the suitability of the site for the number of individuals proposed who would have no access to commercial or leisure services without either using a very infrequent bus service or walking on an unsuitable road. There are doubts that the density of the proposed vans is appropriate for the site. Full details of utilities & waste management should be explored. These matters are best scrutinised through a full planning application and for these reasons we believe an Article 4 Direction should be issued by Arun District Council.

[REDACTED]

Nicola Swann
Clerk & RFO
Pagham Parish Council

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