

Butterlees Barn
Pagham Road
Lagness
PO20 1LL

BY EMAIL

26th November 2019

Reference: P/19/110/CLP - OBJECTION

Dear Mr Davis,

Please accept this letter, sent electronically, as my formal objection to the above application.

I should like to object to these linked applications, on the grounds that they seek to mislead the Council, local residents and the public, and are unlawful under permitted development.

My objection is based on

- This being a Hub Development, not temporary accommodation for “on-site workers” to support a local farming operation. The productivity level, automation and fixed-season nature of the site is sufficient basis to demonstrate that the accommodation site will be used as a satellite hub for cross-county staffing, but with the impact borne locally. The application is contradictory and misleading in this regard, with single and multiple sites referenced interchangeably.
- I am of no doubt that this site would be a permanent feature and a blight on the landscape. It is highly unlikely that the fixtures would be removed out of season, and thus left in place year-round, with the ‘reasonable and practical’ clause being tested to its fullest extent; the structures being located on a permanent basis. Akin to building 31 new homes with 5/6 adult occupants per home, with all the waste/noise/traffic/pollution that goes with it – yet without any planning control or due governance.
- The original planning approval of 2005 had significant restrictions in place in relation to staff numbers, lighting hours, HGV volumes, staff vehicles etc. The restrictions are already being broken and will be breached further should this application proceed.
- Without due planning scrutiny, the impact on the water table, drainage channels, land stability etc., is a complete unknown. Further, the impact on the local residents would be significant, not least owing to the offering of: “onsite external seating, BBQs and a football field” (source: pro-force.co.uk 26-Nov-2019). All this within meters of residential properties in a quiet, rural area.
- The impact on the local wildlife and biodiversity would be truly devastating. In my own garden adjacent to the site, I have nesting kestrels and woodpeckers, along with visiting finches, robin and deer. The increase in noise alone would deter the wildlife and will have a hugely detrimental effect on the local ecosystem.

- However, my greatest concern is for loss of life. The only access to amenities is via an unlit, rural road (B2166), posing a significant risk to life of all road users. I'm sure the most recent accident report log would confirm the scale of the problem, and I would be concerned how the ramifications of future incidents would reflect onto this matter at hand.

The manner in which the original application has been crudely divided into three applications to make the process of review and objection more onerous, is dirty trickery indeed. The flaws of the application remain, as do the unanswered questions from the planning office, along with the strong body of objectors.

If this Certificate of Lawfulness were to be passed, it would open a flood gate for disingenuous interpretation of local planning laws, rendering the Council powerless. A truly frightening thought.

I hope my objection will be of use to you, and I place my trust in your office in seeing this matter finally away.

Yours,

Mark Weller