



NORTH MUNDHAM PARISH COUNCIL
Working for the whole community

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Simon Davies
Arun District Council
Sent by email.

Dear Simon,

P/22/17/PL - Bowley Farm, Bowley Lane, South Mundham, PO20 1NB - Variation of condition 2 imposed under P/72/09/ relating to occupancy dates.

North Mundham Parish Council has considered this application, and wishes to record that it has resolved to OBJECT to the application.

We believe that the variation of condition 2 to allow year-round occupation is tantamount to making an application for permanent residential development. The application should be considered in this light.

Our objection is founded on the following considerations:

Such a proposed development would represent the provision of 20 separate units of residential accommodation within an isolated part of the open countryside. The nearest recognised settlement area is in Runcton approximately 3.5km by road, and this is the nearest recognised bus route. The nearest school is in North Mundham, and the nearest shop is further away still. This cannot be considered a sustainable location so far from a recognised settlement area. It conflicts with the requirement of paragraph 55 of the National Planning Policy framework:

"Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside"*

The applicant's supporting statement makes it clear that the request to vary the condition is because the accommodation is now required for permanent workers, rather than the seasonal occupancy originally intended. In the application we could find no indication that the accommodation was required on this site because of some functional need. For instance there is no suggestion that it is "essential for the proper functioning of the enterprise for one or more workers to be readily available at most times e.g. in cases where animals or agricultural processes require essential care at short notice or in order to deal quickly with emergencies that could otherwise cause serious loss of crops or products." It is apparently only required to accommodate year-round workers who could equally well function if accommodated elsewhere. Clearly the application fails to meet the first test of Policy H DM3 in Arun District's emergent Local Plan:

1. Permanent agricultural & forestry dwellings

New permanent dwellings shall be permitted to support existing agricultural activities on well-

established agricultural units, providing:

a. There is a clearly established existing functional need i.e. essential for the proper functioning of the enterprise for one or more workers to be readily available at most times e.g. in cases where animals or agricultural processes require essential care at short notice or in order to deal quickly with emergencies that could otherwise cause serious loss of crops or products.

The original consent granted under P/72/09 made a condition that any caravans should be brought onto the site via Sefter Farm and Pagham Road. However this takes no account of the additional local traffic which will be generated by the use of this site as permanent residential accommodation. The applicant has explained that the workers are required to support varied facets of the business throughout the year – they will not just be employed on the land adjacent to the accommodation. Furthermore, if the accommodation is used for year-round occupancy, it is highly likely that the workers themselves will be joined by family members who may be employed elsewhere, and children needing to travel to school. In such an isolated location, it is inevitable that all the residents on the site will travel by car using the narrow lanes between the site and the B2166. We are concerned at the additional traffic that will be generated, along narrow lanes that are only passable with care, and the associated risk to the local population.

We note that the proposed permanent accommodation is sited just 2.25km from Pagham Harbour, a designated European Site. As such, Regulation 61 of the Conservation of Habitats and Species Regulations 2010 requires that an assessment is made of the implications for the site in view of the site's conservation objectives. The application paperwork shows no evidence that such an assessment has been made.

In summary, North Mundham Parish Council considers that this is an inappropriate site to be used for permanent residential accommodation. The site is unsustainable in transport terms, and presents all the risk of increased traffic on rural roads to the detriment of the interests of local residents. Workers in full-time employment should not be housed in what was clearly installed as temporary accommodation. There is no over-riding need for them to be housed on this isolated site, and we believe no planning consent would ever have been given if an application had originally been submitted for permanent residential accommodation on this site. We are also unconvinced that a proper assessment has been made of the potential effect on the Pagham Harbour SSSI.

For the reasons set out above, North Mundham Parish Council requests that this application is refused.

Yours sincerely,

Louise Chater

Louise Chater MILCM
Clerk North Mundham Parish Council