

Ray Warland
butterlees barn
pagham road
chichester
west sussex
po20 1ll

Your Ref: OWPC23208
Our Ref: P/38/19/PL 09-04-2019
Please ask for:
Mr S Davis

29th May 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Year round retention of seasonal workers accommodation.
Newlands Nursery Pagham Road Bognor Regis

Thank you for your internet representation made on 28th May 2019 which has been recorded as '**an objection**' with the comments as follows:

*Butterlees Barn
Pagham Road
Lagness
PO20 1LL*

Ref: P/38/19/PL

Dear Mr Davis

I wish to make a strong objection to the above application on the following grounds and would trust the planning department refuse the application:-

Highways and Traffic

The proposal is to temporarily have up to 185 seasonal workers, it is clear that only a small number of workers would be employed at Lagness and thus the remainder would need transportation to other sites causing further congestion and traffic on an already congested and dangerous road. There are no foot paths for the workers to use on the Pagham Road nor on the private single track road that leads to Park Farm. There is therefore risk to both workers and other highway users.

Visual Amenity

The proposed location of the caravans will result in them being clearly visible from the Pagham Road and along the private single track leading to Park Farm, not only in winter months but also in summer. A cut through/clearing has already been made in the screening hedgerow where seasonal workers already take a short cut to the site from the private track. Some workers have already been seen accidentally falling into the deep ditches along the track when a vehicle has to pass.

Drainage/Flood risk

The proposed location of the caravans has already been subject to flooding along the private track and adjacent site and field. Any sewage treatment plant therefore could possibly pollute the area with raw sewage as well as carrying rubbish/debris potentially blocking ditches/culverts running into the Pagham rife which already has to be regularly cleared.

Ecology

The proposed location of the caravans is on a strip of land previously designated to allow nature and ecology to develop. The caravans would result in the loss of wild flower, plants, bees, deer, birds of prey, woodpeckers, kingfishers, foxes, badgers all of which are regularly seen on the strip of green land and along the private track leading to Park Farm.

The private track and ditches are constantly littered with plastic bags, cans, plastic bottles and general rubbish, the majority of which is dropped by local workers. This is not only unsightly but can also cause a health risk not only to amities but to those persons having to remove the filthy rubbish.

Noise And Light Pollution

The proposed location of the caravans, stretching a considerable distance will cause light pollution and be distracting for drivers along the private track and Pagham Road as well as being of annoyance to nearby properties who currently enjoy dark skies. With the proposed accommodation of up to 186 workers coming to and from the nursery and workers being transported to the sites as well as the probable night socializing the result will be considerable noise pollution and unnecessary disturbance to neighbouring properties.

In conclusion and due to the above I do not consider the site to be appropriate to locate caravans on for seasonal workers.

*Yours sincerely
Ray Warland*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning