

M Cook
Victoria Drive
Bognor Regis
Bognor Regis
PO212TD

Your Ref: OWPC23245
Our Ref: P/38/19/PL 09-04-2019
Please ask for:
Mr S Davis

30th 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 29th May 2019 which has been recorded as '**an objection**' with the comments as follows:

I object most strongly to this planning application for the following reasons:

The siting of these "Seasonal Worker's" caravans on a permanent basis contravenes the rules of "Seasonal Labour".

As this facility is heavily automated, it is unlikely that such a large workforce could be employed there all year round.

The caravans must therefore be intended for use as a hub, with workers travelling to and from other locations. This also contravenes the rules regarding "Seasonal labour" as the workers must be employed at the same location as their accommodation.

Such a large number of workers travelling to and from the caravans would cause major traffic problems on the Pagham Road and the surrounding area where there are already frequent accidents due to narrow roads and absence of pavements.

Around 180 workers inhabiting a small area of rural land would be totally unacceptable. The associated noise and light pollution, the volume of daily traffic and the lack of any real access route from the caravans to the main road is not viable.

No mention is made of where workers' vehicles would be parked or how they would access the caravan park. It is unlikely that they would be able to walk to the main shopping areas from such an isolated location.

This is in an area that is liable to flood and loss of natural drainage, exacerbated by vehicle movement rupturing the surface of the land would be a real issue.

This is rural land and the services and amenities are not capable of supporting such an influx, certainly not on a permanent basis. There is no mention of how the basic needs for sanitation will be catered for. The lack of this basic facility would have dangerous implications on the health of the workers and of the local residents.

The existing residents would be subjected to unacceptable levels of stress, their daily lives would be heavily impacted and their homes property could not be secured safely with a transient population so close by.

It is not acceptable that the lives of this community and the eco system that has existed here for so many generations should be destroyed for a commercial venture that will bring

no financial or social value to their local area.

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