

[REDACTED]

From: Nicola Swann [REDACTED]
Sent: 29 May 2019 13:18
To: Planning.Responses
Subject: Pagham responses

Further to a meeting of the Planning Committee of Pagham Parish Council held on 28th May 2019, the following representations should be taken into account:

7.1 P/38/19/PL – Newlands Nursery Pagham Road Bognor Regis PO20 1LL – year round retention of seasonal workers accommodation. Members of the public had made the Council aware of their concerns regarding the proposals after the Parish Council had previously resolved not to object to the proposals which formed the basis of this application. It had been suggested that the documents available on the LPA's planning portal were not representative of the true position in that there is no permitted development right to house seasonal workers for 10 months, that the site is visible from the road/neighbouring properties and that insufficient infrastructure is in place to accommodate this number of units. In addition, there were concerns that the number of workers to be accommodated would exceed the requirement for the site and that the site would act as a "hub" rather than providing accommodation for those needed specifically on this site. **RESOLVED: Since the date of the Planning Committee's last meeting on 14th May 2019, at which it was resolved not to object to the proposals under this application, the Parish Council has received comments from members of the public who were not aware of the application at the time it was considered. The Parish Council was unable therefore to take their opinions into account. Having further considered the matter, it wishes to make the following further comments in regard to the application:** Further work needs to be undertaken to ensure that permitted development rights legislation allows for the number of individuals proposed to be housed on site for a season of 10 months. Legislation allows for individuals who primarily work ON THAT SITE to be housed and there is a concern that the site could become an accommodation hub for other sites within the applicant's group. We note the officer for this application has asked for further information by way of an email on 20th May 2019 and we feel the answers to the questions posed are key to establishing the true position on permitted development. Despite the Council's initial comment citing no objection to the application, it would like to see the matter referred to the Development Control Committee for determination on the grounds of local sensitivity to the proposals and the complexity of legal issues.

[REDACTED]

Best wishes

[REDACTED]

Nicola Swann
Clerk & RFO
Pagham Parish Council
[REDACTED]