

Chris Galley
Touchwood
Pagham Road, Lagness
PO20 1LL

Your Ref: OWPC24169
Our Ref: P/78/19/CLP 15-08-2019
Please ask for:
Mr S Davis

2nd September 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39

Lawful development certificate for the proposed seasonal use as a caravan site for the accomodation of seasonal workers.

Newlands Nursery Pagham Road Chichester

Thank you for your internet representation made on 1st September 2019 which has been recorded as '**an objection**' with the comments as follows:

I would like to strongly object to Arun approving this request to confirm the legal status for Newey's Permitted Development. Let us be clear, this request is not within their Permitted Development.

Finally (having been asked to withdraw their first application) they have come clean and openly admitted that this is for workers at other sites and is therefore a Seasonal Workers Village and not just for the workers required at this site, which as we all know is minimal.

They themselves state that the law is unclear on this, though I would say it is rather clear. Under Permitted Development the workers should work at the actual site they are housed, not be bussed all round the countryside. There are many cases in law where a judge has made this very clear.

Should there be any doubt of this in Arun's legal team, they should perhaps err on the side of caution and practicality of the site itself.

The Pagham Road is already overused, these bends are notorious for accidents and traffic jams. Adding minibuses and bicycles to this will have an enormous effect. It will slow the traffic even further and cause accidents with frustrated drivers trying to overtake.

The number of vehicles on the site will take it well above the original 2005 planning consent, which they are already over. Not helped by a haulage company being run from the horticultural site. The legal status of which should be questioned.

The staff numbers at this site alone are limited in the 2005 planning consent. Should all these workers be living here, that takes it well above the numbers agreed to work, in other words be on this site, as well as their extra vehicles of course.

The site itself is unsuitable due to its proximity to residents. it's nestles itself between 6 rural homes and has direct access to to them. How is it possible for 186 seasonal workers to join a community of 13 adults and several children.

There has been no suggestion of security fencing around the site to ensure that all traffic goes through their own entrance. As it stands the pedestrian, bicycle and scooter access can be via the lane that the homes are situated. Sadly this means there is issues with litter and security because of this.

There is no room for earth banking on this site so that noise and light pollution is limited. The green screening is limited in the winter. Once Autumn comes it will be clearly seen from the lane and partially the Pagham Road itself.

The site is situated in Lagness - rural, nowhere to go Lagness. What are we expecting these workers to do in the evening? Just hang? The reality is they need to be in a site that has nearby amenities. It is certainly not fair on them. They will be dicing with death walking and cycling along the Pagham Road, that's for sure.

This has to be stopped now. We know that once this is given they will apply to have it extended for the twelve months to make it economically practical, else they would have simply gone ahead and had the site up and running already.

One can surmise (plus had warnings from someone involved and reputable) that once the extension has been granted, after a little time has passed, they will "creep" surreptitiously or possibly even make an application to extend into the next field. After all, Bracklesham has 500 workers there...

Please, this has to go to Committee and be fully reviewed. You can not let budgets get in the way of what is legally and morally right.

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