

[REDACTED]

[REDACTED]

From: Louise Chater [REDACTED]
Sent: 04 September 2019 10:33
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/78/19/CLP Newlands Nursery Pagham Road PO20 1LL

Dear Simon,

North Mundham Parish Council has an interest in this application, which relates to a site close to the boundary of the Parish. The Council has resolved to object.

It is clear that the applicant intends to claim permitted development rights to allow the siting of 31 caravans on this site. It is also clear from the application that these caravans are intended to replace existing accommodation at the South Downs Worker Village in Bracklesham. Correspondence associated with the application indicates that the operation at Newlands Nursery is highly automated and the majority of the workers to be accommodated will be working elsewhere.

We therefore question whether the establishment of 31 caravans on this site is an appropriate use of permitted development rights, since it is clear that they are not primarily intended to support an agricultural operation on the site but to establish a residential facility. By attempting to invoke permitted development rights, the applicant has avoided addressing numerous supporting issues which would normally be subject to scrutiny for development of this size. These include transport, the effect on local wildlife, the impact on the Pagham SSSI, light pollution, noise, and drainage.

We fail to see how this development can be considered to be appropriate and sustainable, for a number of reasons:

Access - the B2166 has no pavements or cycle lanes, and provides no safe routes for cyclists or pedestrians. And yet the applicant emphasises that few of the workers to be accommodated on the site will be allowed to keep cars. They will be at the mercy of the bus service which is infrequent or non-existent in the evenings and at weekends.

Living conditions – the application does not show the internal layout of the caravans. The external dimensions are given as 10 m x 3.8 m. We do not believe that 38 sqm constitutes adequate long-term housing for six adults

Facilities – the Design and Access Statement notes that the proposed development is sited close to Runcton. Runcton has one public house. There are restaurant facilities at Manor Nursery, and proposed but not yet operating at Runcton Farm Shop. Neither open in the evenings.

In summary, we believe the proposal to house so many workers in a rural area is not compatible with the site's location. No evidence has been presented to justify the requirement to house seasonal workers on this site. To accept a new residential facility for seasonal workers on this site without any supporting justification sets an unacceptable precedent for other such developments elsewhere. We believe the intended development on this site should not be allowed to proceed.

Kind regards,

[REDACTED]
Mrs Louise Chater
Clerk to North Mundham Parish Council
[REDACTED]

www.northmundham.org

North Mundham Parish Council and all Councillors take your information seriously and work hard to protect it. For details of the ways in which this is done please look <http://northmundham.org/gdpr/>

Legal Disclaimer

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. However, any views and opinions presented are solely those of the author and do not necessarily represent those of North Mundham Parish Council. Any offers contained within this email are subject to contract and without prejudice.

If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the administrator by email or by phone 44(0)1243 203050.