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23rd June 2021

Mr Simon Leathley Bain
7 Longmead
Walberton
West Sussex
BN18 0QG

Case Officer: Jasmine Kaur Singh
Telephone: 01903 737773
Email: Jasmine.kaursingh@arun.gov.uk

Dear Sir/Madam,

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

Application No: WA/37/21/PL
Site Address: Cherry Tree Nursery Eastergate Lane Walberton BN18 0BA
Description of works: Continuation of use of land for the stationing of 14 No agricultural workers caravans for a temporary period of 2 years.

Thank you for your internet representation made on 22nd June 2021 which has been recorded as an objection with the comments as follows:

OWPC37632

I am concerned that this application is the start of a process to obtain residential use on this site. The site has been considered, and rejected as unsuitable for residential use in HELAA on the grounds:

of potential contamination due to previous uses

that it is outside the built-up area boundary

that it is outside the settlement boundary

that it is poorly related to facilities

The site has also been considered and rejected in both the 2015 and 2021 Walberton Neighbourhood Plans. In the Site Assessment for the current Neighbourhood Plan the site is considered as unsuitable on the basis of the reasons set out in HELAA.

These matters relate as much to any temporary residential use as to a permanent use and I am concerned that if permission is given for what appears to be a commercial letting for residential purposes with no connection to any on-site agricultural or horticultural use this will lead to a future application for unconditional residential use.

The applicant's agent says that at the end of the two-year period 'the provision of these caravans for agricultural workers will be reviewed'. Any 'review' would, be contrary to ADC's own policies. I am also seriously concerned as to the actual use/occupancy of the site by reports of police visits including two by the armed police unit.

The agent makes reference to a number of policies in Arun Local Plan 2011 to 2031. He does not refer to Policy HDM3.-Temporary seasonal horticultural workers' dwellings

It is clear from both the agent's letter and the 'Accommodation Manager' at Pro-Force, that the occupiers of these units will not be seasonal workers accommodated on 'a farm or horticultural holding' nor either

permanent or temporary 'Rural Workers' such as are referred to in paragraphs 1 and 2 of Policy HDM3. It is also made quite clear by AM that any conditions relating to 'seasonal and temporary occupancy', such as are anticipated as a sine qua non by the Policy (see 3b), will not be acceptable as Pro-Force require 'the flexibility for them always to be available' as there is 'no clear season for many workers'. This is not consistent with the 'seasonal workforce' to which they refer to as 'temporary caravans'.
The site does not have good access onto Eastergate Lane as it is 'on bend of road with potential for poor visibility'

The applicant's agent draws attention to ADC's policy to limit impacts on the environment and countryside. A previous application for the use of part of Cherry Tree Nursery as a touring caravan site was rejected by ADC, inter alia, on the basis that it would constitute 'an alien intrusion into the countryside which would be out of keeping with and detrimental to the rural character of the locality'. That is equally true today.

The application states "Continuation of use of land for the stationing of 14 No agricultural workers caravans - ". There has never been any permission for this use of the land so it is not a continuation of use.

Planning statement 3rd paragraph. "It is my clients wish to where the current number of chalets were reached in May of this year" A chalet is not a caravan and in excess of 20 people arrived on the site on Friday morning the 6th November 2020.

Assessment of flood risk states it will not increase the flood risk elsewhere. This area of Eastergate Lane is subject to regular flooding and WSCC Operation Watershed is aware of the issues. See Walberton NDP policy VE7.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.