



From: [REDACTED]
Sent: 27 January 2020 08:51
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/19/108/CLP - P/19/109/CLP - P/19/110/CLP

Dear Simon

I am a little confused that our letters of comments are normally displayed on your portal within 24 hours of sending them to you. Yet when Briggs responded to your questions posted on the 8th January, their response did not appear until the 17th. In the mean time our Planning Consultant emailed you on the 10th and explained they were waiting for this and needed the applicants response. You did not respond to her email and did not put the Briggs response up on the portal until the 17th. This may have been an oversight within the department, however has given our Planning Consultant significantly less time to respond.

It seems strange when there are so many questions that need answering that there is only one question asked of Briggs. But perhaps this is one of many yet to be forwarded? Perhaps it is your intent to raise these other questions with the applicant at a later date. Such as, working hours relating to their claimed shift work - as you are fully aware they are only permitted to work certain hours on this site, which would not allow for shift work. Or is it that the workers will be bussed out to other employment away from site which in turn negates their Permitted

Development Rights. I assume that the planning department is fully aware of the 2004 supplementary planning guidance - accommodation for agricultural seasonal workers.

APPENDIX

Supplementary Planning Guidance - Accommodation for Seasonal Agricultural Workers November 2004

1.2 Seasonal agricultural workers have been employed on farms for many years, including ones from overseas. However, it appears that in the last few years the number of foreign workers has increased substantially. An idea of the numbers involved is given by the Government's Seasonal Agricultural Workers Scheme annual quota which in 2003 was 25,000 compared to 10,000 in 2000 for the country as a whole. Whereas in the past the caravans housing these workers may have been placed within and/or between the farm buildings some of the new sites are often highly visible and some are near residential properties. This can have an adverse impact on the landscape and local residents.

1.6 Subject to three criteria planning permission is not required for temporary seasonal accommodation for farm workers. The Town and Country Planning (General Permitted Development) Order 1995 (GPDO) allows the use of agricultural land as a caravan site for the accommodation during a particular season of a person or persons employed in farm operations on land in the same occupation. This use of land is subject to a condition that the use is discontinued when the above circumstances cease to exist and requires all the caravans on the sites to be removed. The important points are that the accommodation should be seasonal, and involve persons employed on land in the same occupation. It must be emphasised that the exemption from the need for planning permission only relates to a short-term solution to provide adequate labour to meet the demands during peak periods of activity.

1.7 A Planning Inspector's decision in December 2002 about a site in West Lancashire clarified that caravans can only be kept on the site for one particular season, that is, during the planting, growing or harvesting of a single crop, but not the whole crop cycle, if the development is to avoid the need for planning permission. For example, picking apples or lifting potatoes. The nature of the horticultural businesses in this part of the country, with multi-cropping and rolling planting programmes resulting in overlapping crop cycles, means that most farmers would find it difficult to claim the GPDO exemption rights.

1.8 Operators should always check with the Council's Planning Department, but normally planning permission is required in the following cases:

- *if the workers will be housed for longer than a normal planting, growing, or picking season;*
- *if caravans and other related buildings (e.g. canteens and toilets) are to be kept on site permanently;*
- *if a change of use to an existing building is involved;*
- *if hardstandings and permanent services (e.g. water supply or septic tank) need to be provided; or*
- *if a new building is required*

2.0 THE COUNCIL'S APPROACH

2.1 The Council wishes to assist in supporting a healthy rural economy within the context of national and local planning policies. Depending on their location permanent buildings or caravans can reduce the open character of the Green Belt and have an adverse impact on the landscape and the amenity of local residents.

2.2 Farmers wishing to provide accommodation for their workers are advised to take the following sequential approach to meet the Council's planning policy

- *Firstly check if planning permission is required (see paragraphs 1.6 to 1.8).*
- *Look to see if you can find accommodation in an existing house (this includes agricultural workers and other rural dwellings), hotel, other types of residential building (such as a Care Home) or an established caravan park.*
- *If none are available check if you can convert any existing buildings either on or off-site.*
- *If that is not possible try to find a site for your accommodation which is not in the Green Belt. Look in the local village or town or on the edge of the village or town.*

- *If there are no sites available in or on the edge of villages, then the chances are that the site will be in the Green Belt where government and local policies do not allow caravan sites or residential buildings. You will need to convince the Council that there are very special circumstances and that you have looked at all other alternatives before we can even consider granting permission for any accommodation in the Green Belt. You will also need to show that your proposed site is the most suitable within your own land holding.*
- *Whatever site is identified the operator must consult local residents prior to submitting a planning application and amend the proposed scheme to take account of their views. This could involve, for example, changing the location or orientation of the buildings, amending the means of access or improving screening etc.*
- *The operator must ensure compliance with all other regulations, such as the caravan sites standards and the drainage requirements of the Environment Agency, Building Regulations etc. If an*

Environment Agency licence is required, this should be included with the application for planning permission.

- *Adequate arrangements must be made for the disposal of refuse and sewage from the site to avoid causing pollution to the environment or nuisance to neighbours.*
- *The Council does not favour the use of caravans as they do not provide good quality accommodation, they are usually white or light colours that are visible from long distances and because of spacing requirements they take up large areas of land. However we recognise that some growers have invested in caravans and so we will be willing to permit caravans for a maximum of three years to allow employers time to bring in more acceptable accommodation.*

One draws from this, before any application is made, the applicant MUST consult residence and needs to work with them to find the best solution, taking into account the impact on those residence. This must be submitted along with the application - this has not been done.

It is without question that the law states that if hardstanding, septic tank or water supply and other permanent services are required or to be implemented then a full Planning application must be submitted. Also, if there is a possibility that caravans are to be kept on site permanently and if workers are housed for longer than a normal growing season, (please note, singular - one season, not seasons) then a full Planning Application must submitted too.

It is recommended that alternative accommodation is provided as apposed to caravans such as an existing house, care homes or an established caravan park. As we speak we are aware that the applicant is converting two care homes locally for this very purpose. Negating the need for this workers caravan village.

The operators of the site must ensure compliance with all other regulations and drainage requirements of the environment agency. If an environment agency license is required, this should be included in the application. In this case a license is required.

This application would appear to hoodwink and mislead the Planning Department, going in under the radar as they know it would be very unlikely to get full planning permission on this site. If this is not the case, then let them make a full and legal application.

Let's make no bones about this. This is a workers village and as such will bus workers out away from the land that they are accommodated on to work elsewhere. This will make it non compliant with Permitted Development Rights.

There has been no security measures mentioned for the workers or for the neighbours. 186 young, continually changing, seasonal workers are hardly lightly to integrate with the six non horticultural families. This would result in residents feeling unsafe and intimidated from having a large un-policed workers village sandwiched in between 6 private residential properties. Under full Planning this would never be allowed, so why is it even being considered on these lesser applications.

The applicants remain extremely vague and would appear to be avoiding scrutiny.

Kind regards

Chris Galley

Chris Galley

Sent from my iPad