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FAO Paul Davis
Arun District Council Planning Department
Arun Civic Centre
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28/5/19

Ref Planning App Caravans - P/38/19/PL

Dear Mr Davis

On behalf of my client Ray Warland of Butterlees Barn, Pagham Road, I would raise the following issues in respect of the planning application P/38/19/PL, "Year round retention of seasonal workers accommodation". Mr Warland is an adjacent residential neighbour to the application site and is deeply concerned about the impact of this application on his and adjoining residential properties.

In order for the above application to be valid it must be first established as to whether the siting of 31 caravans as depicted in the supporting information is permitted development.

In simple terms agricultural land can be used as a caravan site to accommodate people being employed in farming work on adjoining land provided that:

The work is seasonal, (like fruit picking or lambing) and not an activity which occurs at regular intervals throughout the year and that the caravans and infrastructure are moved from the land at the end of the season.

A permanent caravan site with permanent infrastructure for agricultural workers will require planning permission even if only occupied for one particular season.

Under Class A of Part 5 of schedule 2 in the GDPO para 7 the following criteria must be met for permitted development, see case law Hall Hunter v Secretary of State:

- i) Compliance with Notice A, the use of the land for occupation by agricultural workers.
- ii) That the caravans be removed at the end of the season.
- iii) That the use is related to a particular season.

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iv) Accommodation is related to operations on the land in the same occupation.

Condition i) Considered met.

Condition ii) It is proposed that the caravans remain on site permanently, including substantial infrastructure, therefore this condition is not met.

Condition iii) 10 months is more than a particular season and represents many seasons within the year, such as tomatoes, flowers and autumn crops etc., therefore this condition is not met.

Condition iv) The applicant needs to support this condition and confirm that workers will not be transported to other sites within the group, up to 180 workers on this site seems excessive.

It is therefore suggested that the siting of the 31 caravans and associated infrastructure cannot be considered permitted development, as such the development in the first instance cannot be implemented.

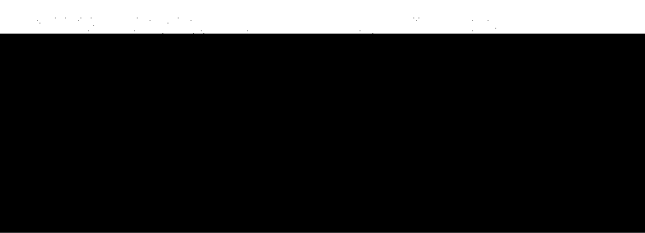
In the absence of any development the current application for year round retention is considered invalid and should be withdrawn by the applicant.

Approval to this application by ADC would represent a short cut to establishing a permanent caravan site without going through the normal planning procedures.

As the intent is to retain the caravans on a permanent basis, then a fully supported detailed planning application needs to be submitted.

Accordingly, in the absence the application being withdrawn, it should be refused by ADC.

Yours sincerely



Ivon Blumer

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