

**PLANNING COMMITTEE NORTH - UPDATE SHEET****14 January 2020**

Item 10 – DC/19/3313/FUL – Full Planning Application (part retrospective) for the permanent retention of 10no. caravans for seasonal agricultural workers in their existing location and siting of an additional 4 no. caravans for seasonal agricultural workers at Wren Business Centre at Wren Business Centre, Priory Road, Wrentham, Suffolk, NR34 7LR

Amendments to proposed conditionsCondition 4

It is recommended that the suggested wording of condition 4 in the committee report is amended to extend the period of occupation of the caravans. It is not considered that this alters the acceptability of the scheme. It is recommended that the condition read:

The caravans hereby permitted shall only be occupied between the 1st January until 31st October inclusive, and not at any other time during the year.

Reason: To secure the seasonal nature of the accommodation as put forward by the applicant and to ensure that the accommodation would not be occupied full time.

Conditions 5 and 6

As the caravans are already in-situ, in this instance it is considered reasonable to combine conditions 5 and 6, so that the new condition would read:

Prior to the next occupation of the caravans or any further ground works, hereby approved, no development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:

- 1) *A desk study and site reconnaissance, including:*
 - *a detailed appraisal of the history of the site;*

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- *an inspection and assessment of current site conditions;*
- *an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;*
- *a conceptual site model indicating sources, pathways and receptors; and*
- *a preliminary assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).*

2) Where deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:

- *the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;*
- *explanation and justification for the analytical strategy;*
- *a revised conceptual site model; and*
- *a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).*

3) Where deemed necessary a detailed remediation method statement (RMS), following the desk study, site reconnaissance and intrusive investigation(s), shall be submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:

- *details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;*
- *an explanation, including justification, for the selection of the proposed remediation methodology(ies);*
- *proposed remediation objectives and remediation criteria; and*
- *proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.*

All site investigations and the RMS must be undertaken by a competent person and conform to current guidance and best practice, including BS8485:2015+A1:2019, BS10175:2011+A2:2017 and CLR11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Letter from agent

The letter agrees with the officer recommendation of approval but wishes to note some key points that they consider are critical to a full and fair understanding of the application. These points are summarised below:

- There is an established and continued functional need for the workers;
- The use of caravans is the most appropriate and suitable accommodation for seasonal agricultural workers who do not need to live on site all year;

- The Farm grows asparagus which is an extremely sensitive crop and requires harvesting every day during the main growing season. This does however depend upon weather conditions, should the temperatures be higher than average, the asparagus needs to be harvested twice per day to avoid the crop becoming unviable. Given the volatility of the crop and the potential for sudden changes in weather conditions, it is critical that the operation is served by a responsive and available workforce;
- It is vital that workers are available to be deployed at short notice in a range of situations, for instance during adverse weather conditions and to fulfil orders received at short notice from suppliers, including supermarkets, which ordinarily will arrive 24 hours before the produce is required in store;
- If workers were no available on site then the operations would be dependent upon agency staff, which is unreliable;
- The additional caravans are sought to provide accommodation for an increased number of seasonal agricultural workers on site as a result of the growth of the business. The increased grown has result in the planting area for asparagus increasing, thereby increasing the harvesting area;
- The need to support the grown of the rural economy, investment and diversification is set out in the NPPF (paragraphs 80 and 83); and
- The accommodation has been granted several temporary permissions, and it is not best practice to continue to grant temporary permissions. The grant of permission would allow the business to plan with more certainty and avoid any unnecessary disruption caused by renewing planning permissions in the future.