

MEETING:	PLANNING COMMITTEE
DATE:	29 JUNE 2011
TITLE OF REPORT:	<p>DMN/102668/F - AN APPLICATION TO RETAIN 61 CARAVANS USED FOR RESIDENTIAL PURPOSES BY TEMPORARY AGRICULTURAL WORKERS (I.E. 23 AT 'OAKSIDE', 8 AT 'WOODSIDE' AND 30 AT 'LAKESIDE') AND THE RETENTION OF A 'WELFARE BLOCK' AND REFUSE STORAGE AREA AT 'WOODSIDE' AND A 'RECREATIONAL' BUILDING AT 'OAKSIDE', AT HAYGROVE FARM, FALCON LANE, PIXLEY, LEDBURY, HEREFORDSHIRE, HR8 2PY.</p> <p>For: Mr Davison per Mr James Waltham, Redbank Little Marcle Road, Ledbury, Herefordshire, HR8 2JL.</p>

Date Received: 13 October 2010 **Ward: Frome**
Expiry Date: 13 December 2010
 Local Member: Councillor PM Morgan

Grid Ref: 367295,238825

1. Site Description and Proposal

- 1.1 The application site lies to the west of Ledbury. Haygrove Farm, which has an area of some 69.2 hectares, is sited in the area between the A4172 to the west, the A438 to the north, Falcon Lane to the east and Baregains Lane/Little Marcle Road to the south. The Farm is spread over gently undulating ground rising to the north and east, with a dominant valley through the centre of the site running east to west.
- 1.2 Through the centre of the Farm is a public footpath that runs from west to east, from Falcon Lane to Pixley Church (i.e. public footpath PX1). This footpath is not linked to the wider network and as such is a linear route. To the south of the Farm is a bridleway that runs from Priors Court to Baregains Lane (i.e. public bridleway AL7). Along its route it passes through Ast Wood which is a Special Wildlife Site. Orling Coppice north of Ast Wood is part of the Special Wildlife Site. The remainder of Haygrove Coppice within the Farm is ancient woodland. The Farm is also visible from long distant public vantage points including Marcle Ridge and Durlow Common.
- 1.3 Haygrove Farm is actively used for agricultural purposes. Soft fruit comprising strawberries, raspberries, blackberries and cherries are grown upon approximately 45.8 hectares.
- 1.4 The agricultural enterprise requires a labour force that varies in numbers each month of the year. Haygrove Ltd. employs temporary agricultural workers on a temporary basis under the

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Seasonal Agricultural Workers Scheme (SAWS). SAWS is designed to allow farmers in the United Kingdom to recruit overseas workers to undertake short-term agricultural work. The workers that obtain a work card to work are normally given a fixed period of three months, although a few extend their stay for a period of six months. These are genuine temporary (not permanent) agricultural workers.

- 1.5 To accommodate this temporary labour requirement Haygrove Ltd. has sited 97 caravans upon the land in three distinct areas (known as 'Oaksides', 'Woodside' and 'Lakeside'). Thirty-six of these caravans are lawful. This application seeks the retention of the remaining 61 caravans being 23 at 'Oaksides', 8 at 'Woodside' and 30 at 'Lakeside'. In addition, the application seeks the retention of a 'welfare block' (i.e. toilets and showers) and refuse storage area at 'Woodside' and a 'recreational building' where workers can relax at 'Oaksides'. These are modest single storey functional buildings.
- 1.6 In addition to the main farming enterprise at Haygrove Farm, the company also grows soft fruit in the near vicinity at 'Redbank' (3.7 km distant) and further afield at Newtown Farm near Newent (13.5 km distant), Whitehouse Farm at How Caple (18.7km distant) and Huntington near Kington (57.8 km distant). It is understood that all of the fruit is packed at 'Redbank'. In addition, to these activities the firm provides temporary agricultural workers to pick fruit at a local farm known as 'Hill Farm' along the Ross Road and packs fruit imported from South Africa.
- 1.7 To understand the relative contributions of each Farm to the overall enterprise I list below the amount of fruit picked at each farm in 2010 and the percentage that it represents:-
- Haygrove Farm 815,000 kg (41.8%)
 - Newtown Farm near Newent – 570,000 kg (29.3%)
 - Whitehouse Farm (How Caple) – 170,000 kg (8.7%)
 - Huntington near Kington – 116,000 (6%)
 - Redbank – 72,000 kg (3.7%)
 - Hill Farm – Ross Road – 25,000 kg (1.3%)
 - South African import – 180,000 kg (9.2%)
- 1.8 It should be noted that the temporary agricultural workers for the entire enterprise are not only accommodated at Haygrove. At Newtown Farm Newent there is accommodation for workers in a series of portakabin blocks and at 'Redbank' workers are accommodated in 19 caravans.
- 1.9 The number of temporary workers accommodated at each location is set out in the table below:-

Temporary Seasonal Workers located at -

	Haygrove Farm, Pixley	Newtown Farm, Nr Newent	Redbank	Out of site	Total
January	40-70	12	15-40	0	75
February	75-100	12	15-40	0	150
March	80-150	80	15-40	0	200
April	150-220	80	15-40	0	300
May	350-505	154	85-100	0	600
June	450-505	154	85-100	40-70	800
July	480-505	154	85-100	40-70	800
August	480-505	154	85-100	40-70	800
September	480-505	154	85-100	40-70	800
October	200-400	70	85-100	20-50	450
November	80-150	70	15-40	0	200
December	40-70	12	15-40	0	100

Further information on the subject of this report is available from Mr R Close on 01432 261803

2. Policies

2.1 Central Government Advice

Planning Policy Statement 1	-	Delivering Sustainable Development
Planning Policy Statement 4	-	Economic Growth
Planning Policy Statement 7	-	Sustainable Development in Rural Areas
Planning Policy Statement 9	-	Bio-diversity and Geological Conservation
Planning Policy Guidance Note 13	-	Transport
Planning Policy Guidance Note 24	-	Planning & Noise
Planning Policy Statement 25	-	Development and Flood Risk

2.2 Regional Guidance

Regional Planning Guidance 11 (June 2004) and Regional Spatial Strategy for the West Midlands (January 2008).

2.3 Herefordshire Unitary Development Plan 2007

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR7	-	Flood Risk
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H8	-	Agricultural and Forestry Dwellings Associated with Rural Businesses
Policy H11	-	Residential Caravans
Policy H13	-	Sustainable Residential Design
Policy S4	-	Employment
Policy S6	-	Transport
Policy S7	-	Natural and Historic Heritage
Policy LA2	-	Landscape Character and Areas Least Resilient to Change
Policy LA5	-	Protection of Trees, Woodlands and Hedgerows
Policy LA6	-	Landscaping Schemes
Policy NC1	-	Bio-diversity and Development
Policy NC4	-	Sites of Local Importance
Policy NC6	-	Biodiversity Action Plan Priority Habitats and Species
Policy NC7	-	Compensation for Loss of Biodiversity
Policy NC8	-	Habitat Creation, Restoration and Enhancement
Policy NC9	-	Management of Features of the Landscape Important for Fauna and Flora
Policy CF2	-	Foul Drainage

3. Planning History

- 3.1 The following list of planning history is not exhaustive but is considered to be of some relevance:-
- 3.2 DCNE2009/0425/F – The retention of polytunnels upon fields H, M, P, Q, X and Z and a comprehensive landscaping scheme for the entire site – Permitted 16th December 2009
- 3.3 DMN/102669/U – An application for a Certificate of Lawful Development under Section 191 of the Town and Country Planning Act 1990 (as amended) claiming that for a period in excess of ten years from the date of this application 36 caravans have been continuously sited on the land and used for residential purposes by temporary agricultural workers (i.e. 12 caravans at 'Woodside' and 24 caravans at 'Lakeside'); and that two amenity blocks at 'Lakeside', an accommodation block at 'Lakeside', an accommodation block at 'Lakeside' used for residential

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purposes by temporary agricultural workers and a 'recreational building at 'Lakeside' were substantially completed in excess of four years ago – Certificate Approved and Issued on 16th December 2010.

- 3.4 DMN/103070/F – Retrospective application for siting of 2 mobile homes for permanent agricultural workers – Refused 3rd February 2011 – Enforcement Notice served on 8th March 2011 – Appeal lodged – Decision Awaited.

4. Consultation Summary

Statutory Consultees

4.1 The Environment Agency has not objected to the proposal.

4.2 Natural England has no objection to the application.

Internal Council advice

4.3 The Senior Landscape Officer does not object to the development.

4.4 The Council's Planning Ecologist is satisfied with the application provided an appropriate condition and informative is attached.

4.5 The Bridge and Structures Manager (Engineer) from Amey Consulting who advises on matters of surface water drainage is satisfied that there is no flood risk.

4.6 The Environmental Health Section has no objections.

4.7 The Area Engineer Transport Planning does not object and states:-

"Full justification for the continued use of the caravans has been supplied in the Transport Assessment. The reduction in vehicle trips using the current caravan accommodation over any alternative arrangement of off-site housing and consequent private travel to work modes, fully justifies the retention of the current system. The concentration of travel-to-work trips into larger vehicles made possible by concentrating the workers onto a few sites also reduces the potential for accidents, as the frequency of accidents will be broadly in line with the number of trips made."

5. Representations

5.1 The occupiers of eight dwellings in the vicinity, including one represented by a Solicitor, object on the following summarised grounds:-

- The caravans at Haygrove Farm provides labour for other more distant farms;
- By providing labour to outlying farms there is an increase in vehicular traffic on the local highway network;
- The application has a lack of information with regard the labour hours to each distinct task at each Farm;
- Concern with regard packers employed at Redbank being accommodated in caravans at Haygrove Farm. These walkers walk along Falcon Lane at the beginning and end of shifts during the night-time creating an undue level of noise and disturbance to local residents;
- Concern that the temporary residential occupation could become permanent;
- The development creates anti-social activity;
- The scale of the development is inappropriate;
- The highway network is inadequate to cater with the traffic generated; and
- Noise and disturbance at night may adversely affect protected species.

- The length of time workers occupy the caravans should be restricted;
- There has been a parking problem associated with workers with motor vehicles parking off-site;
- Motor vehicles transporting workers to other Farms and retail shops causes an unacceptable level of noise and disturbance to the occupiers of Knappaway Cottage;
- Additional landscaping is required;
- The users of the caravans drop litter in the surrounding lanes; and
- Loud music from the site causing a nuisance to local residents.

5.2 One letter of support has been received.

5.3 The Pixley and District Parish Council do not feel able to support the application as they do not consider that the following issues have been satisfactorily addressed:-

- Concern re: night-time noise;
- Traffic volume;
- Off-site parking of workers vehicles;
- Should the holding cease to be a fruit producing enterprise, it should be subject to a new planning application;
- The number of people at Haygrove requires justification;
- Haygrove is becoming an employment and residential hub for other sites;
- The length of time workers are here is increasing due to the longer season;
- Parishioners are becoming increasingly stressed by noise levels.

5.4 The CPRE have raised the following summarised concerns:-

- The site is potentially visible from sensitive areas such as the Malvern Hills AONB, the Marcle Ridge and surrounding public rights of way;
- Disturbance to local residents;
- Litter and anti-social behaviour
- Noise

5.5 The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

6.1 Principle of Development – Development in open countryside and sustainability

6.2 The application site lies outside of any defined town or rural settlement. As such the site lies within the open countryside in planning policy terms. In essence both Central Government advice and Development Plan policy exercise an approach of development restraint within the open countryside. There are policies that allow for development related to agriculture and economic activity and there are also policies designed to strictly control new residential development within the countryside. There are, however, no policies within the Herefordshire Unitary Development Plan 2007 that deal with this specific scenario of providing accommodation for short-term temporary workers in caravans. As such, one cannot specifically state whether the proposed development complies with policy or not. It is therefore considered appropriate to view the Development Plan as a whole and examine its broad objectives.

6.3 It is considered that the broad objective of restraining development in the open countryside has the twin aims of controlling new permanent built development and to ensure a sustainable pattern of development.

- 6.4 In this case the accommodation for the temporary agricultural workers is not provided in the form of permanent buildings but in the form of caravans that are capable of being removed when the need for them no longer exists. It is understood that when one rents accommodation the leases normally require a minimum period of six months occupation and as such it is unlikely that the local housing market could satisfactorily accommodate such a number of short-term workers most of whom only stay for three months.
- 6.5 Furthermore, in terms of creating a sustainable form of development it is appropriate to locate workers as close as possible to their main place of employment. This reduces the need to travel to work by way of the private motor vehicle thus reducing carbon emissions and assisting in the management of climate change.
- 6.6 In this particular case it is understood that the workers at Haygrove spend the majority of their working hours at Haygrove Farm. It is the case that, on occasions, they are deployed to other farms but this represents a minority of their work time. The nature of farming is such that one does not need precisely the same number of workers on each farm every day of the year. The labour requirements vary each day and are not always predictable. In essence the business needs to be flexible in terms of its deployment of labour. One of many variables would be the weather. A fruit may ripen earlier one year than anticipated. Worker numbers can vary from season to season and week to week. An example is this spring, where the season was 2-3 weeks earlier than normal and as a consequence Haygrove had 150+ workers earlier than planned. Another example of flexibility is that workers are required to pick cherries at Lower House Farm, Huntington in the approximate period mid-July to mid-August, however those workers on a three month employment period would still spend the majority of their time working at Haygrove Farm. If they were to be accommodated at Lower House Farm, Huntington they would need to be transported back to Haygrove Farm on a more frequent basis increasing vehicular movements, creating an unsustainable pattern of development and potentially increasing disturbance to local residents. From a common sense point of view, it appears logical that Haygrove as a company would normally attempt to locate their labour where it is needed the majority of the time to reduce time and cost associated with travelling. It is appreciated that there may be other factors that contribute to their locational decisions but it seems logical that this would be a primary consideration. I would stress that the business does also have workers accommodated at their other large farm known as Newtown Farm in Newent and at Redbank in Little Marcle Road. By developing the business with three "hubs" of accommodation allows the business to concentrate the labour where it is required the majority of the time, reduces travel time and costs and provides flexibility to the business.
- 6.7 Therefore it is not considered that the proposal conflicts with the objectives of Central Government advice and development Plan policy.

Landscape Impact

- 6.8 A detailed Landscape and Visual Impact Assessment (LVIA) has been submitted as part of the application. It follows recognised guidelines and best practice. The effects on the landscape are considered to be "minor negative to neutral". The Senior Landscape Officer of the Council agrees with this analysis.
- 6.9 In essence, as described earlier, the Farm is in a shallow valley. The specific siting of the caravans have been very carefully selected such that they are barely visible from any public vantage points in the immediate area (i.e. public highways and public rights of way). Only very fleeting glimpses are achieved. The caravans and associated structures at 'Lakeside' are set in a natural depression in the land and are well screened by existing vegetation including Ast Wood and Orling Coppice to the south-west. Similarly the caravans and associated structures at 'Oaksid' and 'Woodside' are well screened by Haygrove Coppice to the south.

- 6.10 The caravans are not visible from the Malvern Hills Area of Outstanding Natural Beauty nor readily visible from the Marcle Ridge and Durlow Common areas.
- 6.11 Therefore it is considered that the caravans and associated structures are not visually harmful in the landscape.

Ecological Matters

- 6.12 The caravans at 'Lakeside' that are the subject of this application (i.e. the northern half of 'Lakeside') were sited in an area that was formerly an orchard. The loss of this traditional orchard is regrettable especially as such orchards have ecological value in addition to landscape value. As a consequence, during the course of processing this application, a replacement orchard of a similar area has been secured in a field at the north-western area of Haygrove Farm.
- 6.13 In addition to this replacement orchard, the application is accompanied by a comprehensive 'Landscape and Ecological Management Plan' for the entire Farm that includes "gapping-up of existing hedgerows.
- 6.14 All of these matters are considered to be acceptable and it is considered that the caravans and associated buildings do not have an adverse impact upon the landscape or bio-diversity.

Foul Drainage

- 6.15 The site has an existing sustainable drainage system in the form of a Wetland Ecosystem Treatment or WET System. The WET system is constructed as a series of specially designed earth banks and ponds - known as swales. The purification medium is topsoil not gravel as used with conventional Reedbed Treatment Systems. As the wastewater flows through these constructed soil banks it is both mineralised – and thus purified by microbial action – as well as evapotranspired by the growing plants. The WET System absorbs and transforms the organic nutrients found in wastewater converting these into both plant and microbial biomass as well as soil.
- 6.16 The WET System is planted with a wide range of aquatic and marginal plants and a variety of willow types – mainly osier or basketry varieties. It therefore creates a rich, multi-species ecosystem which gives enhanced bio-diversity to the local environment.
- 6.17 The WET System was created in 2003 and it has been confirmed that it has sufficient capacity to cater with the current input of around 50m³ per day. It functions well and it is understood that there have been no complaints with regard odour or pollution.

Noise & Residential Amenity

- 6.18 A Solicitor acting for an objector has expressed the view that an assessment against the provisions of Planning Policy Guidance Note 24 is required. However, this guidance applies to scenarios where one is introducing a noise generating use (e.g. a general industrial use) or development (e.g. motorway, railway) in close proximity to a noise sensitive use (e.g. residential). The same applies where one is proposing to introduce a noise sensitive use (e.g. residential) in close proximity to an existing noise generator (e.g. general industrial, motorway, railway). In this case the surrounding residential properties are a noise sensitive use as is the proposed residential use, albeit in the form of caravans. The use of land for the siting of caravans to be used for residential purposes is not inherently noisy. Therefore I do not consider that this in itself is a planning matter that is material to the determination of this application.

- 6.19 If, however, the occupiers of the caravans create an undue level of noise by say playing their music too loud during the night time (say 11pm to 7am) that would be a matter controllable by separate legislation (i.e. the Environmental Protection Act). Local residents experiencing such problems may make a formal complaint to the Environmental Protection Team of this Council if they feel that they are suffering such a noise nuisance. Similarly the Environmental Protection Team would deal with any complaints with regard anti-social behaviour. At the time of writing this report no such complaints had been received by the Environmental Protection Team.
- 6.20 The matter has been raised that workers occupying the caravans the subject of this application create an undue level of noise whilst walking to and from 'Redbank' along Falcon Lane, especially during the night-time (i.e. 11am to 7pm). It is accepted that this has been a problem in the locality and discussions have taken place with the applicant. The applicant is willing to accept a planning condition that prevents the workers occupying the sixty-one caravans the subject of this planning application packing fruit at 'Redbank' thus reducing the movement of pedestrians along Falcon Lane especially during the night-time.
- 6.21 With regard the issue of litter any complaints should be addressed to the Community Protection Team of this Council who would address them appropriately. At the time of writing this report no such complaints had been received by the Community Protection Team.
- 6.22 The buses that transport the workers to the outlying Farms and to the local shops use an existing vehicular access onto the A4172 to the west, not Falcon Lane to the east. That access road is well in excess of 100 metres from the nearest residential properties (i.e. Knapp Farmhouse, Knapp Cottage and Knappaway) and it is not considered that the occupiers of those properties suffer an undue level of noise and dust from the use of that roadway. The problem with re-surfacing that driveway with say tarmac is that vehicles then tend to travel at higher speeds with resultant higher noise levels.

Highway Matters

- 6.23 It is considered that the vehicular means of access onto the A4172 is satisfactory in terms of its design, including visibility. The highway network has sufficient capacity to cater with the traffic generated by the development under consideration.
- 6.24 Some of the views from local residents appear to relate to traffic generated by the existing agricultural use, and the polytunnel manufacturing and storage and distribution use at Knapp Farm, that are not under consideration.

Economic Benefits

- 6.25 The success and viability of businesses such as Haygrove Farm make a positive contribution to the rural economy. Clearly such a business requires a workforce and the numbers of workers required varies throughout the year such that people are employed on a temporary basis. Such workers need to be accommodated overnight.
- 6.26 Planning advice and policies advises authorities to support development proposals that enable farming to become more competitive, sustainable and environmentally friendly and to adapt to changing markets.
- 6.27 The growing of soft fruit in this country (including Herefordshire) has made a contribution to the substitution of local fruit for imported fruit which has sustainability benefits of reducing the international transportation of fruit by air and road (the food miles issue).
- 6.28 The activities of Haygrove generate significant employment and it must be stressed that this is not merely limited to the temporary agricultural workers under the SAWS scheme. All of these

workers spend a proportion of their wages locally making a positive contribution to the local economy.

- 6.29 In addition, to the above it is clear that the business at Haygrove Farm must purchase goods and services in the UK, including locally, helping to support jobs in supplier companies.

Other Matters

- 6.30 Local residents have raised the matter with regard workers private cars being parked on the local lanes. It is understood that a condition of their employment at Haygrove is that the workers do not possess a car. However, it is understood that there have been a few instances where workers have bought cars prior to the expiration of their employment term to enable them to travel on their journeys to their homes.
- 6.31 If an obstruction occurs to the public highway preventing people passing and re-passing this would be a matter for the Police.
- 6.32 However, the matter has been raised with Haygrove in terms of their management of the situation and whilst it appears good practice to continue to have a clause in the workers terms of employment preventing them having a car, on those rare occasions where this does occur it is considered that Haygrove should allow them to park within the farm rather than on the surrounding public highway network.

Conclusion

- 6.33 In conclusion, the provision of residential accommodation in the form of caravans upon this site assists a rural enterprise that requires a workforce of temporary agricultural workers. The location of the workforce at Haygrove Farm is logical in sustainability terms. The caravans are so discreetly sited that they are barely visible in the landscape. It is considered that there are no adverse environmental or transportation impacts that cannot be controlled by way of appropriate planning conditions.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. The occupation of the caravans hereby permitted shall be limited to persons solely working in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (as amended) upon Haygrove Farm (Pixley), Newtown Farm (Newent), Huntington (nr. Kington), Whitehouse Farm (How Caple), Redbank and Hill House Farm as outlined in red on the six plans attached to this decision notice.**

Reason: To ensure that unrestricted residential development is not permitted in the open countryside in accordance with policy H7 of the Herefordshire Unitary Development Plan 2007.

- 2. No individual agricultural worker shall be resident upon the site for a period in excess of six months in any one calendar year.**

Reason: To ensure that the occupation of the caravans hereby permitted is restricted to temporary rather than permanent agricultural workers. Permanent agricultural workers can, in the opinion of the Local Planning Authority, be accommodated within the wider existing housing stock divorced from the Farm. This is to ensure that unjustifiable residential development in the open countryside is not permitted contrary to policy H7 of the Herefordshire Unitary Development Plan 2007.

3. **None of the agricultural workers occupying the sixty-one caravans hereby permitted shall work within the packhouse at Redbank shown as Plan 6 attached to this decision notice.**

Reason: To restrict pedestrian movement and resultant noise along Falcon Lane, especially during the night-time, thus safeguarding the amenities of the occupiers of dwelling houses that front Falcon Lane, in accordance with policy DR2 of the Herefordshire Unitary Development Plan 2007.

4. **The replacement orchard and all the associated planting detailed upon drawing number 001 Rev A received 11th April 2011 shall be planted prior to 1st March 2012. Any trees or plants which within a period of five years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.**

Reason: To ensure that the development is satisfactorily integrated into the locality and that there is adequate replacement Orchard planting in accordance with policies LA6, NC6, NC7 and NC8 of the Herefordshire.

5. **All of the recommendations for habitats, protected species, landscaping and habitat management detailed within the 'Landscape and Ecological Management Plan' Revised March 2011 received 11th April 2011 shall be fully implemented in full accordance with the stated timescales and thereafter maintained as such.**

An appropriately qualified ecological clerk of works shall be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation and enhancement works.

Reasons:-

A) To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, & C) regulations 1994 (as amended) and policies NC1, NC6 and NC7 of the Herefordshire Unitary Development Plan 2007.

B) To comply with Herefordshire Council's Unitary Development Plan policies NC8 and NC9 in relation to Nature Conservation and Bio- Diversity and to meet the requirements of Planning Policy Statement 9 'Bio-diversity and Geological Conservation' and the NERC Act 2006.

6. **In the event of the caravans hereby permitted becoming redundant for purpose (i.e. no longer required to accommodate persons solely working in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (as amended) upon Haygrove Farm (Pixley), Newtown Farm (Newent), Huntington (nr. Kington), Whitehouse Farm (How Caple), Redbank and Hill House Farm) all sixty one caravans shall be removed from the site and the 'welfare block' (i.e. toilets and showers) and refuse storage area at 'Woodside' and 'recreational building' at 'Oakside' hereby permitted shall be demolished and all resultant materials removed from the land within a period of six months.**

Reason: To safeguard the open countryside from unjustified development in the long-term, in accordance with policies S1, S7 and LA2 of the Herefordshire Unitary Development Plan 2007.

INFORMATIVES:

1. The reason for granting planning permission is:-

The siting of caravans upon Haygrove Farm to accommodate temporary agricultural workers is recognised to be a necessary accompaniment to a rural based business. The development does not conflict with the Development Plan objectives of controlling unjustified new development within the open countryside nor does it prejudice the sustainability objectives of the Plan. It is not considered that there are any undue environmental effects to justify refusal of the application. As such the development is considered to comply with the objectives of both Central Government advice and the provisions of the Development Plan.

2. N11A Wildlife and Countryside Act 1981 (as amended) – Birds

3. For the avoidance of any doubt the documents to which this decision relates are:-

- Landscape and Ecological Management Plan Revised March 2011 received on 11th April 2011;
- Landscape Plan – Drawing number 001 Rev A received 11th April 2011;
- Flood Risk Associated with Seasonal Workers Caravans and Ancillary Buildings – Report 20111 – January 2011;
- Planning Application Form received 13th October 2010;
- Application Site Plan (Scale 1:5,000) received 13th October 2010;
- Screening Letter & location plan received 13th October 2010;
- Planning Statement received 13th October 2010;
- Site Location Plan – Drawing number BEL10-046-01 (Scales 1:10,000 & 1:1250) received 13th October 2010;
- Oakside and Woodside – Existing & Proposed Block Plan – Drawing number BEL10-046-02 (Scale 1:500) received 13th October 2010;
- Woodside : Amenity Building 2 – Toilet & Shower Block – Drawing number BEL10-046-08 (Scales 1:100 & 1:50) received 13th October 2010;
- Woodside : Gas Bottle & Bin Store – Drawing number BEL10-046-09 (Scales 1:100 & 1:50) received 13th October 2010;
- Oakside : Recreation Block – Drawing number BEL10-046-10 (Scales 1:100 & 1:50) received 13th October 2010;
- Landscape & Visual Impact Assessment (October 2010) received 13th October 2010;
- Ecological Survey dated 26th August 2011 received 13th October 2011;
- Transport Assessment October 2010 received 13th October 2010;
- Biologic Design – Wetland Ecosystem Treatment received 13th October 2011;
- Economic Business Statement received 13th October 2011; and
- Design & Access Statement received 13th October 2011.

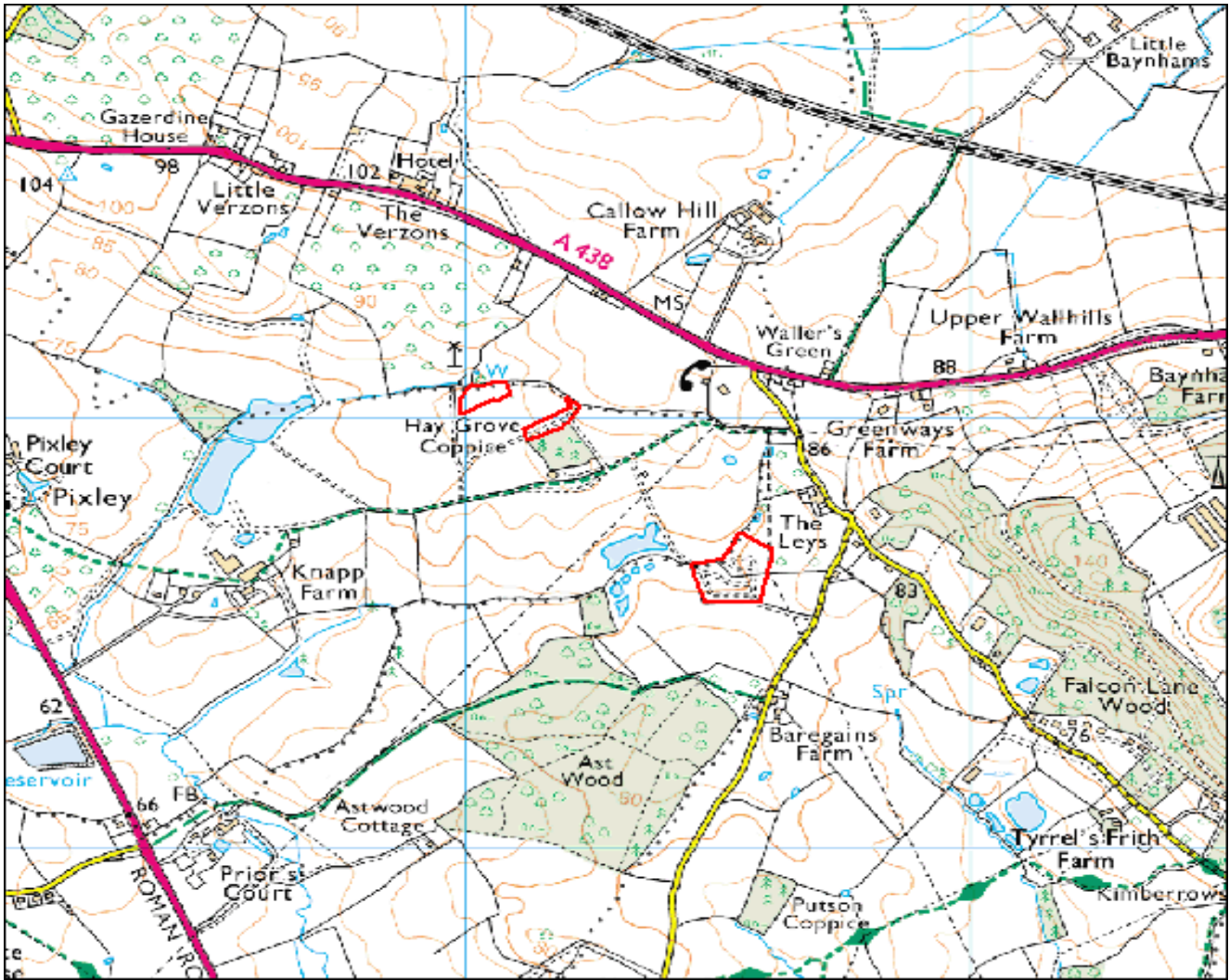
Decision:

Notes:

Background Papers

Internal departmental consultation replies.

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APPLICATION NO: DMN/102668/F

SITE ADDRESS : HAYGROVE FARM, FALCON LANE, PIXLEY, LEDBURY, HEREFORDSHIRE, HR8 2PY

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