

PROPOSED RETENTION OF CHANGE OF USE OF LAND FOR SITING OF 6 STATIC CARAVANS WITH ONE ADDITIONAL CARAVAN (7 IN TOTAL) FOR USE BY SEASONAL EMPLOYEES

Woodland Nurseries, Stamford Hill, Lowca for Blomfield's Ltd

1. Introduction

This statement is provided in support of a proposed change of use of land forming part of a horticultural nursery for the siting of 7 in total static caravans for use by seasonal workers. Whilst a design and access statement is not required for a change of use under the provisions of Dept for Communities and Local Government circular 01/2006 this note provides supporting information for the proposal.

2. The proposal

The proposal here relates to the change of use of land for the siting of 7 static caravans at Woodland Nursery Lowca for use by seasonal employees. The business here serves garden centres across the UK and employs 40 people. Up to 18 employees are seasonal, with a peak in spring and early summer. Six of these vans had consent in February 2018 with a requirement to remove the vans by 16th February 2021. In this respect the application is retrospective. An additional caravan is also proposed to meet the needs of the business giving 7 in total.

The rationale for the requirement for the caravans is to provide accommodation for seasonal and part time staff who do not live locally. These employees are critical for the business and the need is similar to many agricultural enterprises in the UK where local labour cannot be attracted.

3. Layout and design

The siting of the vans seeks to minimise impact on the local area. The 4 vans shown towards the south west of the site are located between glass houses and cannot be seen from any local viewpoints. The two vans to the east of the site are screened from local views from the A595 by pallets and whilst close to the Workington/Whitehaven cycleway cannot be seen due to levels. The new van is located adjacent to an existing glass house on the north east of the site opposite the 2 mentioned above.

In relation to potential crime issues the vans are all within the site boundary and well away from public access points

4. Access

The existing access to the public highway at Stamford Hill is to be used with no alterations.

5. Drainage

Surface water drainage will be to soakaway and the existing site drainage system. Foul drainage will be directed to two existing Private Treatment Plants as own on the Site Plan