



WREYLAND RURAL PLANNING

PLANNING STATEMENT & RURAL WORKER'S JUSTIFICATION

Copthall Farm, Breakspear Rd South, Ickenham, UB10 8HB | September 2021

On behalf of Dalton's Farms Ltd

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1.0 Introduction

- 1.1 This planning application has been submitted on behalf of Messrs Dalton's Farm Ltd (The Applicants) and seeks full planning consent for a Rural Worker's Dwelling at Copthall Farm, Ickenham in order to facilitate generational change and to allow a family member to succeed to an existing farm business and obtain management control.
- 1.2 This Statement should be read in conjunction with the associated drawings and documents submitted in support of this application.
- 1.3 This Statement has been compiled in tandem by Tim Barker BSc (Hons) MSc MRICS FAAV ABIAC of Wreyland Rural Planning, and Harry Epsom BSc (Hons) MRICS FAAV of Epsom Rural.
- 1.4 Tim Barker is a graduate of the Royal Agricultural College, a Chartered Rural Surveyor, a Fellow of the Central Association of Agricultural Valuers, and an Associate of the British Institute of Agricultural Consultants. Tim also has first-hand experience in livestock production gained from units in England, South Wales and New Zealand.
- 1.5 Harry Epsom is also a graduate of the Royal Agricultural College, a Chartered Rural Surveyor and a Fellow of the Central Association of Agricultural Valuers. Harry's practice provides a specific focus on regenerative farming through holistic design and has developed this through considerable study and practical experience farming in England, Kenya and South Africa.

2.0 Copthall Farm

- 2.1 Copthall Farm is located in Ickenham off Breakspear Road and is the home of the Dalton Family (trading as Dalton's Farm Limited). The family farm, being one of only a few farms left in the area, has been under the same family ownership since the 1920s.
- 2.2 Copthall Farm extends to approximately 230 acres (of which approximately 90 acres are held in-hand at Copthall – the remaining area is comprised land held under various agreements. The enterprise is currently in the process of leasing a further 60 acres under tenancy to further grow their business.

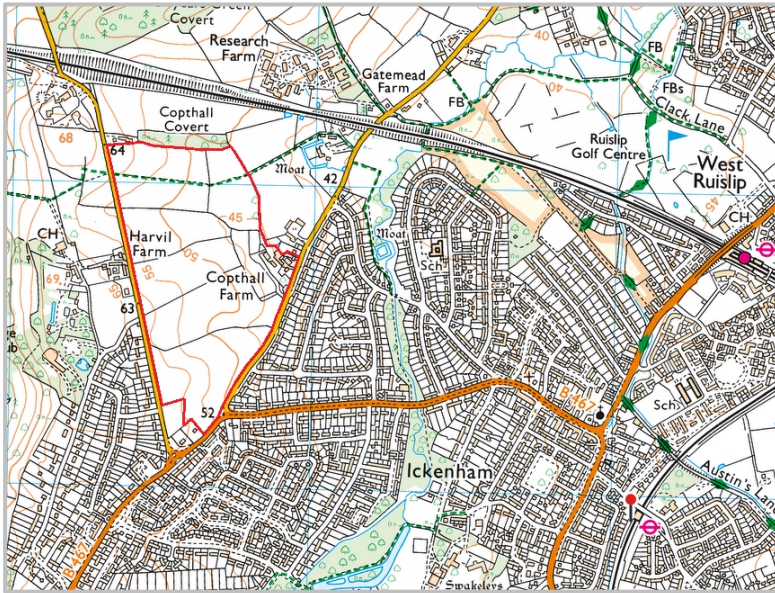


Figure 1

Copthall Farm is located on the western fringes of Ickenham's built up area, between Harvil Road and Breakspear Road South from which it has its principal access.

The main farm buildings are accessible from Brakespear Road



Figure 2

The farm is principally down to permanent pasture and accommodates an established beef enterprise, as detailed further below in this report.

THE FARM ENTERPRISE

- 2.3 The farm operates a beef production system whereby very young calves are bought in, fed by hand on milk at first before eventually being moved out onto pasture until they are ready for sale from the farm at approximately 24 months old. During the winter months cattle are housed indoors and fed fodder produced on the farm.
- 2.4 At present the livestock enterprise rears approximately 60 animals at any time, with 30 beasts purchased each year which results in a constant throughput of young calves. The farm enterprise is now seeking to increase these numbers with the introduction of a third annual intake of youngstock, raising numbers to 90 youngstock on the farm at any one time.
- 2.5 In support of the principal livestock enterprise, the farm also operates a hay, straw and haylage enterprise which primarily services the farm's feeding needs before selling excess fodder through well-established markets.
- 2.6 In total, the business farms approximately 230 acres and is in the process of tendering to lease another 60 acres. The business aspires to increase its acreage again at the earliest opportunity to further support the involvement of the next farming generation.
- 2.7 In common with many farm enterprises across the country, the farm enterprise has sought to diversify, offering buildings to rent for commercial purposes. This provides a good, diversified, income stream to support the livestock enterprise and ensures continued fiscal sustainability and a buffer against price volatility.



Figure 3 Youngstock at Copthall Farm

2.8 The farm has been principally managed until now by Toby Dalton. Mr Dalton is now seeking to hand the farm's management onto the next generation. The proposed Rural Worker's Dwelling forms a key component of the succession plan.

COPTHALL FARM PLANNING HISTORY

- 9271/APP/2002/1021 Change of Use of farm buildings to class B1(a)(Office), Class B2 (Car Repairs) and class B8 (Storage) (Retrospective Application)

Dated: 6th November 2002 – Refused

- 9271/APP/2003/1442 Change of use of farm buildings and land to landscape contracting, open storage, class B1, B8, and A1 uses, car repairs and garage reception proposed with access road, car and lorry parking and turning areas, external alterations to buildings and erection of a new farm office building and landscaping (Part Retrospective)

Dated: 27th May 2004 – Approved

- 9271/APP/2003/1446 Alterations and Change of Use of existing building to Class B1(a) Offices and Car Parking (Retrospective)

Dated 26th November 2003 - Approved

- 9271/APP/2003/1736 Alterations and Change of Use of existing building to Class B1(a) offices and car parking (retrospective application for Listed Building Consent)

Dated: 26th November 2003 – Approved

- 9271/APP/2005/2893 Change of Use of former farm buildings to provide separate office, light industrial and storage uses and a cycle store (use class B1 and B8), continued use of a garage workshop and incorporation of former farm office an office reception area (Use Class B1), continued use of farm building for agriculture and landscape constructors use and incorporation of a farm shop (Use Class A1), continued use of open storage area for agriculture and landscape contractors incorporating car parking and landscaping works.

Dated: 20th January 2006 – Approved

- 9271/APP/2019/3381 Erection of Agricultural Building for Hay and Straw

Dated 12th March 2020 - Approved

IDENTIFIED PLANNING CONSTRAINTS

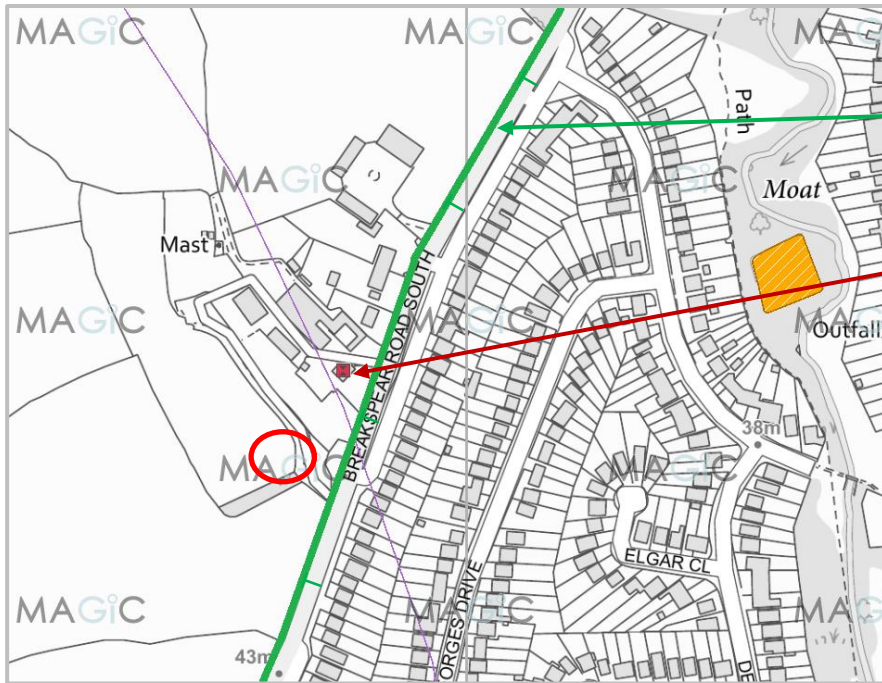


Figure 4

Copthall Farm is located within the Green Belt.

A Listed Building is present, however it is not considered that there is any nexus between it and the proposed development

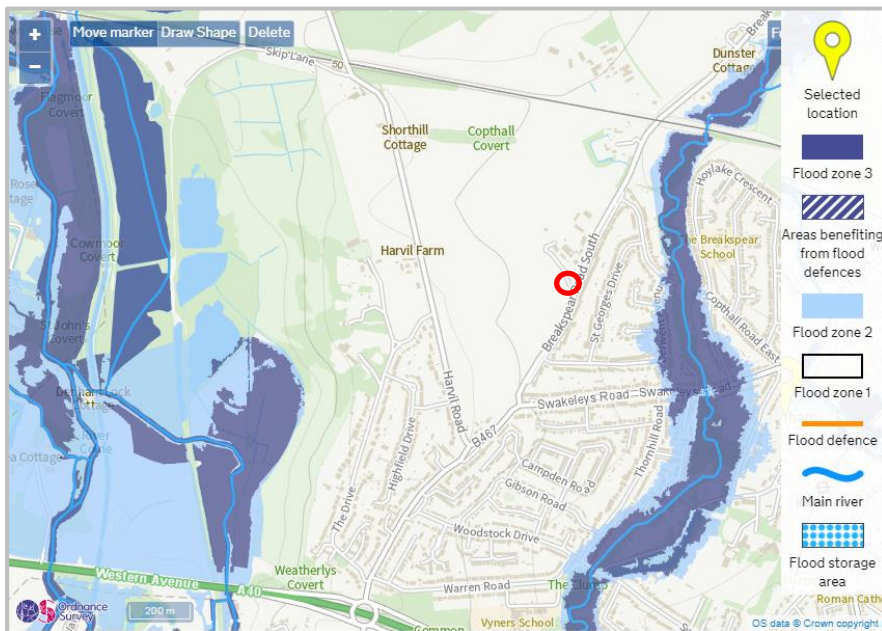


Figure 5

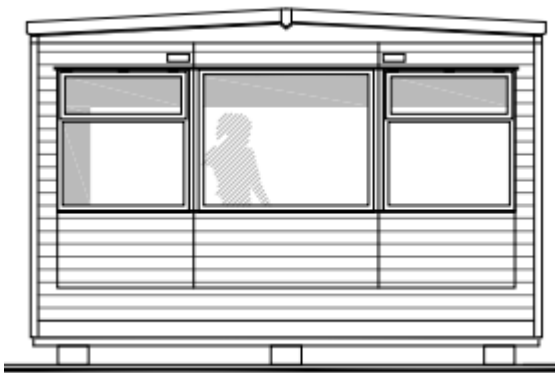
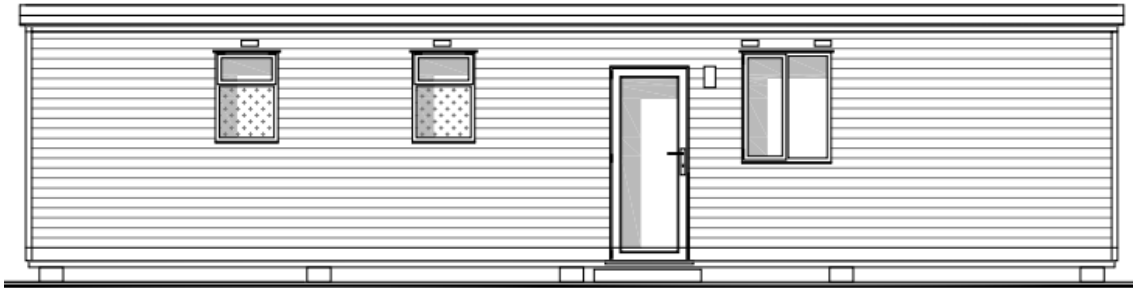
The entire site is located within Flood Zone 1 of the EA's Flood Risk Map for Planning.

NEED FOR A RURAL WORKER'S DWELLING

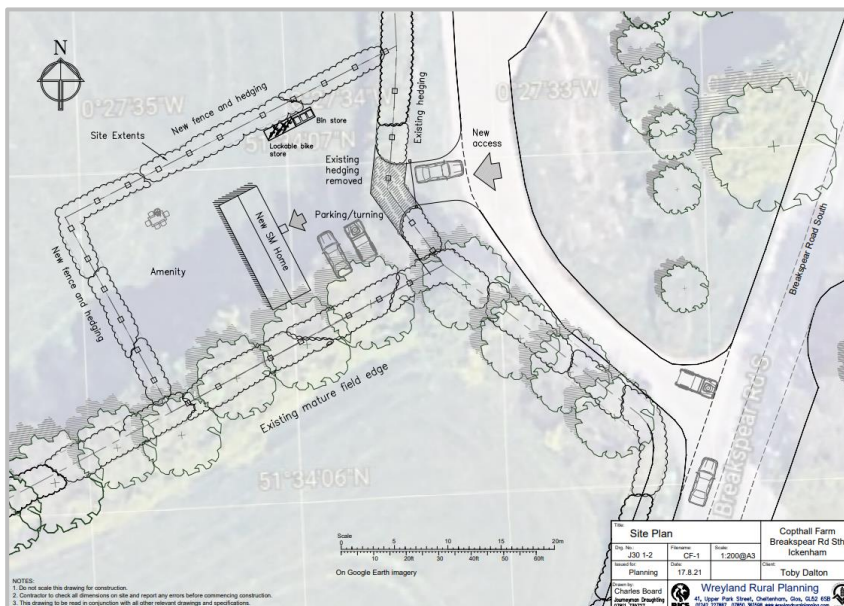
- 2.9 As Identified above in paragraph 2.8, the farm is currently managed by Toby Dalton. Toby is now seeking to hand the day to day management of the farm over to his Son, Freddy Dalton. Freddy, aged 23, has returned to Copthall following completion of a three-year degree course in Agriculture at Harper Adams Agricultural College.
- 2.10 The principal focus for Freddy is to take on management control of the farm. This entails direct hands-on management of the farm's livestock, paying close attention at all stages to the husbandry and welfare of livestock through the fattening process. Of principal importance is the need to be on-hand at all times to provide close attention to livestock on a 24-hour basis (bottle fed calves require hourly attention) and to be on-site in order to respond to emergencies in the first instance.
- 2.11 To do this, Freddy must live at Copthall Farm to ensure the continued high level of husbandry and welfare of the farm's livestock.
- 2.12 Freddy is currently living with his parents in a single-bedroom of the farm's existing three-bedroom dwelling. This is not an acceptable situation for an independent, adult farm-worker. Therefore separate accommodation is required.

3.0 Proposed Development

- 3.1 A temporary rural-workers dwelling is sought in the first instance to satisfy the identified need.



The proposal at Copthall Farm adopts the solution to the essential need for accommodation taken at myriad farm enterprises across the country and includes the provision of a simple static caravan together with a suitable element of amenity space to provide for a reasonable standard of living concordant with the scale of the proposal.



The proposed development has been sited close to where the calves are kept to ensure that they can be checked frequently and so that emergencies can be responded to promptly.

The applicants are mindful of the location of the site within the Green

Belt, and therefore this site was also selected on account of its discreet nature, bordered by mature hedging and close to existing development so as to prevent the spread of sporadic development within the countryside.

4.0 Pre-Application response

- 4.1 The principle of the proposal was submitted to the Local Authority for comment with a response being received on 6th April 2021.
- 4.2 The Local Authority concluded that dwellings within the Green Belt are by their very nature considered to be inappropriate development, however the principle of Very Special Circumstances is a well-entrenched material consideration which can outweigh the in-principle objection when applied to Farm Worker's Dwellings. The Local Authority considered in this instance that *"there is a case for Very Special Circumstances existing."*
- 4.3 The Local Authority also recommended that the proposal be moved eastwards from its originally proposed position towards the access road to establish a better presence at the access point in order to reduce the structure's intrusion in the open Green Belt and to better connect it to the main farm by reducing the separation distance. This recommendation has been reflected in the proposed location of the dwelling.

5.0 Rural worker's justification

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, in order to assess the acceptability of this proposal, it is necessary to assess it against the adopted development plan.
- 5.2 It is also necessary to consider any material considerations relevant to the development proposal such as national planning policy contained within the National Planning Policy Framework (NPPF) and national planning guidance contained within the Planning Practice Guidance (PPG), as well as any locally adopted supplementary planning guidance (SPG) and documents (SPD).
- 5.3 The development plan in this instance comprises the Hillingdon Local Plan Part 1 (Strategic Policies) and Part 2 (Development Management Policies) as well as The London Plan 2021. Relevant supporting policy from the Local Plan and the NPPF has been extracted below.

Rural Worker's Dwellings

- 5.4 The London Borough of Hillingdon does not currently have a specific policy which relates to Rural Worker's Dwellings. Therefore, in the absence of specific policy, the National Planning Policy Framework should be considered in order to determine the principle of this development.
- 5.5 Paragraph 80 of the NPPF states that *"Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*
- a) *There is an **essential need** for a rural worker, **including those taking majority control of a farm business**, to live permanently at or near their place of work in the countryside"* (Our emphasis added).
- 5.6 The definition of 'essential need' is absent from current Local Plan. However, the Court of Appeal established that *"The word 'need' has a protean of chameleon-like character... and is capable of encompassing necessity at one end of the spectrum and demand or desire at the other. The particular meaning attached to it.... Depends upon context... "need" is to be understood in a broad sense so that the requirement is capable of being met by establishing the existence of demand for the proposed type of facility which is not being met by existing facilities."*

- 5.7 Paragraph 010 Reference ID: 67-010-20190722 of the PPG regarding the housing needs of different groups further assessed the need for isolated homes in the countryside through the necessity to demonstrate a need to live at or in close proximity to an enterprise 24 hours a day where there would otherwise be a risk to human or animal health and to deal quickly with emergencies.
- 5.8 More specifically Planning Practice Statement 7 Annex, though now withdrawn, was previously helpful in assisting decision makers with distilling the concept of *essential need* on the farm into a quantifiable framework and has been carried forward by many LPA's to this day. Its provisions have been considered here in order to assist the Local Authority in considering the 'essential need' required by the NPPF.
- 5.9 Temporary Agricultural Worker's Dwellings were referenced within paragraph 12 of Appendix A to PPS7 which outlines prerequisite criteria to assist the decision-making process and the demonstration of "need". This included the need to demonstrate:
- i) *Clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions).*

In March 2020, Planning Reference 9271/APP/2019/3381 was approved at Copthall for the construction of an agricultural building for the storage of fodder to be made and used on the farm, with the excess (should there be any) sold off separately.



Figure 5

Planning Reference
9271/APP/2019/3381

As-built – July 2021

This building has since been built-out at an approximate cost £80,000. It is considered that this represents continued investment in the farm enterprise and in turn the applicant's confidence in the farm's future, and their ability to deliver continued growth.

ii) *Functional need*

This test was considered necessary under PPS7 to establish whether it was essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement was considered to arise if workers were considered to be needed to be on hand day and night in case animals or agricultural processes required essential care at short notice, or to deal quickly with emergencies.

The management and care of livestock is a well-established functional need. As outlined above, Copthall Farm's livestock enterprise focuses upon the purchase of very young calves to be hand-fed to finishing. At present, annual throughput is 60 head of cattle, with an intention to increase numbers to 90 head per annum (with three intakes per annum).

This enterprise is very labour intensive with young stock particularly in need of constant attention. Of the 5% – 10% general anticipated mortality rate for calves, 70% of deaths occur within the first month of life. This is principally as a result of calves' susceptibility to E-Coli which commonly follows an initial environmental stresser – such as the introduction of a calve to a new farm unit in the early stages of its life.

At Copthall Farm, sixty young calves are bought in at an early age every year with numbers set to increase as part of the farm's future development. Even with optimum welfare and husbandry, the initial 'stresser' requires a need in the first instance for round-the-clock attention in order to correctly manage the calves' environment and reduce as far as possible livestock losses in the first instance from E-Coli or other relevant illnesses.

Upon introduction to the farm, and concurrent with their monitoring for disease, newly introduced calves are allowed to rest in a dry, draught-free, well-bedded environment to acclimatise before moving initially for the next eight weeks to hand-feeding which requires constant interaction with the keeper. Specialist skill, attention and one-to-one knowledge of each animal is required.

Ad-libitum feeding is practiced at Copthall – this is principally to ensure that calves feed 'a little and often.' The intention of this feeding regime is that calves ingest feed gradually, ensuring that it is warmed up to body temperature slowly. There are obvious advantages to this method, with these principally being an avoidance of bullying (a rigid feeding regime from a central feed point results in competition and the inability to monitor individual intake), the ability to monitor all calves to ensure that they are all feeding correctly, and the removal of stress to the animal from a rapid ingestion of cold milk which can cause scouring.

This method of rearing at a very early age and for a prolonged period is however exacting in terms of labour and requires constant supervision. It is also crucial that in order to be successful and to offer calves the best standard of welfare, milk must never run dry, which in turn requires additional 24-hour vigilance from the keeper.

Three intakes of 30 calves per annum will result in a 24-hour feeding presence to be required on site for at least 24 weeks of every year – this entails a considerably greater level of attention on the farm than simply calving a suckler herd – which requires less input and which is the more common benchmark for the determination of ‘*essential need*.’

In addition to management of the feeding regime, the management and prevention of disease in young-stock is crucial to the success of the farm enterprise and requires year-round attention. In addition to the immediate threat of E-Coli as outlined above, additional risks emanate particularly from Salmonellosis, Diphtheria, Navel-ill and Calf Tetany.

In terms of Salmonellosis, calves can die so rapidly that symptoms are not seen, while others scour profusely with dysentery. Pneumonia, arthritis, jaundice and other nervous symptoms can also commonly manifest. Constant vigilance is required and urgent treatment given when necessary which will include the use of antibiotics, fluid therapy, isolation, general nursing and warmth. Thorough disinfection of living quarters is also necessary. Salmonellosis is a common condition in young-stock which can be prevented through good-husbandry and constant attention to feeding regimes and living conditions and this requires round-the-clock attention.

In terms of the other aforementioned diseases, with sound management, the prevalence of these diseases can be well managed, however should they occur, early recognition is crucial in preventing their spread. These elements demonstrate an additional need for a permanent presence on the farm by the livestock’s keeper.

As stock progress through the system, they are gradually moved onto a solid-feed diet of concentrate, hay and silage, and grazing. Once the intake has moved fully onto solid feed, the next intake of calves is arranged and the process recommences. Stock are then sold at approximately 24 months of age.

The management of young-stock is therefore extremely labour intensive, requiring constant vigilance and careful management, and the need to respond to incidents – particularly disease related but also in terms of other sources of welfare requirement immediately.

In addition to the principal requirements of the livestock, an on-site presence provides additional benefits, particularly in terms of added security and the prevention of anti-

social behaviour. This is extremely relevant given the attacks on calves by dogs, arson attacks and general thefts which the farm has suffered over recent years.

It is therefore considered that there is a clear and demonstrable functional need for the applicant's to be embedded on the farm.

iii) *Clear evidence that the proposed enterprise has been planned on a sound financial basis*

The farm enterprise has been within the same family for one-hundred years and is therefore clearly sustainable on an economic basis. The business has continued over the last century through sound planning, sensible succession planning and a willingness to respond to change and incorporate new enterprises when appropriate.

Notwithstanding this, three years of farm-accounts have been provided which demonstrate a sustained income from the enterprise which is expected to continue.

In terms of capital expenditure, Copthall Farm is very well established. It is well equipped with existing machinery, buildings, land and expertise – both in the form of Mr Toby Dalton, and Freddy who is fully trained both in terms of direct understanding of the farm, and academically through his award of a Bachelor of Science in Agriculture from Harper Adams - one of the UK's foremost agricultural training institutions. The outlay in terms of providing the temporary dwelling is considered a reasonable business expenditure which can be provided without risk to the current enterprise.

iv) *The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the worker concerned.*

Freddy currently lives with his parents in the farm's three-bedroom dwelling. This is clearly not a viable solution going forward. Furthermore, the principle of an additional dwelling on the farm for a worker taking management control is determined as acceptable in Paragraph 80(a) of the NPPF.

The farm has a number of existing buildings, none of which are available for conversion.

It is acknowledged that Copthall Farm is situated adjacent to an urban area, however the locale is well served by direct public transport links into central London, direct access to the M40, and benefits from its proximity to a number of country parks. As a result, local houses prices which are situated within a reasonable distance of the farm

are valued significantly above that which might be considered suitable or affordable to a rural worker.

- v) *Other normal planning requirements, eg siting and access are satisfied.*

These elements will be discussed further below.

6.0 Design and access considerations

Green Belt

- 6.1 Paragraphs 147 and 148 of the NPPF states that Local Planning Authorities should give substantial weight to any harm to the Green Belt from inappropriate development, which will not be approved unless Very Special Circumstances apply.
- 6.2 The Pre-Application response received from the Local Planning Authority acknowledged that *“farming is a key component to preserving the Green Belt and that material weight should be afforded to proposals which support agricultural businesses. The proposed location is sheltered from the public highway by a band of mature trees and hedging to the south... Ultimately it is considered that there is a case for very special circumstances existing but it will need to be robustly demonstrated that the proposal would pose the least amount of harm possible to the Green Belt.”*
- 6.3 The applicant's Application for Pre-Application Advice identified a location separate from the main farm, as identified in Figure 6 below:



Figure 6 –

Applicant's preferred location at Pre-Application phase.

- 6.4 The Planning Officer requested that the siting of the caravan be moved further east, closer to the already developed areas of the farm to minimise intrusion into the open landscape. The dwelling has therefore been relocated as per figure 7 below:

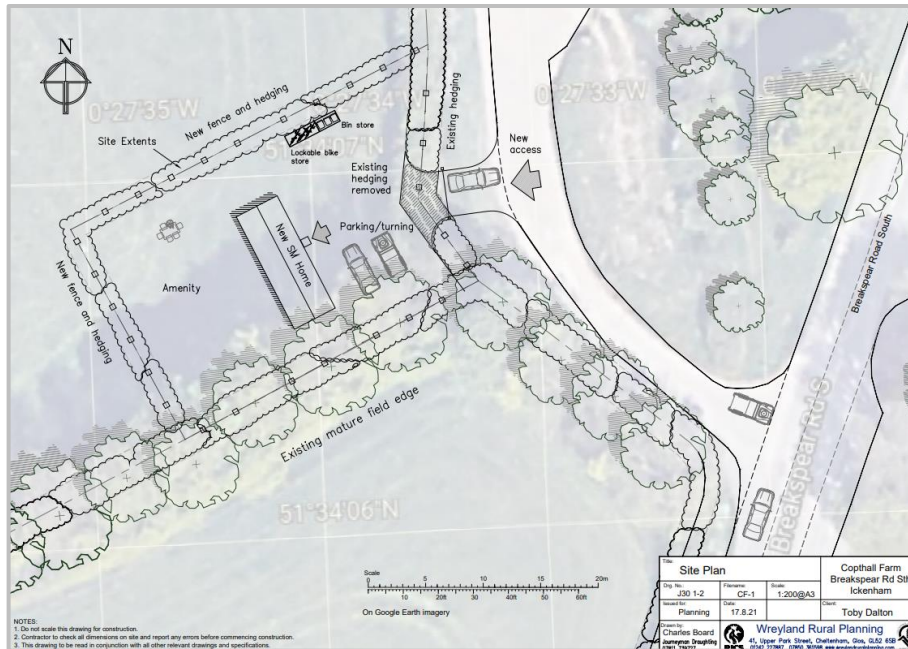


Figure 7

Showing the proposal located further east, closer to the existing farm yard and entrance.

6.5 This site was chosen for three specific reasons

- 1 It is the closest available site to the calf pens and therefore the most efficient site in terms of providing the husbandry, attention and high standard of round the clock welfare required by the enterprise.
- 2 The site is located at the farm entrance – a physical presence here will assist in ‘designing out crime’ and discouraging anti-social behaviour (supported by policies D11 of the London Plan (2012) and Policy DMHB 15 of the Hillingdon Local Plan Part 2)
- 3 Were the dwelling to be located say on the north-eastern side of the farm access track, it may be that the location would be considered to be within the curtilage of a Listed Building. The proposed location avoids the Heritage Asset and ensures that its setting is uninterrupted.

6.6 The proposed dwelling will be situated adjacent to an existing mature hedgerow to its southern boundary, which will screen the dwelling from the nearby residences on Breakspear Road South – as a result there will be no impact on the amenity of the nearby residences or interruption of their views or the sense of openness of the Green Belt. To the dwelling’s northern and western side a new hedge will be planted to provide further screening.

6.7 In this instance, given the direction of travel acknowledged by the Local Authority in terms of food production being an important contributor to the Green Belt, which is also reflected in paragraph 8.2.1 of The London Plan, the provision of Rural Worker’s

Dwellings is considered to amount to Very Special Circumstances and therefore it is considered that the proposal is acceptable within the Green Belt. In terms of the site's location, it is also considered that the applicants have thoughtfully sited the proposal in the most optimum position – as close to the calf pens as possible, but also in a discreet position as close to existing development as possible, therefore minimising the potential to impact upon the openness of the Green Belt.

Design

- 6.8 It is recognised that Policy DME7 of the Hillingdon Plan Part 2 supports developments on farms which minimise visual, traffic and environmental impacts. Policy DMHB11 requires designs to, inter alia, be of the highest standards, protect its environs and any surrounding positive features and provide for amenities – such as waste and cycle storage. Policy DMHB11 seeks to avoid adverse impact on neighbouring properties.
- 6.9 Policy DMHB16 requires that all developments have an acceptable living standard, which translates as, in terms of Policy D6, table 3.1 of the London Plan, a requirement for a single storey, single bedroom dwelling to have an internal floorspace of at least 39m².
- 6.10 Externally, Policy DMHB18 seeks that all new residential development will require useable external amenity space. A minimum of 40m² is required, and this must be well located, well designed and well landscaped.
- 6.11 The proposed development will utilise an existing accessway which has, until very recently, been used as haul-road for an HS2 construction compound. This access has previously been determined as safe by the Local Authority, however it will now be reverted back principally to agricultural use, which will improve amenity to surrounding residences. The site's location is also very discreet – there will be no detriment to the private amenity of neighbouring properties.
- 6.12 In terms of internal amenity space, the dwelling will be single-storey, and single bedroom. Internal space will measure 44m², which is in advance on the 39m² required under policy.
- 6.13 Externally, the dwelling will be situated within its own plot of approximately 540m² which makes provision for adequate parking and turning areas, a small garden and provision for a bike and bin storage area. The Planning Officer previously commented that a temporary mobile home might not offer the highest quality environment for the future occupant, leading to a temporary solution being more suitable in the first instance, however this did not mean that a high-quality external environment could not be provided. In this instance the landscaped external amenity area will soften the

impact of the development, allowing it to blend more concordantly into the surrounding environs.

Ecology & Trees

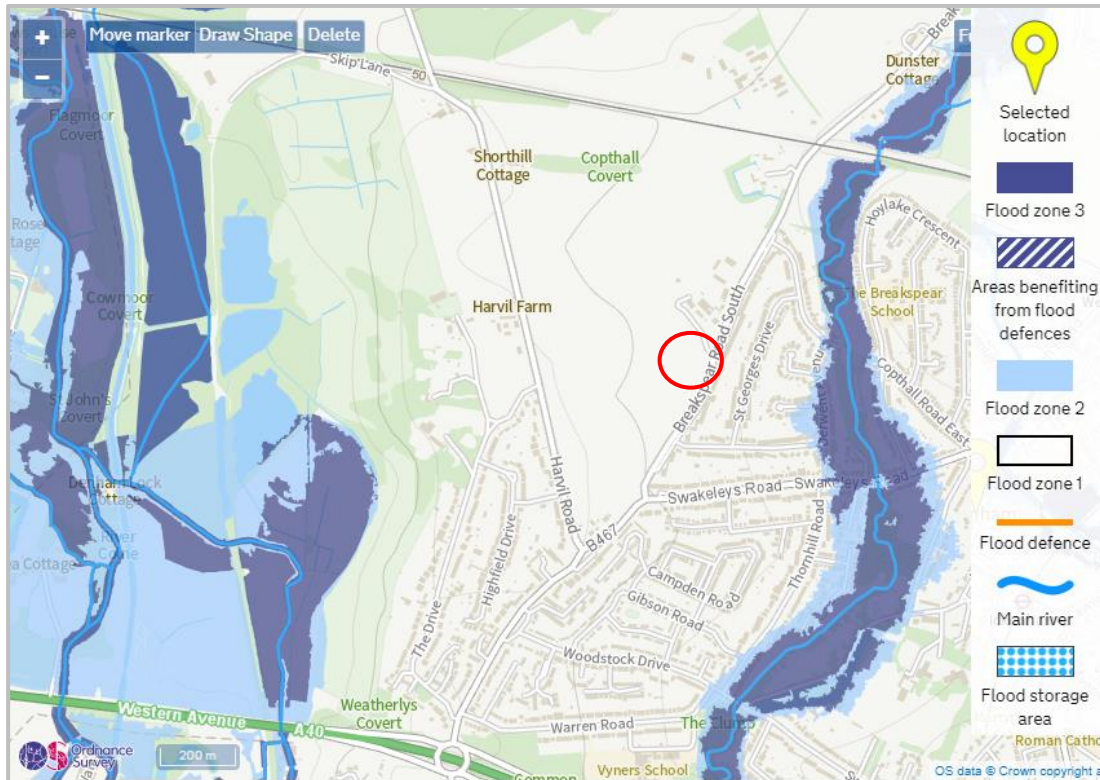
- 6.14 A Preliminary Ecological Appraisal has been provided separately.
- 6.15 As a result of the change of location of the proposed dwelling, no trees will be removed as part of this application.
- 6.16 The proposal includes the addition of new native hedging to buffer the site and provide additional biodiversity to offset the proposed removal of a section of hedging. The length of hedging to be planted is considerably more than the length of hedge to be removed.

Transport & Parking

- 6.17 The proposal has adequate parking requirement for at least two cars, together with provision for safe turning access onto a private road.
- 6.18 The access from the farm's private road onto the highway has been used for an extended period by construction traffic for HS2 – it has previously been accepted as safe by the Local Authority and discharges onto a 40mph, straight section of highway with good visibility in both directions.
- 6.19 Cycle parking and storage has been provided in accordance with Policy DMT6.
- 6.20 There is no requirement for a rural worker's dwelling to be 'sustainable' in terms of access to facilities and services, however in this instance widespread public transport provision is available together with many services available throughout Ickenham.

7.0 SuDS

- 7.1 According to the Environment Agency (EA) Flood Map for Planning, the application site is located within Flood Zone 1. Therefore, the site itself has a low level of flood probability from the rivers/sea (less than 1 in 1,000 annual probability).
- 7.2 In addition, the extract from the EA surface water flood maps indicates the site has a 'very low' prospect of being at risk from surface water flooding.



Extract of Environment Agency Surface Water Flood Map indicating the application site

SUDS & Water Management Strategy

- 7.3 Relevant policy is set out in the National Planning Policy Framework (NPPF) which has a presumption in favour of sustainable development.
- 7.4 At a local level, Policy DME10 of the Hillingdon Local Plan relates to flood and water management and requires new development to incorporate suitable Sustainable Drainage Systems (SuDS) where appropriate in the view of the local authority. The policy states that this is to manage surface water drainage, to avoid any increase in discharge into the public sewer system, to ensure that flood risk is not increased on-

site or elsewhere and to protect the quality of the receiving watercourse and groundwater.

- 7.5 In addition, Building Regulations anyway set out the requirements for drainage.
- 7.6 In this case, surface water from the new building will be re-used as greywater or allowed to soak away into the land.
- 7.7 The roof will be relatively small, representing the minimum floor space required by the development and therefore there will not be any material increase in terms of volume of surface runoff over existing levels.
- 7.8 No external areas of hardstanding have been proposed, external parking or turning areas are laid with a permeable solution which effectively drains owing to the underlying geology and soils at the site.
- 7.9 Elsewhere, the general topography of the site will ensure that any surface water is freely draining. The applicant's freehold is sufficiently sized to avoid the need to engage third-parties.
- 7.10 Therefore, this statement has demonstrated that the site itself is not at risk of flooding through the Environment Agency's own mapping from either rivers/sea or surface water flooding. Furthermore, the National Planning Practice Guidance confirms that development associated with agricultural uses is acceptable in Flood Zone 1. The infrastructure described above will manage surface water in a sustainable way and in-line with relevant planning policy and there will be no need to engage with third-parties in terms of ownership or ongoing maintenance.

8.0 Conclusion

- 8.1 Copthall Farm is a well-established farm business which has been managed by the same family for over one-hundred years. It is one of the few remaining farms working within the Green Belt in this area and is therefore an important custodian of the Green Belt and its openness. It therefore stands to reason that the enterprise's desire to re-invest in itself, and to establish the next generation as its future caretakers should in principle be supported and lauded.
- 8.2 The request for a simple Rural Worker's Dwelling at Copthall is a measured response to a specifically identified need, and one that is supported by the NPPF where it is recognised that those wishing to take on management control of an existing farm business should not be compelled to evict the previous generation in order to do so. This application is fully supported by policy.
- 8.3 Furthermore, the existing farm business at Copthall demonstrates a continuing functional need for a full-time presence on the farm by the livestock's keeper, and that the demonstrated need amounts to Very Special Circumstances.
- 8.4 Notwithstanding this, the sensitive nature of the area is also understood by the applicants, hence in this instance the acceptance of a temporary solution in the first instance which can be regularised later on.
- 8.5 It is considered therefore that this proposal satisfies all relevant policy and it requested that this application be permitted without delay.

WREYLAND RURAL PLANNING

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