

25<sup>th</sup> November 2014

Dear Sirs,

Planning application for a temporary change of use from agricultural to residential with agricultural tie whilst the business plan for a community supported agricultural scheme is implemented. Development comprises a temporary multi-purpose wooden structure, portakabin, storage container, temporary field shelter, 2 number yurts, livestock barn, polythene tunnel, compost toilets and shower at The Crossing, Brambletye Lane, Forest Row

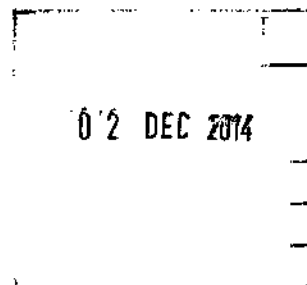
1. Description

The land extends in all to about 3.4 hectares of rough pasture and was purchased in 2010. In addition to this area the applicant has been offered the facility to graze the six hectares of grass to the north currently used for paint ball operations.

2. Buildings

- i Timber clad building occupied by the applicant and family. This structure was brought onto the site in July and is now occupied.
- ii Portakabin structure occupied by seasonal workers known as Wwoof's which stands for World Wide Opportunities on Organic Farming. This means that a world-wide basis population can be employed for seasonal work on organic farms in the UK. This organisation has been in existence since 1971 when it was first established at Tablehurst Farm, Forest Row.
- iii Pole shelter.
- iv Container for storage.

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3. Existing use

- i The site is being used as a Community Supported Agricultural Enterprise. Since acquiring the land about 0.5 hectares has been deere fenced off to provide an area to grow outside organic seasonal fruit and vegetables.
- ii A rainwater/grey water harvesting system has been created with a series of ponds and swales to cleanse the grey water and alleviate flooding further downstream.
- iii Livestock currently consists of about 20 hens which will be increased to a flock of 40.
- iv Sheep will be introduced in the spring with five ewes.
- v Three gilt pigs will be introduced at a similar time for breeding purposes.
- vi Those working on the unit are local to the area in addition to the Wwoofs. This business is dedicated to community support. An educational service is provided on very much a hands on basis to instruct in the correct ways of all aspects of vegetable and fruit production. When the pigs and sheep are on site these animals will be treated as a community involvement where groups of people will be responsible for the welfare of the livestock.
- vii In addition to the above the yurts will be available for eco holidays and for 'glamping'

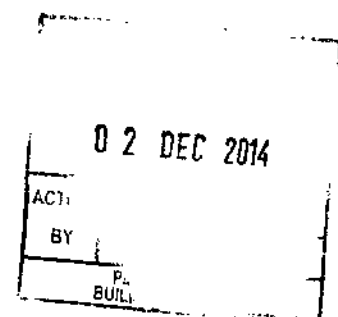
4. Proposal

- i To retain those structures mentioned in 2 above.
- ii To erect a pole structure as a volunteer kitchen and shower 7 metres x 4 metres.
- iii To erect a pole structure for use as hay barn and toilet 12 metres x 6 metres.
- iv To erect a pole vegetable processing, tool store and sheep fold 12 metres x 6 metres.
- v To erect a polythene tunnel 16 metres x 6 metres.

The location of all the above structures shown on The Crossing block plan reference BPO1.

5. NPPF

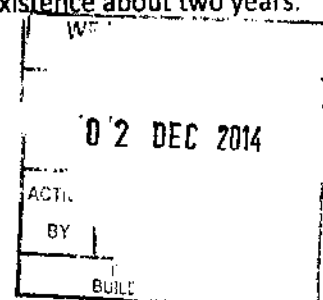
- i Government guidance regarding rural dwellings is only mentioned in Paragraph 55 of the NPPF where local planning authorities are advised to avoid isolated dwellings in the countryside unless there are special circumstances such as:-
  - The essential need for a rural worker to live permanently at or near their place of work in the countryside.



- ii Policy DC2 is also relevant to agricultural dwellings. This policy is essentially a precis of the advice which was formally contained in Annexe A of PPS7.
- iii Criterion 1 states that there is a clearly established functional need.
- iv Criterion 2 states that no other suitable accommodation is available on the unit or elsewhere in the location.
- v Criterion 3 requires the enterprise to have been established for at least 3 years, have been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so.
- vi Criterion 4 deals with the dwelling and any subsequent extension to be of a size commensurate with the established functional requirements. Dwellings and any subsequent extensions which are unusually large in relation to the needs of the unit or unusually expensive to construct in relation to the income it can sustain in the long term will not be permitted.
- vii Criterion 5 deals with the dwelling being suitably located to meet the identified functional need of the enterprise, integrates with the existing building wherever possible, is not intrusive in the landscape, and its general design is appropriate to the character of the area.
- viii The policy continues: -

Where the functional requirement is proven but criterion 3 is not met permission will be granted for a caravan or mobile home, where it can be demonstrated to the satisfaction of the Council that the following criteria are met:-

- i Criteria ii and v above;
- ii there is clear evidence of a firm intention and ability to develop the enterprise concerned.
- iii there is clear evidence that the proposed enterprise has been planned on a sound financial basis.
- ix Criterion 1. The functional need of the unit is provided by the applicant the Wwoof personnel and community members. The unit currently consists of growing outdoor vegetables and fruit. A description of the functional test is provided by the applicants entitled The Functional Test. This sets out the various daily tasks necessary to make the unit work. I appreciate that this is labour intensive and does involve some elements of anti-social hours. Based on this document I would be prepared to say that the functional need is established by the unique nature of the unit.
- x Criterion 2. Prior to moving on site the applicants lived in rented accommodation which would satisfy the present needs of the community enterprise.
- xi Criterion 3. This is not satisfied as the unit has been only in existence about two years.

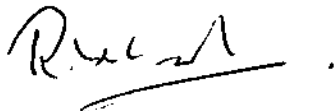


- xii Criterion 4. Not relevant in this case.
- xiii Criterion 5. These are planning matters and for your determination.
- xiv Criterion 2. I consider that the progress of the enterprise to date demonstrates a firm intention and ability to develop the enterprise concerned.
- xv Criterion 3. No financial details have been supplied. This is essentially a non-commercial agricultural use of the land which must be appreciated. So long as costs are covered by the sale of produce through box schemes etc then the community enterprise is satisfied.

6. Conclusion

- i The community enterprise use of the unit is appreciated and is a laudable concern.
- ii However, this use does not satisfy the concerns of your policy DC2 whilst it may be an essential requirement to live on site with reference to Paragraph 55 of the NPPF.

Yours faithfully,



Richard Wood  
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