

## PLANNING STATEMENT

### REGARDING AN APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE ON THE PROPERTY KNOWN AS:

Hydeaway,  
4 Courtwood Cottages,  
Sandleheath,  
Fordingbridge,  
Hampshire. SP6 1QA

Prepared by:  
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Our Ref: PWP/dep/14403

This Planning Statement is prepared by Philip W. Pollard FRICS FAAV a Consultant with Symonds & Sampson LLP.

I am making this Statement in support of an Application for a Certificate of Lawful Use in regard to the Agricultural Occupancy Condition on Hydeaway, 4 Courtwood Cottages, Sandleheath, Fordingbridge, Hampshire, SP6 1QA.

I was instructed by Brian Ings to review the occupation of his property in the light of the fact that he was no longer employed in agriculture and he wanted to know how the fact that he had no employment in agriculture affected his right to live in the property known at Hydeaway, 4 Courtwood Cottages.

I therefore met Mr. Brian Ings and interviewed him in order to discuss with him the implications of living in a property with an Agricultural Occupancy Condition when the occupant is not employed in agriculture.

In my interview with Mr. Brian Ings it became clear that he had had very little employment in agriculture for a significant period of time and in fact his primary employment had been as a haulage driver for not only the family business of Ings Transport but also for Dukes & Botley. Further, it was quite clear that the Ings Family had diversified significantly in the farm buildings around Courtwood Farm and that the Courtwood Farm yard had become a small industrial estate where there were a number of different commercial operations being undertaken. It became my opinion that the Ings Family, who were managing the commercial operations themselves, were akin to commercial property managers rather than anything else.

It became clear to me that Mr. Brian Ings, whilst he may have had some employment in agriculture when he first started working at Courtwood Farm, had a role, so far as his work concerned from agriculture to being an HGV driver and a commercial property manager. I then investigated the work of his wife and it was clear that she had never had any employment in agriculture. It is therefore clear to me that neither occupant of Hydeaway, 4 Courtwood Cottages had any employment in agriculture.

I then sought to get some supporting evidence to those facts and this has been provided by the Accountant and by other occupiers of the commercial yard at Courtwood Farm. This shows me quite clearly that on the balance of probabilities, the Agricultural Occupancy Condition attached to Hydeaway, 4 Courtwood Cottages has been in breach for more than 10 years and is immune from enforcement and that a Certificate of Lawful Use should be granted.

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