



TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION FOR ERECTION OF A TEMPORARY RURAL WORKER'S
DWELLING AND EXTENSION TO EXISTING BUILDING RED HILL FARM,
MOSS LANE, TIVERTON HEATH, TARPORLEY, CW6 9HN**

SUPPORTING PLANNING STATEMENT

BY

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OUR REF: SG-423-ST5

1. INTRODUCTION

- 1.1 Goodwin Planning Services Ltd has been instructed to submit an application for the erection of a temporary rural worker's dwelling and an extension to an existing building at Red Hill Farm, Moss Lane, Tiverton Heath.
- 1.2 The application is accompanied by a detailed justification, prepared by Harvey Hughes Ltd which assesses the need for the proposed dwelling against the functional and financial tests set out in local policy. It also sets out the justification for the extension to the existing building. That justification is not therefore repeated here.
- 1.3 This statement concentrates on the planning policy issues relevant to the proposals.
- 1.4 This statement is in four sections as follows:-
1. Introduction;
 2. Context;
 3. Assessment Against Planning Policy;
 4. Conclusions.
- 1.5 The application follows the grant of an application for the erection of a building to support the breeding and keeping of rabbits and the hatching of poultry on the site on 8th November 2019 under application reference 19/00345/FUL. The use of the building was expanded to include the breeding of guinea pigs on 6th December 2021 under reference 21/03916/S73.
- 1.6 The business has proved extremely successful and now requires additional space as set out in the Harvey Hughes Appraisal. This space is currently provided through the use of 3 storage containers on the wider site. The intention is to remove these containers once the extension is approved and constructed.

1.7 The growth of the business has also been such that it has now reached a stage where it is essential for a worker to be on site at all times. Details of the need for a worker to be on site at all times are set out in the Harvey Hughes Appraisal. This confirms that there is a functional need for a worker to be on site 24 hours, the business makes sufficient profit to sustain a full-time worker and the cost of the dwelling and that there are no buildings on the site that would convert to a dwelling and no dwellings in the immediate vicinity that are available and affordable by the business.

2. **CONTEXT**

- 2.1 A full description of the business operation and the site is included in the separate statement by Harvey Hughes and is not therefore repeated here.
- 2.2 The business operates several enterprises including the breeding of sheep, pigs, rabbits, guinea pigs and rare breed poultry. The application is for a is for temporary on-site accommodation for a key worker to manage the enterprise and an extension to an existing shed.
- 2.3 It is intended to locate the dwelling adjoining the existing building. This siting will ensure the dwelling is within sight and sound of the livestock whilst at the same time minimising any visual impact. In this location the dwelling will be seen against the backdrop of the existing structure on the site and will be viewed as a single complex of farm buildings.

3. ASSESSMENT AGAINST RELEVANT PLANNING POLICY

3.1 The use of the land for the breeding of rabbits, poultry and guinea pigs is already well established. The site lies within the open countryside as defined in the Development Plan.

i. National Policy

3.2 The essential need for the dwelling has been fully set out in the separate report prepared by Harvey Hughes Ltd which deals with the functional and financial tests and the availability of alternative accommodation to meet those needs.

3.3 The NPPF emphasise that there is a presumption in favour of sustainable development. Sustainable development is defined as having an economic objective, a social objective and an environmental objective. The economic objective involves contributing to building a strong, responsive and competitive economy and supporting growth. The social role involves supporting strong and vibrant healthy communities and providing the supply of housing required to meet the needs of present and future generations. The location of the essential rural worker's dwelling in close proximity to the unit is clearly a sustainable form of development and will reduce the need to travel. There is therefore a presumption in favour of granting planning permission for the proposed development.

3.4 Of particular relevance to this application is section 6 on building a strong, competitive economy. Paragraph 83 deals specifically with supporting a prosperous rural economy. It notes that planning policies should enable the development of agricultural businesses and the sustainable growth and expansion of all types of businesses in the rural area. The proposal is clearly consistent with these Government objectives.

3.5 Paragraph 79 indicates that isolated new homes in the countryside should be avoided unless 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. The agricultural appraisal by Harvey Hughes demonstrates that there is clearly an essential need for this rural worker to live permanently at or near their place of work in the countryside. The applicant is also the owner of the business and therefore has majority control.

3.6 It is notable that the additional tests in the Annex to the old PPS7 are no longer included within the National Planning Policy Framework. Further guidance is now included in the NPPG. The Harvey Hughes Report has therefore followed the tests in that guidance and demonstrates that there is a functional need for a full time agricultural worker to be on site and the financial test is met.

3.7 The National Planning Policy Framework therefore provides considerable support to the application proposals.

ii. The Development Plan

3.8 The Development Plan comprises the Cheshire West and Chester Local Plan (Part 1) Strategic Policies and the Local Plan (Part 2) Site Allocations and Detailed Policies.

3.9 The relevant Part 1 policy dealing with development in the Green Belt and Countryside is STRAT9. The site lies within the open countryside. It is not Green Belt. Policy STRAT 9 allows development in the countryside which has an operational need for a countryside location such as for agricultural operations. The use of the land has already been acknowledged to require a countryside location (through the initial grant of planning permission on appeal). An extension to the building and a dwelling to meet the needs of the existing operation therefore clearly also have an operational need for a countryside location. The policy is therefore met.

3.10 Policy DM25 of the Part 2 Plan sets out the Council's policy in relation to permanent and temporary essential rural worker's dwellings. It states that they will be supported if a number of criteria are met. We believe these criteria are all satisfied in this case as follows:-

- (i) There is a clear functional need for an agricultural manager/worker;
- (ii) The need relates to a full-time worker (see Harvey Hughes' Report);
- (iii) The business has been established for more than 3 years, is profitable and has a clear prospect of remaining so. Even so, as the guinea pig part of the enterprise is relatively new this application is for a temporary dwelling for a period of 3 years;
- (iv) The need cannot be met by another dwelling on the unit or other accommodation as there is no other dwelling on the unit. It could not be met by another dwelling in the area for the reasons set out in the Harvey Hughes Report;
- (v) The size of the dwelling is commensurate with the needs of the unit and is well related to existing buildings;
- (vi) The occupation can be restricted to persons employed or last employed in agriculture, forestry or other land-based rural enterprises;
- (vii) Restrictions can be put in place to ensure that the dwelling remains available for the business;
- (viii) There are no other planning issues that would indicate the temporary dwelling is unacceptable in this location.

3.11 The proposal is therefore fully consistent with relevant policies of the Development Plan as well as the new National Planning Policy Framework.

4. CONCLUSIONS

- 4.1 The proposals are for an extension to the existing building and the erection of a temporary essential rural worker's dwelling to meet the identified functional need of the unit. The Harvey Hughes appraisal demonstrates that both the functional and financial tests are met. The siting of one dwelling is the minimum amount of development that would meet the identified functional need.
- 4.2 The use of the land itself is strongly supported by both national and local policy, a major element of Government policy being to support development that delivers sustainable farming and other land-based enterprises.
- 4.3 There would be no adverse impact on residential amenity and a potential reduction in traffic generation from the site.
- 4.4 The proposal meets the policies in the Development Plan and national policy and should therefore be approved unless material considerations indicate otherwise. It amounts to sustainable development which complies with the Development Plan and the presumption in favour of such development set out in national policy applies.