

PLANNING, DESIGN and ACCESS STATEMENT

March 2024

Lily Farm Vineyard

Dalditch Lane, Knowle, Budleigh Salterton, East Devon EX9 7AH

Manager's Accommodation and Extension to Vineyard Business Premises



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Introduction

- 1.1 This Planning Statement supports a planning application for manager's accommodation and additional business premises at Lily Farm Vineyard. The application is vital to enable the succession, and future growth, of a family-run agricultural business.
- 1.2 Lily Farm Vineyard was planted in 2004. It now comprises 2,000 vines, producing on average 5,000 bottles of wine each year. The vineyard has one of the highest yields of any UK vineyard and produces some of the best wines, with our Bacchus 2021 one of just two gold medals for 2021 vintages at the [WineGB awards](#).
- 1.3 Operating as a vineyard for 20 years, Lily Farm vineyard is an established rural business. The vineyard is also an asset for local tourism, with tours and tastings running throughout the Summer. Furthermore, with viticulture the fastest growing agricultural sector in the UK, it is a business with great potential. This application is vital to realising that potential.
- 1.4 The Vineyard has been run by my parents Alan and Faye for the last 20 years. My parents are both now in their seventies, and unable to continue running the business as they have done for the last 2 decades. My wife and I live in Exeter and have 3 young children. I have changed my job and working hours to get more involved in the vineyard and my wife and I would now like to make the full transition to take over and increase the operations of the business. This includes
 - Grow and **make our single vineyard wine** at Lily Farm Vineyard,
 - make the business and its buildings **carbon neutral**,
 - Increase sales and **offer employment**.
- 1.5 Living on site at the vineyard is essential to achieving the objectives above. It would provide the daily onsite presence needed to make wine alongside running the vineyard, improve security of stock and tanks of wine and enable a family business producing high quality local produce to operate safely and effectively. The vineyard, the winery and the house complement each other.
- 1.6 The proposed managers accommodation would be a low carbon single-story dwelling. The dwelling has been set partly into the hillside with a mono-pitch green roof to minimise any visual impact. In addition, sustainable building practices and provision of solar panels will all contribute to a low-carbon build and produce energy to move existing buildings towards net zero.
- 1.7 The statement sets out how the proposals represent sustainable development that accords with the National Planning Policy Framework (NPPF) and the visions in both the EDDC Local Plan and the Budleigh Salterton Neighbourhood Plan (BSNP). Additional details in this application further demonstrate how the proposals meet the function and finance tests in Local Plan Policy H4.
- 1.8 Further to previous application in May 2023, the changes within this statement include;
 - i. Revisions to planning policy/NPPF (Sept 2023 and Jan 2024) & reference to other relevant applications granted consent in East Devon – (page 5-8).
 - ii. Reference to Millington case at Court of Appeal (page 9)
 - iii. Revisions to proposed dwelling and buildings design (page 10-11)
 - iv. Inspectors view on suitability of size of house (page 11)
 - v. Updated Flood Risk assessment (page 13)
 - vi. Evidence of hours of current business and viticultural activities (15-16)
 - vii. Evidence of activities and hours required to make wine and demonstrating the full time functional need (17-20)
 - viii. Consideration against planning policy (page 26-28)

Location and Site

- 2.1 Lily Farm Vineyard is located on Dalditch Lane, on the edge of the village of Knowle and within a short distance of the town of Budleigh Salterton. The site is fully within the East Devon National Landscape designation.
- 2.2 The locality on Dalditch Lane is outside the build-up area boundary. There are however several buildings in the immediate vicinity, with much of Dalditch Lane having attractive individual dwellings or agricultural related buildings at low density along its length. This area to the west of the town is described as Semi-rural in Strategy 21 of the East Devon Local Plan 2013-2031.
- 2.3 Access to the site is off Dalditch Lane which joins at its northern end to the B3179 and at the southern end to B3178. There are hourly bus services within 200 metres, and additional hourly service within 550 metres on the B3178 Exmouth Road. The vineyard is also within 350 metres of, and is signed on, the National Cycle Network Route 2 (NCN2) Exmouth to Budleigh Salterton.
- 2.4 The lower portion of the site is flat. The site then rises, facing south westerly. The 52 row of the vineyard across the slope are a well-established feature of the landscape. Existing business buildings are located in the lower portion of the site, screened by hedgerow, including,
 - a single storey linear timber building, comprising café, kitchen, warehouse and toilets, and
 - a barn, with gabled roof, containing a tool shed and larger room that is used for storage and wine tasting for larger groups.
- 2.5 The concept of landscape character is embedded in the planning system. The [East Devon and Blackdown Hills Landscape Character Assessment 2019](#) identifies the 17 different landscapes type across the East Devon National Landscape. A map of showing the extent of the landscapes is provided in **Appendix A**.
- 2.6 Lily Farm Vineyard, falls within landscape character type 5D “**Estate Wooded Farmland**”. The key characteristics and special qualities of Estate Wooded Farmland is further described within the document, with those most applicable to Lily Farm Vineyard including
 - Rolling hills and ridges drained by frequent streams creating an undulating topography
 - Well- wooded character, with frequent plantations, estate woodlands, historic wood pasture, conifer blocks and ornamental tree planting
 - Predominantly pastoral farmland, with areas of arable cultivation. Fields enclosed by wildflower-rich banks and mixed hedges. Some estate railings and walls.
 - Grassland, ponds and valley mire, and bands of ancient woodland.
- 2.7 The landscape character assessments also identifies a number of forces for change. These forces for change are also consistent with the identified character of working agricultural land, and applicable to Lily Farm Vineyard, including
 - Adapting estates to accommodate increasing numbers of visitors and associated facilities
 - Likely demand for larger farm building and other landscape changes to **keep farming viable**.
- 2.8 The character assessment also highlights “What Makes this Landscape Special”. This includes “*a sense of well-managed and working countryside, implying economic success as well as visual attractiveness*”. Lily Farm Vineyard is reflective of this. The safeguarding of the business would align with these special characteristics and further enhance the character of this part of the AONB/National Landscape.

Planning Policy

National Planning Policy Framework (NPPF)

- 3.1 The fundamental principle of the NPPF is presumption in favour of sustainable development, with particular focus on economic, environmental and social impacts/objectives.
- 3.2 A principle of the framework is to promote benefits from the use of land in rural areas and the NPPF identifies circumstances where rural dwellings could be constructed. These include where developments enhance and/or maintain the vitality of rural communities and/or, in paragraph 84, where 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.

- 3.3 Since the previous application in May 2023, the NPPF has been updated twice in September 2023 and January 2024. Those revisions that are most relevant to this application are shown in italics in the following paragraphs.
- 3.4 Sustainable Development (Chapter 7). Further detail was added to what contributes to sustainable development, including homes and commercial development:

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

- 3.5 Delivering a sufficient supply of homes (Chapter 70). An additional bullet point (b.) was added to encourage the support of self and custom build housing.

seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;

- 3.6 Meeting the challenge of Climate Change, paragraph 160. Addition of text to emphasise that weight should be given to improving energy efficiency of existing domestic and non-domestic buildings (such as the existing vineyard business buildings).

In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

- 3.7 The recent changes to the NPPF therefore reiterate the role of planning to support sustainable development and indicate that greater weight should be given to custom/self-build properties and improving the energy efficiency of existing buildings.

East Devon Local Plan (2013 – 2031)

- 3.8 The East Devon Local Plan (2013 – 2031) sets out the Local Planning strategy and policies for considering applications. Themes include encouragement for expansion of rural business, sustaining and diversifying rural enterprises, sustainable design and conserving the character of the landscape. The strategy and policies relevant to this application include;

- Strategy 7- Development in the Countryside
- Strategy 21 - Budleigh Salterton
- Strategy 28 - Sustaining and Diversifying Rural Enterprises
- Strategy 33 - Promotion of Tourism in East Devon
- Strategy 38 - Sustainable Design and Construction
- Strategy 46 - Landscape Conservation and Enhancement

- Policy D1 - Design and Local Distinctiveness
- Policy D7 - Agricultural Buildings and Development
- Policy E4 - Rural Diversification
- Policy E5 - Small Scale Economic Development in Rural Areas
- Policy EN21 - River and Coastal Flooding
- Policy H4 - Dwellings for Persons Employed in Rural Businesses.

3.9 Within the East Devon Local Plan includes a section, and strategy (Strategy 21) on Budleigh Salterton. This defines the areas to the west of the town, where Dalditch Lane is, as semi-rural and includes a Vision for Budleigh Salterton, which is

Continuing to serve as a focal point for service and facilities serving a local catchment area and to act as a tourism destination. Provision is made for modest future housing development and key sources of employment, including retail services and tourism, will be encouraged, conserved and supported.

3.10 Strategy 28 of the Local Plan relates to sustaining and diversifying Rural Enterprises, with the wording of Strategy 28 that

The Local Plan will provide for developments that will help sustain and diversify agricultural and traditional rural enterprises and add value to rural produce.

3.11 The supporting text to strategy 28 further reflects this in stating that

The Council will seek to work with partners to secure a viable agricultural sector and promote development that will help retain and enhance farming, including cases where development, diversification and business activity would add value to agricultural, forestry or other rural practices.

3.12 Previous applications have been considered against policy H4, relating to housing for agricultural workers. This includes a number of sub clauses relating to functional and financial need, which are summarised below;

- a. *A proven and essential agricultural or forestry or rural business need for the occupier of the proposed dwelling to be housed permanently on the unit or in the specific rural location for functional reasons.*
- b. *For a permanent dwelling, the business has been operational for at least three years, it is demonstrable that it is commercially viable and has clear prospects for remaining so*
- c. *In the case of a temporary dwelling, a financial assessment, specifically in the form of a business plan must demonstrate future operational viability*
- d. *The qualifying test of occupancy must involve at least one occupant being employed full time in the relevant rural business.*

- e. *There are no buildings on the operational holding suitable for conversion to meet the residential need or existing dwellings available now or likely to be available within a nearby location or settlement.*
- f. *Any permission granted will be subject to an occupancy condition tying it to the relevant business on the proposed dwelling*

3.13 There are however other applications outside of built-up area that have been approved in East Devon that could be considered similar, but where Local Plan Policy H4 is not stated in or listed in the policies section of the Committee report. For example, consent for a winery, shop, kitchen and dwelling at Otter Farm Honiton (14/1016/FUL) (now Heron Farm) was granted consent on the basis of it representing sustainable development. This is summarised in the committee report as follows

“it is concluded that this particular development would be sustainable owing to its significant economic benefits and the integrated nature of the business and living accommodation.

East Devon Draft Local Plan 2020-2040

3.14 A draft Local Plan was consulted on from November 2022 to January 2023. Key themes are similar to those in the Local Plan, including sustaining and diversifying rural enterprises, sustainable design and conserving the character of the landscape. There is also an increased focus on reducing carbon emissions. Budleigh Salterton is identified as a Local Centre and tier 3 settlement.

3.15 The Draft Local Plan includes a Vision and objectives, including;

- Tackling the Climate Emergency
- Meeting future Housing needs
- Supporting Jobs and the economy
- Promoting Sustainable Transport

3.16 The draft Local Plan also has an economic strategy, with specific reference given to

- a. food, drink and cultural offer (paragraph 3.37l),
- b. supporting flourishing rural economies (3.37m) by
 - i. supporting local supply chains and
 - ii. improving resilience of the rural economy, and
 - iii. premises for food and drink producers to expand.
- c. enhanced local education and training, skills and employment provision (3.37o)

3.17 Policy 50 in the draft Local Plan is the emerging policy for Housing for Rural workers. Within this there is the following reference regarding the size of dwelling, in particular that

*e. The dwelling size is a maximum of 150 sqm (gross internal area).
Exceptionally a larger dwelling may be considered where evidence demonstrates that this is commensurate with the scale of the established functional need; an*

3.18 There are a number of steps, including an examination, before Local Plan 2020-2040 is formally adopted.

Budleigh Salterton Neighbourhood Plan

3.19 Adopted in 2017, the Budleigh Salterton Neighbourhood Plan includes local policies, defines the built-up area and sets out a Vision for Budleigh Salterton. This vision is;

“to maintain the balance and proportion of what we have, strengthening established features of our neighbourhood through supporting sustainable development. At the same time encouraging the development and infrastructure improvements that the community would like, while ensuring Budleigh Salterton retains its unique and special character.

3.20 Key policies, and an overview of those policies, include

- **Policy H2 – Maintaining Local Character**
New housing development should maintain the local distinctiveness of the town and its setting, in particular, it should: b) Conserve the landscape and scenic beauty of the East Devon AONB;
- **Policy H4 – Built-up area boundary**
Developments outside the BUAB must be able to demonstrate that the development conserves and enhances the EDAONB and demonstrates an exceptional need which could not be accommodated outside the EDAONB.
- **Policy NE1- Conservation of the Natural Environment.**
This includes protection and enhancement of the AONB and that new development must take into account EDDC’s and DCC’s landscape character assessments management guidelines.

3.21 Similar to the East Devon Local Plan, the areas outside the built-up area within which Lily Farm Vineyard is situated is described as Semi-rural.

East Devon AONB Management Plan 2019-2024

3.22 The East Devon AONB partnership, on behalf of Devon County Council and East Devon District Council, produce a Management Plan. The East Devon AONB Management Plan contains a Partnership Plan, including strategy and policies, and a Delivery Plan.

3.23 The Partnership plan includes 3 key themes of place, people & prosperity and communication and management. These are reflected in the 3 strategic aims:

- To conserve and enhance the natural beauty of the AONB
- encourage and support sustainable economic development, social engagement and recreational activity that conserves and enhances the natural beauty of the AONB
- To ensure the AONB is recognised and valued as a national, regional and local asset

3.24 There are a number of policies in the Partnership Plan which encourage sustainable local produce (RES1) and encourage the development of sustainable employment opportunities and encourage people to continue to live and work within in their communities (RES2).

3.25 Lily Farm Vineyard has been an ambassador of the AONB since for more than 5 years.

Planning History

- 4.1 The following planning history relate to the site since my parents purchased the land in the 1990s. Initially run as a smallholding, the planting of vines started from 2004.
- 4.2 The planting of vines is an agricultural activity and, as per the Town and Country Planning Act 1990, does not need planning consent. Likewise, through the Millington case in 1999, the Court of Appeal established that the sale of wine produced from those vines, including public visits and tastings, is an ancillary agricultural activity.
- 4.3 The following applications have been submitted by my family on the land
- 96/P1567 Hay Barn and Sheep Shelter 1997, (approved and implemented)
 - 16/0839/FUL Managers accommodation and business facilities 2016, (refused)
 - 18/0205/FUL Business facilities, 2018 (approved and partially implemented)
 - 23/1120/FUL Managers accommodation and extension to vineyard premises (refused)
- 4.4 Part of the new business facilities (18/0205/FUL), including new barn with gabled roof, have been implemented. The improved facilities have enabled a larger space for wine tasting and an increased café area, both of which have contributed to supporting the growth of the business.
- 4.5 We have planning consent for a winery (18/0205/FUL) but for operational and security reasons it is not currently feasible to implement this alongside running the vineyard unless living onsite. More detail on the need for this and associated wine-making activities are set out in section 6.
- 4.6 The 2016 application for managers accommodation (16/0839/FUL) was refused and upheld at appeal. The two reasons for refusal can be summarised as
- Lack of demonstrable functional need to live at the vineyard and operate the business allied to concerns regarding ongoing financial viability (policy H4), and
 - Impact of the dwelling on the character and appearance of the AONB.
- 4.7 The 2023 application (23/1120/FUL) was refused at planning committee in November 2023. While it was accepted that the proposal/business largely satisfies the financial test (clause 3 of policy H4), the committee report stated that the following clauses relating to functional need had failed to be satisfied,
- Proven and essential agricultural or rural business need to be housed permanently on site for functional reasons and the dwelling size is commensurate with that activity
 - Number of FTE workers being required to carry out relevant viticultural duties is less than 1, thereby failing to meet the criterion for at least one occupant being employed full time in the relevant rural business
- 4.8 It should be noted that with regards the second clause the wording of the policy H4 clause d.) is '*time in the relevant rural business*'. The policy does not specify this to be only the agricultural activity, although if it did, it follows from the Millington Judgement that many of the activities undertaken at Lily Farm Vineyard are agricultural and should be included when applying the test.
- 4.9 The primary issue, underpinning the reasons for refusal set out in the committee report was with regards the first clause and the functional need for someone to be on site. Sections 6 onwards provide further evidence to demonstrate accordance with this policy.

Proposals

- 5.1 The submitted application includes the following elements:
- 4 bedroom single storey dwelling/Manager's accommodation with green roof
 - Additional Business space to provide (a) materials store and (b) accessible toilets
 - Existing vehicular access and car parking off Dalditch Lane and new covered cycle parking
 - A Flood Risk Assessment (FRA) confirming proposed dwelling is not at risk of flooding.
- 5.2 The proposed dwelling is proposed as managers accommodation and as per Local Plan Policy H4 it is expected that an agricultural tie would link the proposed dwelling to the vineyard business. We have no objection to this, although it is understood that this would be something for the Local Planning Authority (LPA) to dictate/condition were consent granted.
- 5.3 As the business continues to grow, it is proposed that further staged expansion of the vineyard would also take place. **Appendix B** shows an additional 350-400 vines, increasing the vineyard by a further 20%, would be achieved by planting additional rows to the west and east of the existing vineyard, and extension of eastern rows to mirror the existing L. Further expansion could also take place in the south west corner of the site. Additional vine planting would not require planning permission.

Managers Accommodation

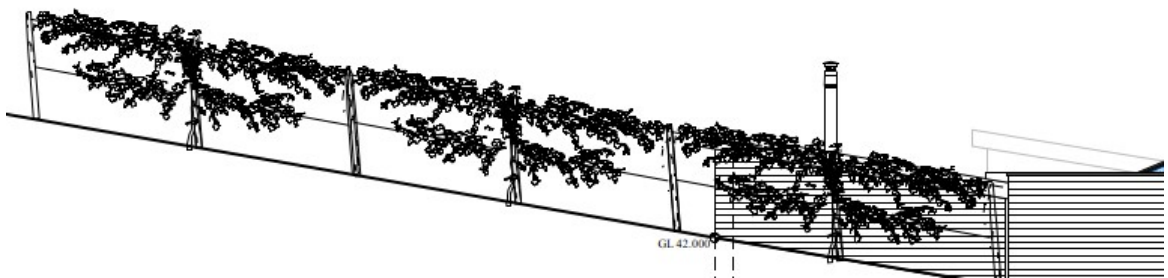
- 5.4 A range of possible locations for a dwelling were initially considered through a multi criteria appraisal. This appraisal considered flood risk, impact of listed buildings/neighbours, utility constraints and impact on the business and highlighted that the inside of the 'L' of the vineyard was the most suitable location for a dwelling. This appraisal is provided as **Appendix C**.
- 5.5 The proposed managers accommodation is a single storey building with 148sqm internal floorspace sited inside the 'L' shape of the vineyard. The dwelling location requires the removal of approximately 8 of the vines in vineyard rows 7-12 to ensure it is outside of Flood Zone 3.
- 5.6 The Internal floorspace of the proposed dwelling can be described as 3 rectangular shapes.
- a. The core of the dwelling, closest to the slope, would be a 20.5 metre wide x 5.5 metre long rectangular block. This would be set into the hillside, and with a mono pitch roof aligning with the slope of the vines. At its highest points the roof would be just 2.0 metres above the exiting ground level at the western end and 2.4 metres at the eastern end of the dwelling. The building would have a grass roof to hide it within the landscape and solar panels to maximise sustainability of the build.
 - b. On the eastern side, adjoining the main block to the south, would be a smaller 8.5metre x 3.6metre block containing two bedrooms and a bathroom. This also has a green roof. This green roof would help to screen the solar panels on the larger roof.
 - c. At the western end, a 4.4 metre x 4.4 metre block containing the entrance to the dwelling, toilet and cupboards, including battery to store energy from the solar panels. This includes a roof light and adjacent capture of rainwater to minimise run off.

5.7 The 148 sqm floorspace has been carefully designed to provide a modest size for a family residence. In comparison, the 2016 application included a much larger house with 218 sqm of floorspace, albeit that some rooms would be dual use for the business, such as the office (12sqm) and kitchen (28m²). The Inspectors decision on that application stated that

“the size of dwelling would not be more than is necessary for family occupation combined with running a small business. Had I considered there was a justification for living on-site, the proposed size of the dwelling would not have weighted against the proposal.

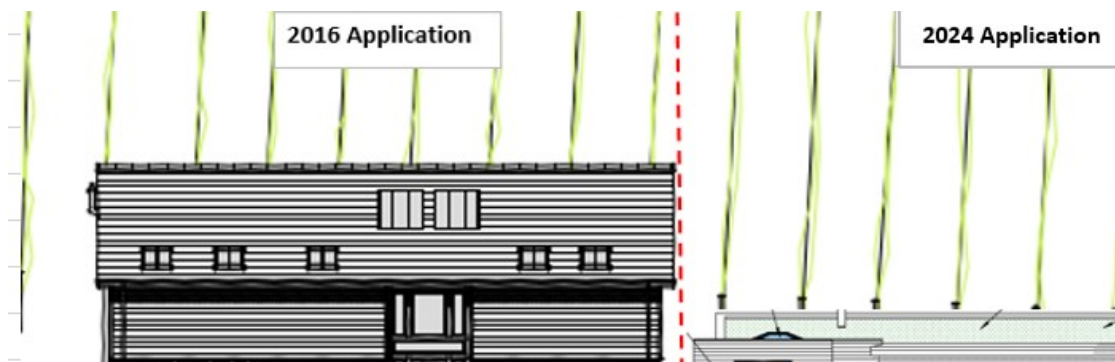
5.8 To minimise visual impact the proposed building is partially excavated into the slope and located against the inside of the ‘L’ shape of the vineyard rows, meaning it will be partially screened to the west by existing vines. In addition, the lower part of the site is well screened by hedges on the southern and western boundaries and from Dalditch Lane (shown in **Appendix D**) by the existing buildings and future planting (shown in **Appendix B**) would further screen the dwelling.

5.9 The majority of the dwelling has a monopitch green roof that is assimilated with the surrounding slope of the vineyard. The elevations also show how the design has sought to reflect the geometry of the existing established vineyard rows, helping to conserve the beauty of established farmed estate features that characterise this part of the AONB.



Proposed Elevations – North West (as viewed from Knowle Mews).

5.10 A comparison of the principal elevation and height of this proposal compared to the 2016 application are shown below. These emphasise the efforts that have been made to minimise the visual impact on the wider landscape, and address one of the previous reasons for refusal.



Comparison of Proposed Principle Elevation against 2016 application

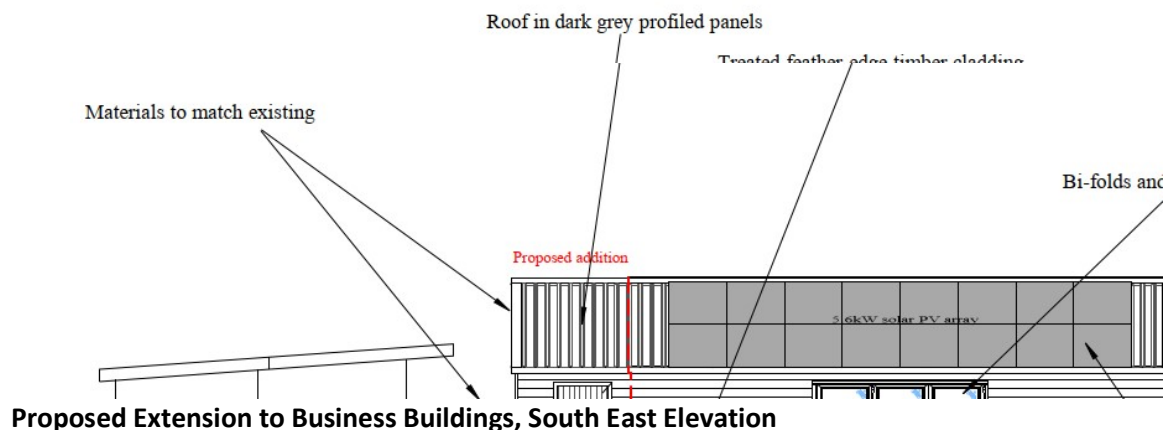
5.11 Materials would primarily be to match the existing material palette at the vineyard, including

- Wooden cladding to match existing barn (Larch, sourced from Devon)
- Window frames would be anthracite grey (matching café and barn)
- Sedum and wild flowers green roof

- 5.12 Overall, the proposed managers accommodation is well related in scale and layout to the existing buildings, particularly the warehouse and a cafe which are a long single story with mono-pitch roof. The result is no more than limited visual impact that preserves the appearance of the AONB.

Commercial

- 5.13 Wine must be stored in a temperature-controlled warehouse. Part of the warehouse is used for storage of associated materials (such as packaging, labelling, cardboard, delivery cases/protection). Providing an alternative space for those associated materials would free up space in the warehouse required to store wine as sales and associated stock increase.
- 5.14 Proposals include additional commercial space, achieved through a small extension to the current barn including additional storage area and toilets and addition of solar panels.
- 5.15 This extension would be 2 metres in length with materials and colour to match the existing buildings. The building is in a similar footprint as previously approved shelter (18/0205/FUL) and will be functionally and visually integrated with the existing Lily Farm buildings.



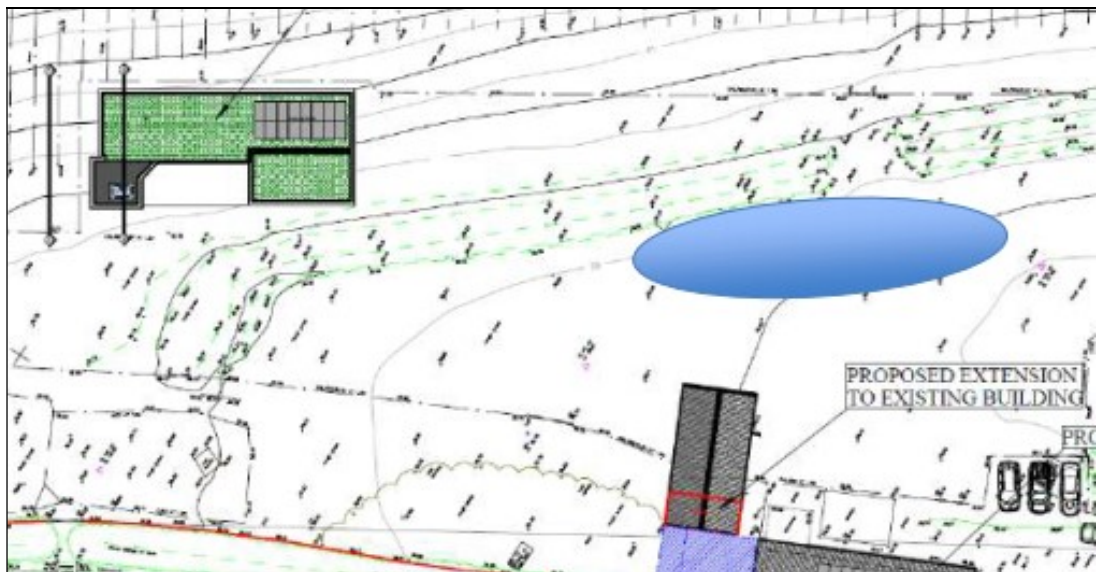
- 5.16 Accessible toilets will provide fully accessible facilities that are appropriate for the café, but also the standard of facilities required for inclusive growth and year round activities, such as viticulture and wine education courses, that would enable maximum use of the enterprise.
- 5.17 Overall, appropriate in scale, form and design and conserves landscape character and would retain the character and appearance of the AONB.

Transport and Highways

- 5.18 No changes to vehicle access as part of the proposals, with existing access retained, albeit the proposals include the addition of a small timber shelter to provide covered cycle parking.
- 5.19 Lily Farm Vineyard benefits from being accessible by bus and easily accessible (and signed on) the National Cycle Network. Retention of attractions in Budleigh Salterton generates patronage for, and therefore helps to provide a small positive impact in helping to support the bus services into the town.

Flood Risk

- 5.20 The Flood Risk Assessment (FRA) accompanying the application sets out that the proposed dwelling is located in Flood Zone 1 and will not be at risk of flooding and/or impacted by a 1 in 1000 year flood event. An increase in impermeable surfaces will be disposed of by infiltration, meaning there is no increase in surface water runoff.
- 5.21 Access to the dwelling via Dalditch Lane would be across Flood Zone 3. The impacts of this are however minor, with the FRA setting out that this may limit access for up to 3 hours during and in the immediate aftermath of severe rainfall events.
- 5.22 The proposed extension to vineyard buildings will result in a small loss of flood storage area or less than five cubic metres. The FRA indicates how this can be compensated by modest changes to ground level elsewhere in the site.



Flood Storage Compensation Area

- 5.23 The FRA concluded that flood risk to visitors to the vineyard can be managed in accordance with a flood management plan.

Biodiversity.

- 5.24 We have a strong track record of improving Biodiversity through sustainable practices at Lily Farm Vineyard to provide additional habitat areas and support nature recovery. Over the last 25 years we have planted hundreds of trees, created a pond to improve drainage, and laid the hedge along the southern boundary. These have provided significant amounts of additional hedgerow and habitat- the extents of which are shown in **Appendix D**. In 2023 we also undertook works to prune and support the retention of two veteran trees on the southern boundary of the site, undertaken in consultation with East Devon District Councils Tree Officer.
- 5.25 The provision of a green roof for the proposed dwelling and further expansion of the vineyard will contribute to improvements to habitat.
- 5.26 Where reasonably required would be happy to include further measures to help support improved biodiversity.

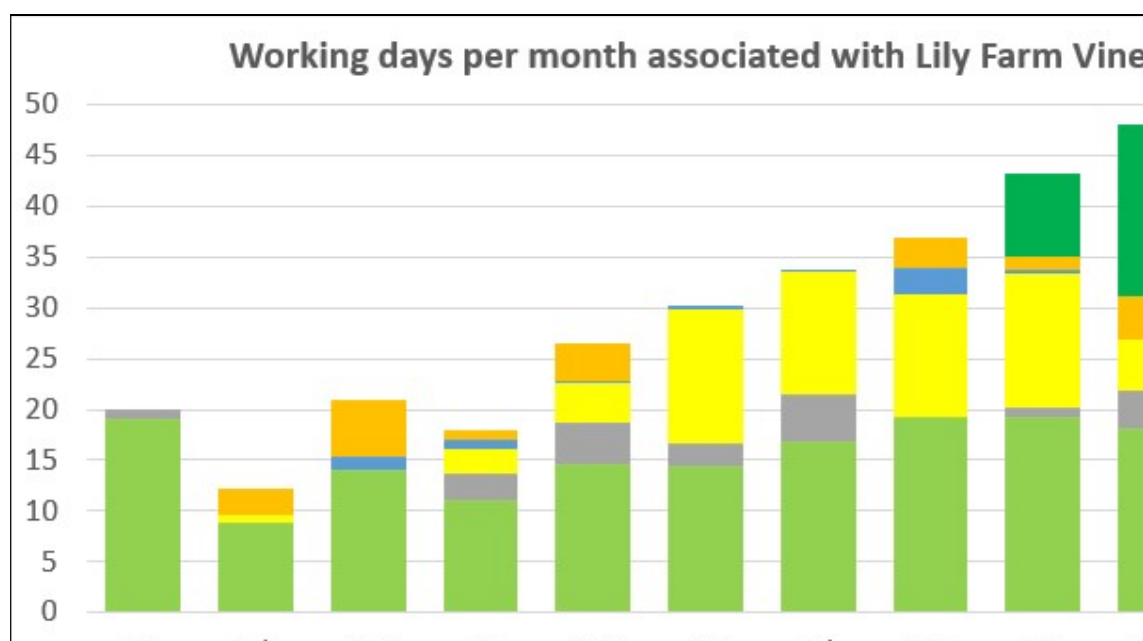
Operations and Functional Need

Current Operations

- 6.1 Running Lily Farm Vineyard requires a significant amount of work, with a range of agricultural tasks including viticulture, sales and maintenance taking place all through the year.
- 6.2 Meticulous oversight of the vineyard and protecting vines/grapes are contributory factors to the high yields achieved at Lily Farm Vineyard. This has predominantly been done by my Dad, although I have changed jobs and working hours in early 2022, and further reduced these in 2024, to take on more of this.
- 6.3 The vines grow from Spring through to Autumn. A range of manual tasks include tending, trimming and tucking in vines, adjusting wires, leaf stripping and protecting fruit (including spraying for disease/pest control). All but the spraying is done by hand.
- 6.4 There are longer hours of daylight in English Summer (and therefore more hours of photosynthesis) than continental European wine producing countries. Therefore, in periods of particularly good weather vine growth can be rapid. Long and/or consecutive days working in the vineyard are often required to ensure vines are correctly maintained and protected.
- 6.5 Many vineyard operations, spraying for disease/frost/ pest & fungi control can not always be planned for and must be implemented at short notice at the vineyard in early hours or late evening visits. Immediate action for some of these activities can be vital for protecting and safeguarding the crop and harvest.
- 6.6 From May to September guided tours (led by my Dad) followed by a wine tasting (led by my mum who is WSET and wine making trained), take place on Thursday, Friday and Saturday. These take approximately 90 - 120 minutes. Summer is our busiest period, and the barn built in 2019 has enabled the wine tasting to be undertaken in a separate building such that the shop and café can also be open to the public alongside this.
- 6.7 The Vineyard also participates in a range of seasonal events. This has included the Taste East Devon Festival, English Wine Week and we are a member of the East Devon Tourism Network.
- 6.8 The vineyard shop/café is typically open Thursday, Friday and Saturday from 10:00 until 16:00 from March until December, and by appointment in January and February. The majority of our sales are direct to customer. This is typical of a vineyard of our size (**Appendix E**).
- 6.9 Lily Farm wines can be bought online and, in addition, are also sold by a range of local outlets, including retailers such as Darts Farm and Greendale Farm shop and restaurants including the Salty Monk and the Victoria Hotel.
- 6.10 Harvests take place in September and October. We typically have 5 harvests in Autumn, each with approximately 15 pickers. The first of these takes place in early – Mid September, and the last typically 4-6 weeks later in October.
- 6.11 Grapes need to be pressed shortly after picking. There are limited suitable commercial wineries who will make smaller quantities associated with single vineyard/single variety wines and at present, we have a 90-minute drive to take our grapes to a contract winery near Shepton Mallet, Somerset. The use of external winemakers means that the volume of grapes in any harvest is

constrained by the capacity of our trailer. We would do fewer harvests of more grapes if we did not need to transport grapes to an offsite winery. Larger harvests would also enable the making of more Coastal Dry one year, and Sparkling the next year, reducing costs and increasing profit.

- 6.12 Through winter there is pruning, clearing out, bowing over and renewal of vineyard infrastructure ready for the next season.
- 6.13 The warehouse is temperature controlled and throughout the year we have to regularly check temperature and humidity to ensure a suitable and constant temperature is retained for storing wine and to take action to prevent wine from spoiling.
- 6.14 A diary of activities undertaken at Lily Farm Vineyard has been kept by my dad for a number of years. The breakdown of activities for 2022 corresponds to a total of 2270 hours is shown in **Appendix F** and summarised in the graph below. Based on 7 hours a day, corresponding to 35 hours per week that reflects full time employment, this represents **324.4 days** of time worked in the business. This includes approximately
 - 178 days were related to vine husbandry
 - 20 days for building and vineyard maintenance
 - 74 days relating to sales and tours
 - 21 days for the transfer of wine to and from the winery, including tasting
 - 7 days relating to labelling and warehouse activities
 - 25 days for harvesting (which includes local volunteers)



- 6.15 The diary shows that the running of the vineyard is a significant time requirement. Based upon 233 workdays a year (261 weekdays a year minus minimum statutory leave requirement of 28 days) the evidence time to run the vineyard is equivalent to the time of **1.4 Full time employees**.
- 6.16 It would not be feasible to run Lily Farm Vineyard from my current residence in Exeter alongside current employment. As such, my family and I recognise we would need to live near to the vineyard to take on operation of the business. Living nearby, but on site as per my parents situation, reduces the efficiency of the business and has held the business back from developing including restricting the feasibility of implementing our consented winery.

Wine Making

- 6.17 The current reliance on an external winemaker reduces resilience of the business. Growth in area under vine in the UK has tripled in the last decade, and outstripped growth in wineries which have grown by just 67% since 2012 (**Appendix E**). Increasing competition for winery space can push up wine making prices, and an increasing risk of leaving us without means to make wine from the grapes we grow.
- 6.18 Our aspiration is to make quality single vineyard wines at the vineyard. A single variety, single vineyard wine that is grown and made on a single site would provide a unique *Grass to Glass* local product. In addition, the promotion of local produce and/or development of rural/agricultural business is reflected throughout policy in the current Local Plan (Strategy 28, Policy E4/E5), emerging Local Plan (3.37) and AONB Management Plan (RES1).
- 6.19 There is significant amount of time and tasks associated with the making of wine, many of which need to be undertaken in a temperature-controlled environment. Activities include,
- **Crush/de-stem/pressing.** Separating the grapes from the stems, which are then crushed to break them open and pressed to release the grape juice. For red and rose wines this also includes exposure to skins to impart colour into the wine
 - **Fermentation.** The sugar in the grapes converting to alcohol, catalysed by yeast. A critical step in winemaking and where regular supervision and temperature control is required.
 - **Racking/Clarifying/filtering.** Removal of sediment/dead yeast to make the wine clear.
 - **Ageing.** A period of leaving the wines, ranging from approx. 3 months for white wines to closer to a year for red. Sometimes done in Oak barrels.
 - **Bottling.** Transferring wine from tanks into bottles and sealing with cork/screwcap.
 - **Riddling/disgorgement.** Sparkling wine left on its lees to mature are regularly rotated to loosen sediment and disgorged to remove any deposit in the neck of the bottle.
- 6.20 Grapes need to be pressed as soon as possible after picking as possible. The crusher and press also need to be comprehensively cleaned before and after each press/crush. Typically, each crush/press that is undertaken is a full days work. This would be undertaken immediately after harvest, which typically finishes at 14:00, and therefore require being on site until late evening to complete the press and crush.
- 6.21 Following pressing the fermentation occurs. A steady fermentation undertaken in a cool temperature is a critical period in making high quality wines and achieving the fruity character associated with English wine. The fermentation is very active at first, slowing as sugar levels fall.
- 6.22 The fermentation process must be very closely monitored with multiple checks through the day and during the night to ensure appropriate temperatures, quality and also safety. Insufficient oversight can risk the quality of the wine, volatile reactions taking place without intervention and at worst ruining of the wine.
- 6.23 Evidence of these points is highlighted in the appeal decision at Melbury Vale Vineyard in Dorset, including that

“at times these checks need to be made a couple of times throughout the night e.g. midnight, 2am and then again at 6am”, and that

“when the appellant was living elsewhere, sediment formed in the wine making it faulty”.

- 6.24 The time needed for fermentation varies by grape type, but can last for up to 4-6 weeks. Lily Farm has 5 grape varieties harvested over a period of up to 6 weeks, therefore a period of up to 10-12 weeks from first harvest in September through to November where fermentation occurs.
- 6.25 Chill stabilisation, where wine is chilled to fridge temperature for up to 3 weeks is undertaken after fermentation. Reducing the temperature helps to remove titrate crystals and the temperature needs to be monitored to ensure wine doesn't heat up and crystals redissolve before filtering.
- 6.26 After fermentation and chill stabilisation, sediment settles in the tanks. Racking including the transfer of wine and/or filtration is required to remove the sediments and separate from dead yeast. The wine is then “clarified” to create a clear wine and then left to age before bottling.
- 6.27 Evidence on the time required to undertake the wine making has been based on information from wineries of comparable size and the Wine Standards Board (**Appendix G**) and calculated based on the yields mix of grape varieties/wines at Lily Farm Vineyard (**Appendix H**).
- 6.28 These have been used to set out the time requirements to make 7,000 bottles of wine each year. This is based on the mix of grape varieties/wines average of 5,000 bottles of wine per year from Lily Farm, plus an allowance for years of good weather (2018 harvest produced more than 7,000 bottles) and/or a modest amount of contract wine making. These times exclude any travel, which for multiple daily checks through the fermentation could represent a significant amount of time if not living on-site.



- 6.29 The time to make wine equates 421 hours, representing 60.1 days. Approximately 40% of this time requirement is during September and October, the harvest period when hours to run the vineyard is also at its highest.
- 6.30 Outside of the harvest period, the wine making activities are concentrated from late October through to March. This complements the operation of the vineyard, which has a greater demand through Summer, and scope to offer visitor activities (tours and educational) in Winter related to the winery. This will help to flatten the profile of hours worked at the business across the year and helps to support year-round attraction and employment in the business. These elements accord with Local Plan Strategy 33 on Promotion of Tourism in East Devon.

Time Required to operate expanded business

6.31 The application (and previous application in 2023) sets out the aspiration to take forward and develop the business, including expanding the vineyard (shown in **Appendix B**) and making wine on site.

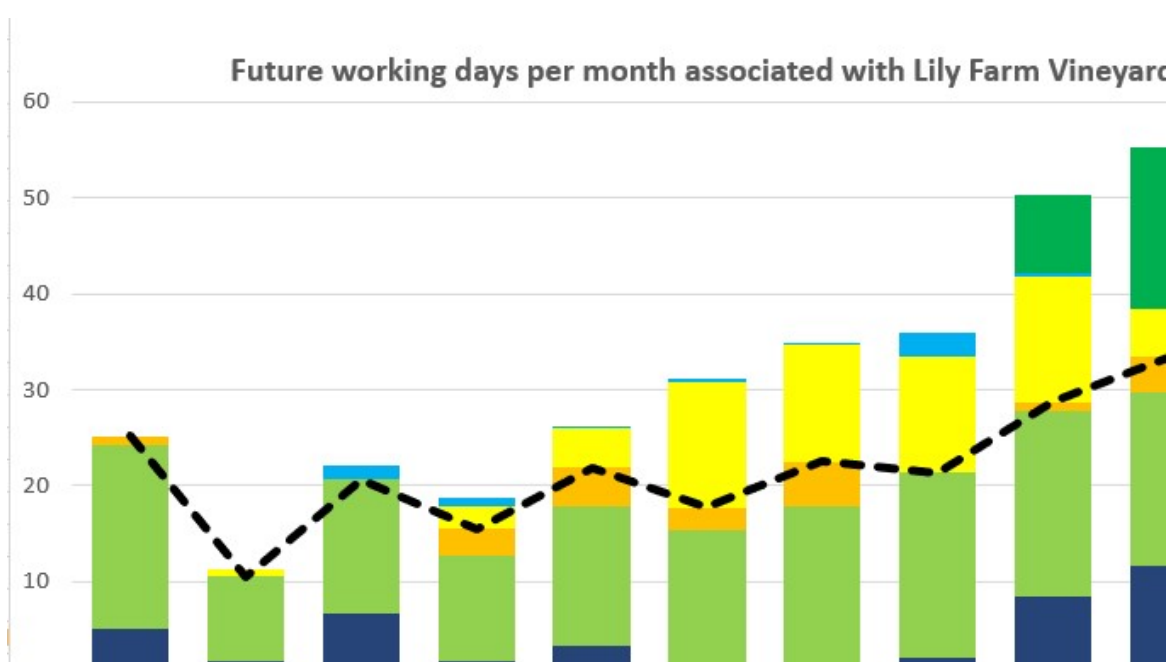
6.32 The amount of time required to run the business with a winery is shown below. This includes

- Additional 60.1 days for Wine Making
- Less 15 days (75% Reduction) in Wine transfer activities that currently occur
- Less 4.2 days to reflect a reduction (2.5%) in vines removed to build dwelling

6.33 The total amount of time for those activities is shown in the graphic below, and represents a total of 366 days, corresponding to 1.5 FTE.

6.34 The 2023 Committee report also identifies that wine transfer / labelling / administration / tours / shop and tasting do not justify a permanent presence on site. The other business activities of maintenance, viticulture and wine making, that would require presence on site, would be expected to take a total of 254 days. For ease the time for these 3 activities is represented by the black dashed line.

6.35 This is equivalent to **1.1 Full time employees needed for the essential agricultural activities.**



6.36 The above does not include any time from an expanded vineyard, shown in Appendix B. If these were also included the additional vine husbandry, calculated from pro-rata uplift of vineyard husbandry time, would represent an additional 32 days.

6.37 The graphic also highlights that (excluding harvest time of pickers) the vineyard and winemaking activities require approximately 40 days of work in September and October. This coincides with fermentation from the first harvest in mid-September through to late-November when close supervision of wine making is required. This is a prolonged period where there is a significant amount of work required alongside essential on site supervision of wine making.

6.38 Without on-site presence at critical times in the wine making process risks the quality and/or ruining of the wine, resulting in significant detrimental impact on the business. Therefore, we need to be certain that have suitable conditions and facilities to ensure suitable oversight throughout the wine making process and suitable security to safeguard fermenting tanks that further add to onsite stock.

6.39 That is evidenced by our own experience of the winery that is part of planning consent 18/0205/FUL not having been implemented.

6.40 Furthermore, the evidence for this and function need has been proven at other sites in the country. This includes at

a.) Melbury Vale vineyard Dorset, decided at appeal where the inspectors decision sets out, in paragraphs 9 and 19, that

“I agree that one-of events such as harvesting or a spring frost could be planned for. However, in combination with the monitoring of wine vats this would be difficult to manage off site and I note in the first year of production, when the appellant was living elsewhere, sediment formed in the wine making it faulty”

“I consider that, in combination, the operational needs of the winery business and general all year round need for security create a functional need for the worker to permanently live on site.”, and

b.) at Jo-Jo’s vineyard, in the Chilterns AONB South Oxfordshire, where permission was agreed for a dwelling based on viticultural activities. The report for which sets out that

“officers are satisfied that that the proposed building will support the viticultural needs of the holding in line with the NPPF...there is an identified essential need for accommodation at JoJo’s Vineyard to meet the general management and protect the growth of vines throughout the year under various environmental conditions and to deal promptly with any unforeseen emergencies which could lead to severe financial losses”, and

c.) Willow Farm, where consent to live on site was granted through delegated powers by Bath and North East Somerset. The reports states that

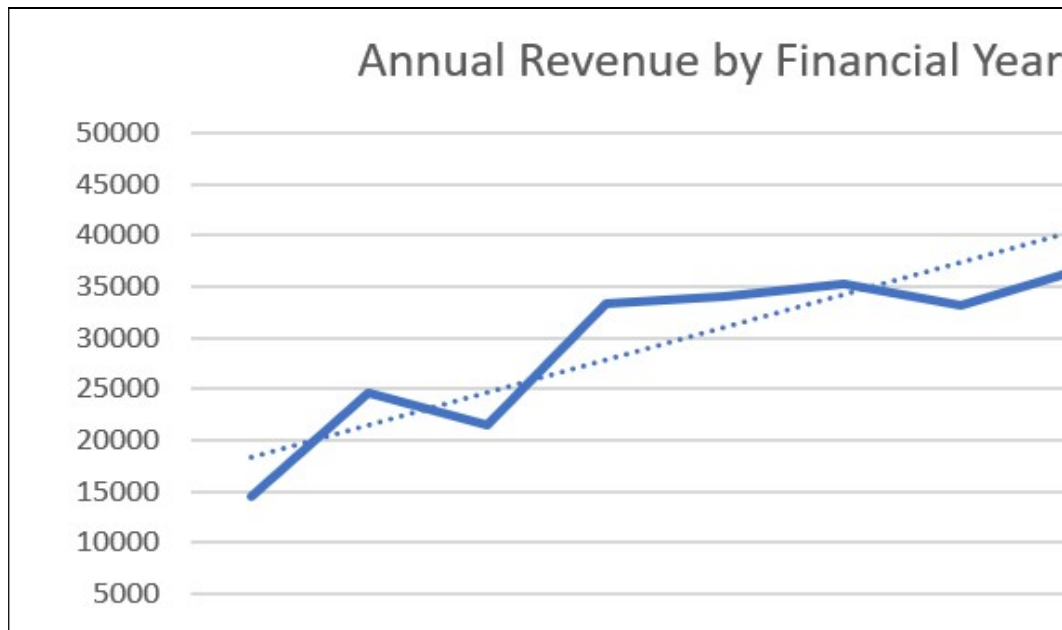
“In certain circumstances caring for crops and security of the holding can be argued to be an essential requirement for a worker to live on the holding...the processing of grapes to wine requires much supervision at differing stages. It is therefore considered that there is a functional requirement for a worker to live on the holding.

It is considered that in this instance there is an essential need for a full-time worker to be employed at the holding and as such this constitutes the very special circumstances as required by paragraph 143 of the NPPF”.

6.41 Consistent with the evidence of hours required at Lily Farm Vineyard, I believe that the proven essential functional need to live on site for the combination of vineyard and making wine, has been established in cases across the country.

Financial

- 7.1 Lily Farm Vineyard can produce, on average, approximately 5000 bottles of wine each year. This output can be up to 50% higher in years of particularly good weather. With the average bottle of still wine retailing at between £14 and £29.50, this represents a significant annual output.
- 7.2 In addition to wine sales, food and refreshments are served on site. Tours of the vineyard and tastings are also run in Spring and Summer. Thousands of people have been on a vineyard tour and Lily Farm Vineyard is the most reviewed attraction in Budleigh Salterton on Trip Advisor.
- 7.3 The business has grown steadily over the last decade, with annual revenue each year and trend line shown in the graph below. Annual revenues are £45,000 - £50,000 per annum, double what they were in 2016, with on average 150 extra bottles of wine sold each year. The line also reinforces the importance of additional facilities (in 2019) have assisted growth of the business.
- 7.4 The profit is sufficient to cover the salary of rural worker salary of £19063.20 per annum in 2022/23 taken from [Agricultural workers' rights: Pay and overtime - GOV.UK](#), and the financial element of the policy test was accepted in the 2023 application.



Annual Revenue Lily Farm Vineyard 13/14-22/23

- 7.5 Further supporting the financial case, the average yield at Lily Farm Vineyard (taken over 5 years) of **10.5 tonnes per hectare**, is typically double the national average of 5.3 tonnes, and places Lily Farm firmly in the top 25 percent of producers in the country.

Table 1: Overview of UK Vineyard yields (2016-2020)

Vineyards 0.10 ha or larger and 4 years and older	2016	2017	2018	2019	2020	Average 2016-2020
Top yielding 25% of vineyards	8.84	9.57	10.52	9.63	7.63	9.24
Middle yielding 50% of vineyards	4.41	4.12	6.16	5.32	3.55	4.71
Bottom yielding 25% of vineyards	1.36	1.31	1.63	1.77	0.92	1.40
Av. All varieties, all vineyards	4.54	4.68	7.12	5.93	4.24	5.30

Table 1: Overview of UK Vineyard yields (2016-2020) [winegb yield survey report](#)

7.6 The importance of such yields is highlighted by [Stephen Skeltern MW](#) that

“the yields from the top 25 percent of producers was almost two and a half times the other 75 percent. These figures show that it is possible to produce economically sustainable yields in vineyards in Great Britain”

7.7 This emphasises the suitability of the site in enabling Lily Farm Vineyard to be a financially viable business and a suitable basis to strengthen and grow the business upon.

7.8 Going forward an onsite presence would provide a range of benefits to the business, including

- enabling wine making on site.
 - Making single vineyard wine from the grapes grown on site would provide a unique high quality, locally produced and sustainable product.
 - improve resilience of a rural business by reducing reliance on external contactors
 - enable an enhanced visitor/tour experience
- enable longer opening hours and increased sales, and.
- Reduce overheads and improve sustainability.

7.9 These would have a significant financial benefit that helps to improve viability and secure the long-term future of the vineyard, as well as the ability to offer increased visitor offer and employment.

7.10 A summary of the impact that the proposed development would have on the profit of the business by, year 5 and year 10 are summarised below. More detail on how these are calculated, including change in turnover and costs, associated with different aspects of the application are contained in **Appendix I**.

Year	Profit – With Investment	Profit – Do Nothing	Additional Profit
0		23,500	
5	49,850	28,000	21,850
10	64,850	32,500	32,350

7.11 This reiterates what the proposal would enable at Lily Farm vineyard, with significant increases in profit and the business being in a position to begin offering employment. Conversely, the profit without would not exceed £30,000 until the later part of the next decade.

7.12 Furthermore, the levels of profit without development are unlikely to be sufficient to justify giving up our current employment, particularly if any house we move to requires an increased mortgage, and outgoings compared to our current property.

Security

- 8.1 Security is an important and growing concern as the business sales and peak stock levels continue to grow. In addition, safeguarding the grapes/vines is important as significant impacts on annual yields can occur quickly due to weather, pest or disease. Vines also need to be protected when planted for at least the 3 years before they produce grapes.
- 8.2 We currently have a comprehensive range of security measures, including CCTV and alarm systems. There is also a boundary fence and electric fence around the vineyard to prevent large animals entering the vineyards and a weather station to monitor temperature.
- 8.3 The CCTV and alarm are however primarily reactive measures and a risk that significant damage and theft can take place before we get to the site. This is reflected in insurance premiums with associated business insurance premiums higher without an on-site presence, any many times that of a what they are for a dwelling.
- 8.4 We have previously explored what could be practically done to improve security, a copy of which is provided as **Appendix J**. The feedback we received highlighted the following

“Your current security systems are comprehensive and I would consider them to be top of the range for a small business”

and that

“There is not any comparable scale improvement on your current set up that is available or that I could recommend”.

- 8.5 Beyond these, further means such as regular patrols/visits from a security company would have significant expense and not proportionate or practical for a small business of our size.
- 8.6 Making wine on site would also significantly increase the value of stock on site. The fermenting juice in tanks would be an easier target for vandalism and tampering/spoiling of a single tank of wine could be tens of thousands of product. A recent example where tanks of wine were emptied overnight at a winery in Spain (www.bbc.co.uk/news/world-europe-68349407) highlights this additional security risk that is associated with having a winery.
- 8.7 The above considerations underline the circumstance that present a growing liability to the business. Each vintage is also unique and as such is unreplaceable. Loss of high value stock and difficulties in securing suitable insurance has a potentially catastrophic impact on the business.
- 8.8 For a suitable level of security, It is increasingly becoming important to be within sight and sound. The best deterrent would be to live at Lily Farm Vineyard and also enabling timely action to be taken. This reflects the views of Planning Inspectors in other comparable cases, such as Melbury Vale.

Alternatives Residences

- 9.1 To takeover the vineyard my family and I recognise we will need to move so that we live at or within reasonable proximity to the vineyard. However, to enable the combination of activities including wine making and provide suitable security there is need to be on site, or such close proximity to be within sight and sound.
- 9.2 Moving to an existing dwelling would be much simpler than seeking planning for and building a house on site and I recognise that there may be suitable properties within the vicinity. Those properties within sight and sound of Lily Farm Vineyard are shown within the yellow rectangles on the plan below and include,
- Those within immediate vicinity on Dalditch Lane (Knowle House Lodge, Fudge Cottage)
 - Knowle Mews and
 - The northern side of Knowle Village Road from which the vineyard is visible.
- 9.3 Other locations in Knowle may be within sound, but not within sight and sound.



Properties within sight and sound of the Vineyard

- 9.4 However, those properties that could be within suitable proximity are either too small for our family or not financially viable for the type of business and our family situation.
- 9.5 The properties on Dalditch Lane (including the Old Smithy, Fudge Cottage and Dalditch Lodge House) would provide suitable residence to run the vineyard. However, they are prohibitively expensive with current house price estimates for the first two starting from £900,000. The latter has a mid-point estimate of approximately £675,000, although this is uplifted from a 2013 sale price and does not reflect the extensions to the house (15/2241/FUL).

- 9.6 The properties on Knowle Mews are typically 3 bedroom dwellings, with internal floor area of under 100sqm. This is not sufficient space for a family of 5. This is reinforced by the available floor plans online that show the 2nd bedroom to be 8.1sqm, significantly less than the [National Technical Housing Standards](#), where the standard requires that *“to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m”*.
- 9.7 There are up to 10 properties on Knowle Village Road which have partial sight of the vineyard. These arguably suffice for sight and sound of the vineyard. A house within this area came on the market in Spring 2023 at £895,000 and one which was sold within the last 5 years (Longdown) has an estimated value of over £700,000, which would not be financially viable.
- 9.8 Beyond these areas the properties would not be within sight and sound needed for security and would not enable the same level of efficiency to operate the business. Not living on site would also increase our overheads, and having and running services for two properties is not financially or environmentally sustainable.
- 9.9 In addition, the cost of these would prohibit the building of the winery. Houses currently on the market at the Exmouth Road end of Knowle Village Road by the B3178 and Knowle Road would cost between £550,000 and £600,000 (**Appendix K**). These would need to be funded through extra borrowing, which would remove our ability to borrow further money and/or fund the implementation of the winery.
- 9.10 Therefore, there is not a suitable dwelling within the nearby existing settlement to cater for the needs of the business, and why hence why we are pursuing managers accommodation on site.

Temporary dwelling

- 9.11 Policy H4 also sets out that *“a temporary dwelling may be permitted to allow time to establish that there is a genuine functional and financial need for a permanent dwelling”*. However, as outlined, the financial test is met and the functional need can be proven, so this does not apply
- 9.12 Notwithstanding that, the alternative position that a temporary dwelling is required until the winery (or increased viticultural activities) are operational would not be appropriate for a range of reasons.
- Firstly, it is not consistent with the word “proven” in policy H4
 - Secondly, the business already meets the financial test and as such would instantly meet the function and finance test once the winery is open. It would be an unsustainable use of resources and finance to invest in a temporary dwelling of sufficient size for a family of 5 (>86sqm from the National Technical Housing Standards) that would then be removed once the winery operates. Initial research suggests a temporary cabin of sufficient size being in excess of £100,000.
 - It would also be disruptive on 3 children in education, which detrimental impact on social sustainability.
- 9.13 Therefore, a temporary dwelling would not be an appropriate, proportionate or reasonable condition to impose.

Appraisal against Planning Policy

National Planning Policy Framework

- 10.1 Paragraph 84 of the NPPF also sets out that rural dwellings can be acceptable where there is evidence of a need *to be at or near the place of work*.
- 10.2 A significant amount of time is required to operate Lily Farm, with current operations equivalent to the time of 1.4 Full time employees, and a number of viticultural and safeguarding activities have to be undertaken at short notice and require being within close proximity to the vineyard. It would not be feasible to run Lily Farm Vineyard from my current residence in Exeter and there is a need live near to the vineyard to take on operation of the business.
- 10.3 More widely, a fundamental pillar of the NPPF is to support sustainable development. In particular, taken as a whole, considering whether the development is sustainable in economic, societal and environmental terms. How the proposals for Lily Farm Vineyard contribute towards these objectives is summarised below;
- 10.4 **Economic.**
- a. The development will secure the continuation of a rural business, and unlock potential of Lily Farm Vineyard to grow by reducing costs, increasing its revenue and profit.
 - b. Enabling wine to be made onsite would improve resilience of a rural business.
 - c. The vineyard attracts high value visitors who spend time in the area, and therefore a positive wider economic impact on the town and local area.
 - d. Agglomeration benefits through vineyard clustering in East Devon.
- 10.5 **Environmental**
- a. Low carbon build, including solar panels, will create an environmentally sustainable building and contribute to reducing emissions from existing buildings.
 - b. Consolidating business and residential activity onto a single site will provide a more efficient use of resources and reduce travel associated with operating the business.
 - c. The [East Devon AONB](#) promotes local food producers. A single vineyard wines grown and made on site would accord with policies in the AONB action plan
 - d. Safeguarding future of the business helps preserve a feature that positively contributes to the identified Estate Wooded farmland character of the AONB.
- 10.6 **Social terms**
- a. Growing profit will enable the vineyard to offer additional employment in future.
 - b. Dwelling would provide greater security.
 - c. Potential to provide a centre with experience of high quality, bespoke English wines, in a growing industry that would be a valuable asset to the area.
 - d. Supporting the business to move forward aligns with the Vision that both East Devon District Council and Budleigh Town Council have for Budleigh Salterton.

East Devon Local Plan and Policy H4

- 10.7 The proposals for promoting rural business, diversifying and supporting rural economy are supported through vision, objectives and range of policies in the Local Plan, including Strategy 21, Strategy 28, Strategy 33.
- 10.8 The test that has been previously been applied to previous applications is policy H4. Returning, to the 2023 application, the delegated report stated that the following clauses relating to functional need had failed to be satisfied,
- Proven and essential agricultural or rural business need to be housed permanently on site for functional reasons and the dwelling size is commensurate with that activity
 - Number of FTE workers being required to carry out relevant viticultural duties is less than 1, thereby failing to meet the criterion for at least one occupant being employed full time in the relevant rural business
- 10.9 Both policy H4 (bullet a.) and the 2023 committee report refer to a proven and essential need to be permanently housed on site. To identify exactly what this means, the definition of the word proven is
- Demonstrated by evidence or argument to be true or existing:
- 10.10 The definition of the word proven sets out that this can be both an existing situation, or something that can be shown. That follows logically when considering wider examples, such as the earth was proven to be round long before it was circumnavigated and it is proven that numbers are infinite, although no one could ever count an infinite amount of numbers.
- 10.11 Similarly, it unrealistic that a small rural business would spend tens of thousands on new equipment and buildings (such as a winery) that it may not be able to use for more than 2-3 years (in the instance of a temporary dwelling). The expectation to do so would also run contrary to the aim in Strategy 28 to “help to sustain and diversify agricultural ...enterprises”.
- 10.12 A diary of current activities confirms that in 2022 the time worked in the business corresponds to 325 days, equivalent to the time of 1.4 Full time employees. The time required to undertake the proposed maintenance, viticultural and wine making activities, accepted by the Local Planning Authority as functional need activities, would require more than 1.1 FTE.
- 10.13 The hours also demonstrate that there is a prolonged period of activity from the first harvest in Mid-September through October and into Mid-November when fermentation takes place and there is a need for round the clock on site presence to oversee the fermentation. This period of approximately two months is also in excess of the 28 days for which temporary on site living is permitted and therefore could not be catered for without an onsite accommodation.
- 10.14 The essential functional need for the proposed activities has also been shown and accepted at other locations across the country.
- 10.15 Finally, in terms of house size, the floorspace area is below that of the 2016 application for which it was deemed that “*the size of dwelling would not be more than is necessary for family occupation combined with running a small business*”. Furthermore, is also below the threshold of 150sqm in Policy 50 of the emerging East Devon local plan.

Budleigh Salterton Neighbourhood Plan

- 10.16 Section 5 demonstrates how the proposed single-story dwelling has been set into the hillside and green roof pitch assimilated with the geometry of the vineyard such that it preserves the appearance of the AONB. The safeguarding, and development of the business, would enhance the identified AONB Estate farmed woodland character type.
- 10.17 In addition to establishing that the development conserves and enhances the AONB, there is a need to live in close proximity to the vineyard with potential locations within sight and sound all within sight and sound of the vineyard and within the AONB. As such this could not be accommodated outside the EDAONB and is in accordance with Neighbourhood Plan Policy H4.
- 10.18 Section 2 highlights the landscape character area, special features and forces for change identified in the Landscape Character Assessment. The design of the dwelling has been carefully developed to be sympathetic to this character, and securing the succession of the business helps to preserve and enhance the special characteristics of the natural environment in this part of the AONB. As such in accordance with policy NE1 of Neighbourhood Plan.
- 10.19 It follows from the above that the development helps to not only maintain, but enhance the local character, and as such accords with Neighbourhood Plan Policy H2.

Conclusion

- 12.1 With the need for the current owners to retire the business is at a crossroads. The proposed development will secure the future of a successful established rural business by enabling transition to a new owner with very different family and financial circumstances.
- 12.2 The application safeguards existing employment, consolidates and unlocks new activities including from *Grass to Glass* the production of wine produced solely from the site to produce a unique local product.
- 12.3 The vineyard, the winery and the house complement each other. In combination, this will enable the business to continue and expand with the associated economic and social benefits that will follow. The combination of activities supports the central pillars of the NPPF around sustainable development, with clear economic, environmental and social benefits. A core principle of the NPPF is to promote mixed use developments and benefit from the use of land in rural areas. The multiple environmental and economic benefits from the proposal align with the special Estate Farmed characteristic of this part of the National Landscape.
- 12.4 The profit from the business has been accepted as meeting the financial test and further information demonstrates the proposed activities satisfy the functional need to be on site. The combination of winery and vineyard has been established in applications across the country as satisfying the essential functional need and the special circumstances to justify development.
- 12.5 A range of alternatives have been explored and are impractical, unsustainable or unviable, and therefore believe the proposed development is the only way to secure the future viability of the business and continue the family operation.
- 12.6 The proposed dwelling sits sympathetically within the existing landscape, assimilated to the vineyard rows to minimise the visual impact and reduce any impact on the AONB. The proposed dwelling would also be highly sustainable, with solar panels, higher heat retention and generate electricity to reduce the carbon impact of existing dwellings. In addition, the proposals would reduce transport and movement of grapes that currently take place.
- 12.7 Furthermore, in securing the future of this established business, this application contributes to delivery of the BSNP vision of *strengthening established features of our neighbourhood through supporting sustainable development* and the vision for Budleigh in the Local Plan for *modest future housing development and key sources of employment, including retail services and tourism, will be encouraged, conserved and supported*. The application delivers on these Visions.
- 12.8 In conclusion, the proposal represents sustainable development that secures the long-term future of a sustainable family business. I therefore trust the proposals can be supported.

Appendices

APPENDIX A – Landscape Character Types with East Devon AONB and location of Lily Farm Vineyard

East Devon and Blackdown Hills Landscape Character Assessment 2019
 2.0 THE DEVON-WIDE LANDSCAPE CHARACTER ASSESSMENT FRAMEWORK

East Devon and AONBs Landscape Character Assessment Update

Map 3: Landscape Character Types (LCTs)
 within the Study Area

March 2019



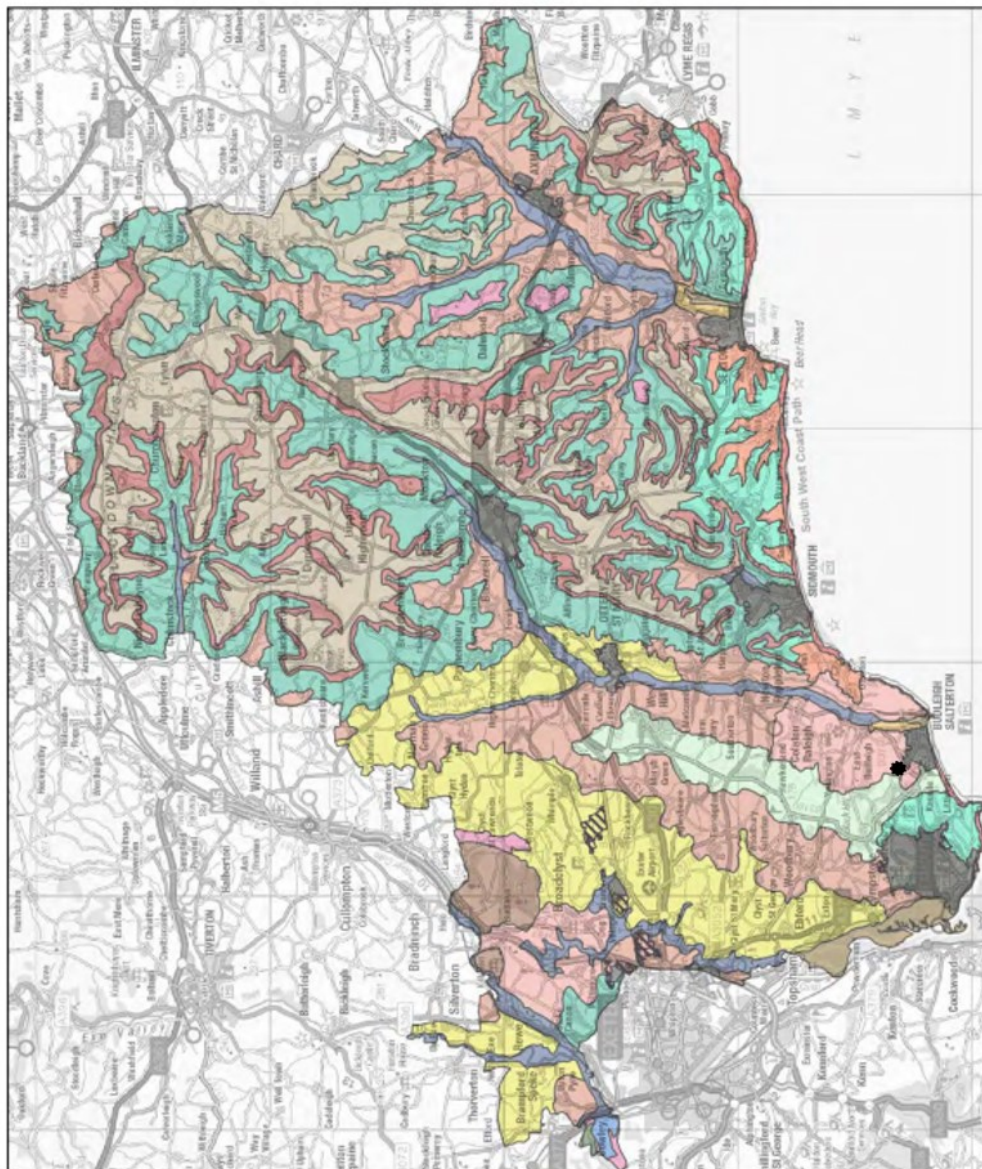
Landscape Character Types

- 1A. Open inland planned plateaux
- 1B. Open coastal plateaux
- 1C. Pebblebed heaths
- 1D. Estate wooded ridges & hilltops
- 1E. Wooded ridges and hilltops
- 2A. Steep wooded scarp slopes
- 3A. Upper farmed and wooded valley slopes
- 3B. Lower rolling farmed and settled valley slopes
- 3C. Sparsely settled farmed valley floors
- 3E. Lowland plains
- 3G. River valley slopes and combes
- 3H. Secluded valleys
- 4A. Estuaries
- 4B. Marine levels and coastal plains
- 4D. Coastal slopes and combes
- 4H. Cliffs
- 5D. Estate wooded farmland
- 7. Main cities and towns

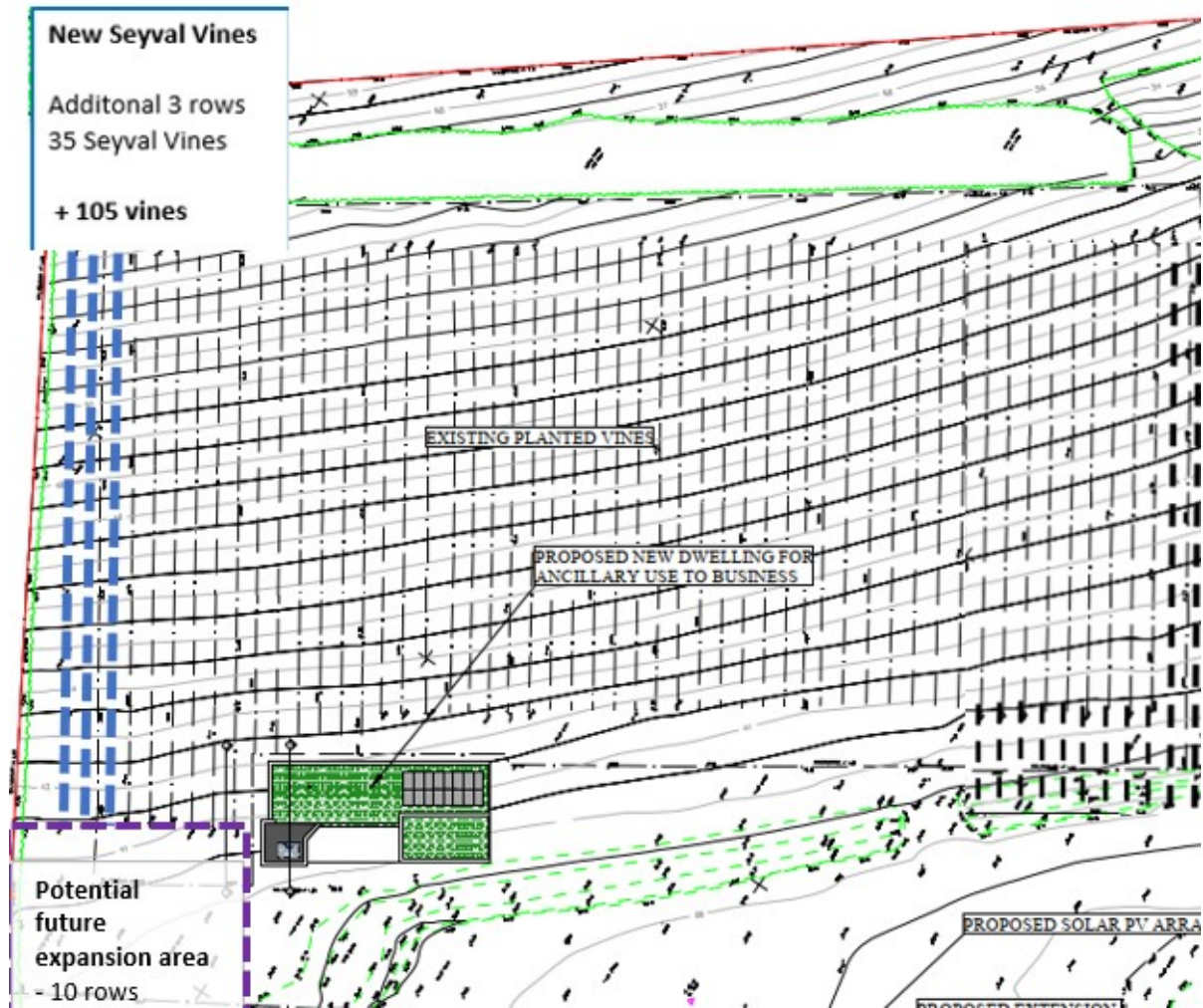
Allocated Sites in East Devon

Lily Farm Vineyard

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APPENDIX B – Additional Planting to Expand Vineyard



Indicative image of vineyard shape with additional planting



APPENDIX C – Multi Criteria Assessment of different locations for a dwelling at Lily Farm

A multi-criteria assessment of potential locations has been undertaken to identify any suitable location for a dwelling on Lily Farm Vineyard.

The multi criteria assessment takes into account a number of constraints that could be significant obstacles and/or show-stoppers in relation to a siting of a dwelling;

- Flood Zone
- Utilities
- Impact on setting of Listed Building (within Knowle Mews)
- Impact on operation of the business

In total 7 locations were considered. These are shown below along with their RAG score.



Potential Dwelling locations sifted through MCAF

A red amber green (RAG) style appraisal against these key criteria is included below

	Description	Flood Zone	Utilities	Impact on Listed Building	Impact on Business
A	North western boundary adjacent the Mews	In Flood Zone 3	Require buffer from services along boundary.	Limited	
B	North western edge of site, and out of flood plain. Would require removal of L of the vineyard.	Outside flood zone 3		Potentially significant	Require removal of parts of L of the vineyard
C	Within the 'L' of the vineyard outside of Flood Zone 3. (as per previous application)	Outside flood zone 3		Limited & less than previous application	Require removal of parts of L of the vineyard
D	New building adjacent to existing barn	In Flood Zone 3	Existing manhole may limit footprint.		
E	Maisonette above existing building.	In Flood Zone 3, but maisonette	Proximity to gas main and electric wires within a metre		Significant impact during construction
F	Southern corner, area of existing car park.	In Flood Zone 3	Water and Medium Pressure gas main		Alternate parking required
G	Eastern boundary, out of Flood Plain.	Outside flood zone 3	Water and Medium Pressure gas main		

The appraisal highlights that four of the potential sites can be immediately ruled out due to significant constraints, including being within flood zone (A/D/F) and/or located on significant utilities (F/G).

The proximity of site B to, and resulting impact on the setting of, the listed building in Knowle Mews may also make B unsuitable. It would also have greater impact on neighbours, by virtue of that proximity and would require removal of some of the established vines.

Option E above the exiting business buildings has a number of orange scores and also a greater impact on adjacent property at Fudge Cottage. In addition the footprint above those buildings (approx. 80sqm) would not be sufficient floor space for a family home. Extending west to include proposed winery would be very close to existing tree.

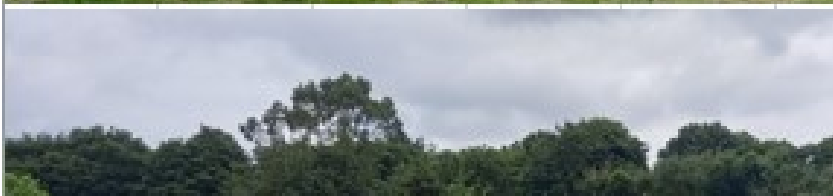
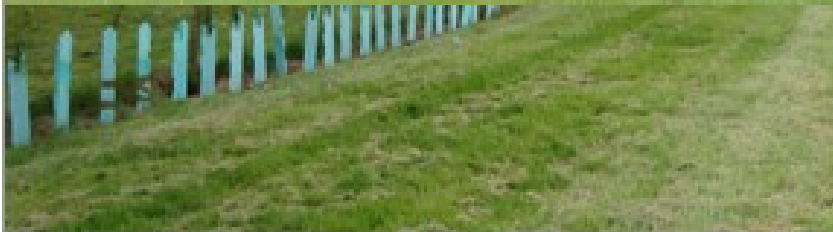
Consequently, option C is felt to be the only suitable option.

APPENDIX D – Examples of Hedgerow planting, before and after

Southern Boundary with Dalditch Lane (top, before) and below, after



Western Boundary with Knowle Mews (before) and now

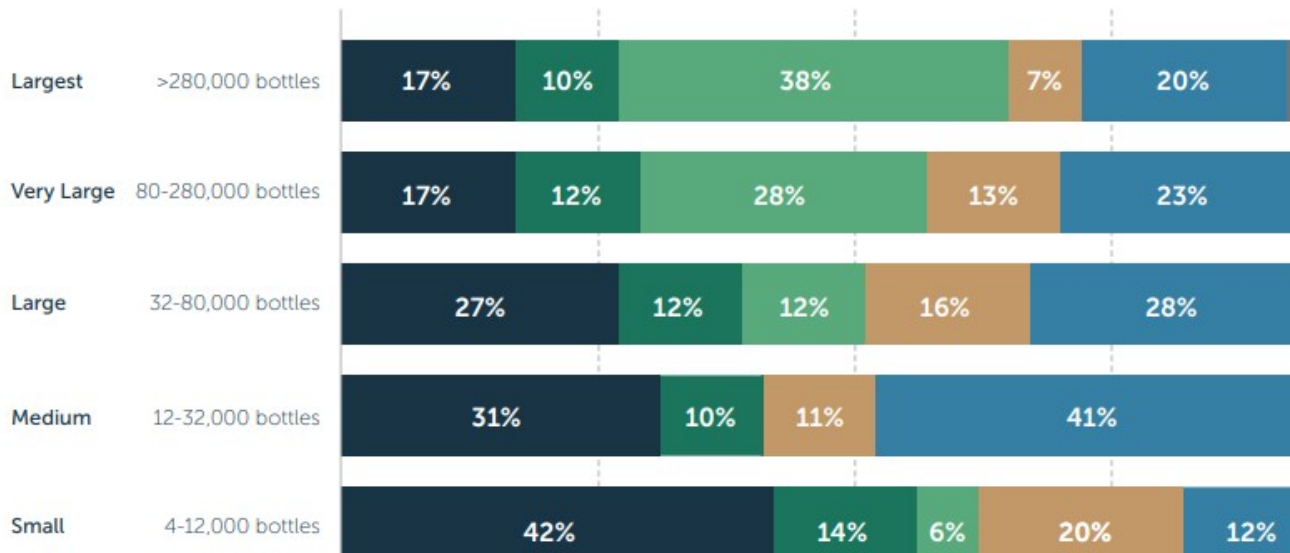


APPENDIX E – Wine Industry Data

1.) Sales and Distribution by customer type based on Vineyard size.


Based on production size, Lily Farm Vineyards annual production of 5,000 bottles would mean it is classified as a small vineyard.

while cellar door sales are most significant for micro and small producers, making up to 12,000 bottles a year.



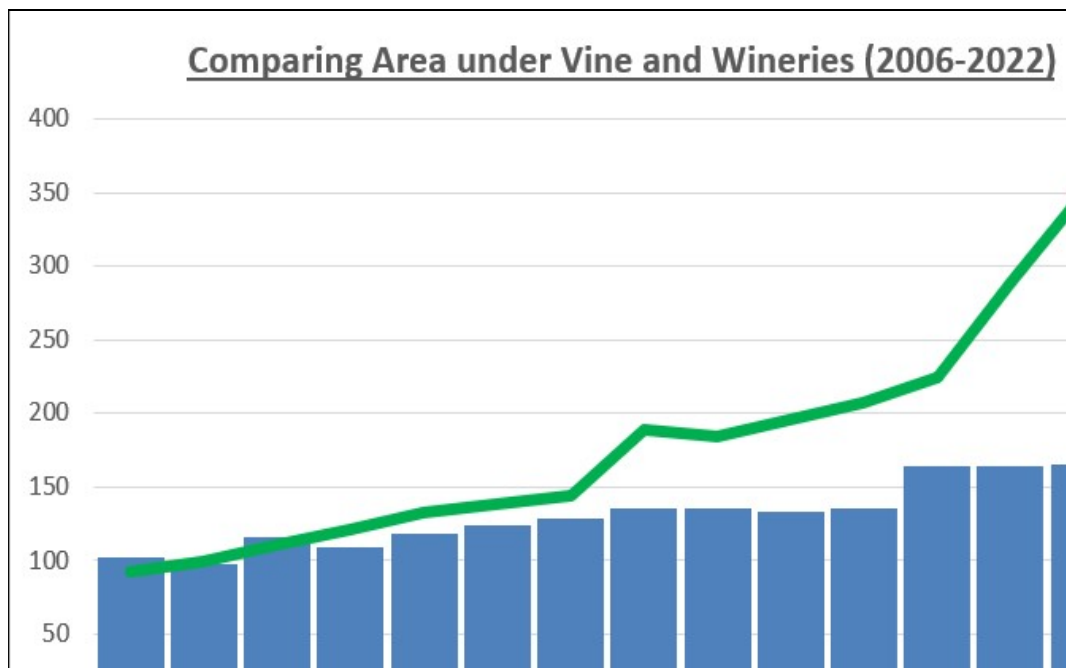
Source: Wine GB Industry Report 2022-23, winegb.co.uk/wp-content/uploads/2023/06/WineGB-Industry-Report-2022-23-FINAL-4.pdf

2.) Comparison of area under Vine and Number of wineries in Great Britain


WINEGB
 WINES OF GREAT BRITAIN

UK VINEYARD PRODUCTION F

Year	No. of wineries	Total Area (Ha)	Total Area under vine (10s Hectares)	R A
2006	102	923	92.3	
2007	98	992	99.2	
2008	116	1,106	110.6	
2009	109	1,215	121.5	
2010	<i>118.5</i>	1,324	132.4	
2011	124	1,384	138.4	
2012	128	1,438	143.8	
2013	135	1,884	188.4	
2014	<i>135</i>	1,840	184.0	
2015	133	1,956	195.6	
2016	135	2,077	207.7	
2017	161	2,215	221.5	



Source: Wine Standards Boards, adapted from data 1990-2021*

*Winery data incomplete for 2010, 2014, 2018, figures for those years interpolated from adjacent years data

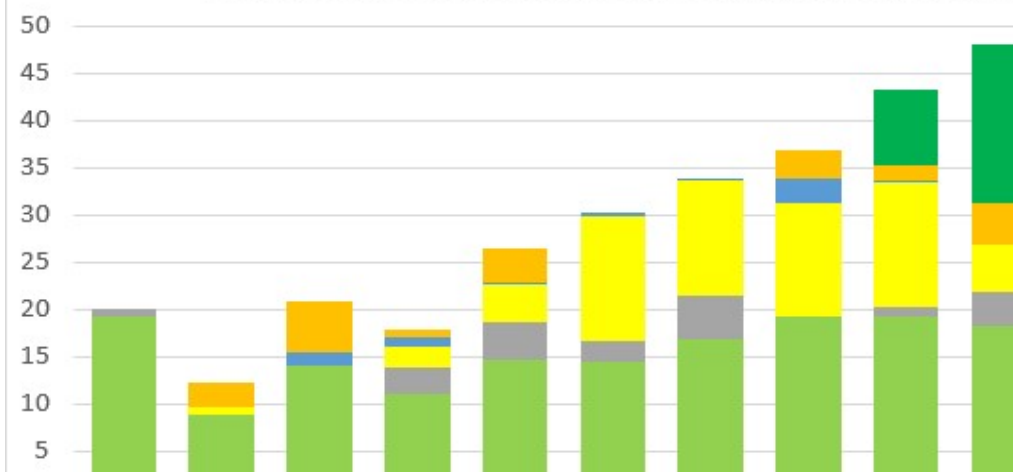
APPENDIX F - Dairy of Activities at Lily Farm Vineyard (2022)

Month	Task	Total hours
Jan	Winter Pruning	128
Jan	Vineyard Maintenance	6
Jan	other, inc Site Maintenance	6
Feb	Winter Pruning	19
Feb	Vineyard Maintenance	43
Feb	Sales	5
Feb	Wine Transfer	18
Mar	Winter Pruning	15
Mar	Vineyard Maintenance	83
Mar	Warehouse/labelling	10
Mar	Wine Transfer	38
Apr	Vineyard- Bud Rubbing	30.5
Apr	Vineyard Maintenance	47
Apr	other, inc Site Maintenance	19
Apr	Warehouse/labelling	7
Apr	Sales + Tours	16
Apr	Wine Transfer	6
May	Vineyard- Bud Rubbing	36.5
May	Vineyard- Tucking In	20
May	Vineyard Maintenance	46
May	other, inc Site Maintenance	28
May	Warehouse/labelling	1
May	Sales + Tours	28
May	Wine Transfer	26
June	Vineyard- Bud Rubbing/Leaf Stripping	21
June	Vineyard- Tucking In/Wires	61.5
June	Vineyard Maintenance	18.5
June	other, inc Site Maintenance	16
June	Warehouse/labelling	2
August	Vineyard- Vine Trim/Leaf	82.5
August	Vineyard- Nets	27.5
August	Vineyard Maintenance	25
August	other, inc Site Maintenance	0
August	Warehouse/labelling	18
August	Sales + Tours	0.1

Sept	Vineyard- Nets	64.5
Sept	Vineyard Maintenance	17.5
Sept	Vineyard - Harvets prep	53
Sept	Harvest Activity, Volunteers	57
Sept	other, inc Site Maintenance	7
Sept	Warehouse/labelling	2
Sept	Sales + Tours	92
Sept	Wine Transfer	10
Oct	Harvest Activity, Volunteers	118
Oct	Vineyard - Harvest prep	63
Oct	Vineyard- Nets	29
Oct	Vineyard Maintenance	35
Oct	other, inc Site Maintenance	26
Oct	Sales + Tours	35
Oct	Wine Transfer	30
Nov	Vineyard Winter Pruning	46
Nov	Vineyard Maintenance	21
Nov	other, inc Site Maintenance	5
Nov	Warehouse/labelling	6
Nov	Sales + Tours	43

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Vineyard	19.1	8.9	14.0	11.1	14.6	14.4	16.9	19.3	19.3	18.1	9.6
Maintenance	0.9	0.0	0.0	2.7	4.0	2.3	4.6	0.0	1.0	3.7	0.7
Harvest	-	-	-	-	-	-	-	-	8.1	16.9	-
Sales & Tours	-	0.7	-	2.3	4.0	13.1	12.1	12.0	13.1	5.0	6.1
Warehouse/labelling	-	-	1.4	1.0	0.1	0.3	0.1	2.6	0.3	0.0	0.9
Wine Transfer	-	2.6	5.4	0.9	3.7	0.0	0.0	3.0	1.4	4.3	-
	20.0	12.1	20.9	17.9	26.5	30.1	33.8	36.9	43.3	48.0	17.3

Working days per month associated with Lily Farm Viney



APPENDIX G - Evidence of time to undertake wine making tasks

Activity	Time	Notes	Source
Crush/destem	1.5 tonnes per hour	Dependent on capacity of crush	Wine GB Wessex Chair
	2 tones per hour	Dependent on capacity of crush	Wine Standards Board
Press	1000L every 2 hours	Dependent on capacity of press (Assume 500-900L)	Wine GB Wessex Chair
	2-4 hours per tonne/700L		Wine Standards Board
Crush/Press	2 hours cleaning after - each crush & each press		Wine GB Wessex Chair
Crush/Press/ Destem	For each wine, typically 6-8 hours (7 hrs per wine)		Wine Standards Board
Fermentation (2 weeks post crush)	Multiple daily checks- up to hourly		Melbury Vale Eastcott Vineyard
	45 minutes per day to check tanks (4/5 wines)		Wine GB Wessex Chair
	Allow 2.5 hours per wine to address any issues	Could be once, could be multiple times. Assume 2	Wine GB Wessex Chair
Fermentation (Dec-Mar/bottling)	1 hour per week to check wines	Bottling of white wines in March	Wine GB Wessex Chair
Racking/ Clarifying	2 - 3 hours. Rack each wine up to 3 times	Typically pre Christmas Assume twice per wine	Wine GB Wessex Chair
	For each wine, typically 2-3 days	Undertake for similar wines at same time (i.e. 1 all whites, 2 reds, 3 sparkling)	Growing Vines to make Wines (Poulter)
Bottling	2 hours set up and prepare per wine		Wine GB Wessex Chair
	1 hour to clean post bottling, per wine		Wine GB Wessex Chair
	125L per person per hour	500L per hour based on 4 people working	Wine GB Wessex Chair
	100L per person per hour	500L per hour based on 5 people working	Courtyard Winery
Riddling (Sparkling only)	1440 bottles per hour	To be done once per week	Wine GB Wessex Chair
Disgorgement (Sparkling only)	60 bottles per hour (by hand)		Wine GB Wessex Chair

Appendix H – Calculation of wine making time at Lily Farm Vineyard

	Harvest data		Crush/ Destem Press		Racking	Clarifying	Bottling	
	tonnes	Bottles					set up	Bottling
Bachus	1.02	918	3.18	3.95	5.00	14.00	3.00	5.51
Red	1.09	978	3.22	3.86	5.00	14.00	3.00	5.87
Rose	0.94	706	3.13	4.39	5.00		3.00	4.24
Coastal	1.37	1241	3.41	3.57	5.00	-	3.00	7.45
Sparkling	1.33	1196	3.39	3.61	5.00	14.00	3.00	7.18
ContractB Spark	1.1	1000	3.23	3.83	5.00		3.00	6.00
ContractA Still	1.1	1000	3.23	3.83	5.00	-	3.00	6.00
All		7039						

	Sept Ferment		Oct Ferment		Nov Ferment		Dec	Jan	Feb	Mar
	Daily check	Issues	Daily check	Issues	Daily check	Issues	Weekly Check	Weekly Check	Weekly Check	Weekly Check
Bachus			28.00	5.00						
Red	14.00	5.00	14.00	-						
Rose	20.00	5.00	8.00	-						
Coastal			18.00	2.50	10.00	2.50				
Sparkling			25.00	5.00	3.00					
ContractB Spark				2.50		2.50				
ContractA Still	x	5.00								
All					3.00		4.5	4.5	4	
	20.00	10.00	28.00	15.00	13.00	5.00				
	30.00		43.00		18.00		4.5	4.5	4	
	2.9	1.4	4.0	2.1	1.9	0.7	0.6	0.6	0.6	
Harvest										
Ready		10th Sept	Ready							

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct
Crush/Press									28.8	21.1
Fermentation	4.5	4.0	4.5	4.5	2.0				30.0	43.0
Rack/Clarify	14.0									15.0
Bottling			35.2		19.2			8.9		
Riddling/Disgorging	9.7	9.7	9.7	9.7	9.7	9.7	9.7	9.7	9.7	9.7
Total(hours)	28.16	13.66	49.35	14.16	30.83	9.66	9.66	18.53	68.46	88.71
	7%	3%	12%	3%	7%	2%	2%	4%	16%	21%
Total (days)	4.02	1.95	7.05	2.02	4.40	1.38	1.38	2.65	9.78	12.67
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct
Crush/Press	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.11	3.01
Fermentation	0.64	0.57	0.64	0.64	0.29	0.00	0.00	0.00	4.29	6.14

APPENDIX I – Feedback from Security Professional on current and potential Security.



Taylor Made Solutions

Unit 4 Rosam

TEL:

EMAIL: info@tm

Lily Farm Vineyard
Dalditch Lane
Knowle
Budleigh Salterton
DEVON
EX9 7AH

5th February 2024

Dear Alan,

I hope you are well.

This is to follow up after our conversation regarding your current security system with cameras and alarm.

I know you were keen to understand if there was any more advanced technology or Security is a vital part of safeguarding your business and it is important to have the r you. Your current security measures are comprehensive, and I would consider them range for a small business. There is not any comparable scale improvement on your that is available or that I could recommend.

Thank you for your enquiry and hope the response above which mirrors our conver last few years is helpful.

If you would like any further clarification then please do get in touch

Many Thanks

Kyle Grigg

Managing Director

APPENDIX J – Overview of Financial Benefit of proposed application

1. 20% increase in wine/café sales due to improved efficiency, additional £6,250 per annum, due to
 - Ability to open longer and for special events (i.e. gala week), increasing sales.
 - Increased ease to manage and increase online delivery operation and sales.
 2. Making wine on site will substantially reduce wine making costs, our largest overhead
 - Initially for around 4,000 bottles by year 5 (saving £12,000 per annum),
 - growing to up to 7,000 bottles combined saving/revenue of £21,000 p/a. (allowance for a good year and/or some modest contract wine making)
 3. £5 per bottle price uplift associated with wine grown and produced on a single site (Bacchus only) .
 - Initially for around 900 bottles, 2:1 farm gate: trade split, approx. £4,000 per annum
 - In time for 1,600 bottles, approximately £7,100 per annum
 4. On site wine making, accessible toilets and extra wine tasting capacity would also enable an enhanced visitor offer. Assumed 33% increase in tour revenue, representing £2,000 p/a.
 5. Consolidate utilities and reduced travel expenses expected to save a further £3,000 p/a.
 6. Assumed that with development, growth of the business would not be constrained and therefore conservative estimate that the current trend growth in sales of 150 bottles per year would continue.
- 8.1 These forecasts have sought to use conservative figures (i.e. growth in sales of just 20%) and existing growth in sales to ensure they provide a robust case. Our hope is that with the winery and increased efficiently by living on site we could grow sales and deliveries by greater than these values.

Year	Activity	Increased Sales	Increased Profit	Savings	Annual Profit	Rural FTEs
0					23,500	1.1
0-2	<i>Annual trend of increasing sales 150 bottles p/a @£11</i>	3300	1800			
2	Increased sales Reduced overheads	6250	3400	3000	34,150	1.7
2-5	<i>Annual trend of increasing sales 150 bottles p/a @£11</i>	4950	2700			
5	Make all own wine (4,000) Winery operating costs Increased Tour Revenue Single Vineyard wine	2000 4000	2000 4000	12,000 -5000	49,850	2.9
10	150 bottles p/a@ £11 Single vineyard wine Make all own wine, Contract wine making	8250 1500	4500 1500 6000	3000	64,850	3.1

- 8.2 These demonstrate that with the development it is expected that by
- Year 5, the business would make a profit of almost £50,000 per annum,
 - Year 10, a profit of £64,500,
- 8.3 From the table it can also be inferred what difference the proposed development would make compared to doing nothing (i.e. without the additional benefits from making our own wine, increased tour offer and reduced overheads). For ease, the differences are highlighted in the table below.


Year	Profit – With Investment	Profit – Do Nothing	Difference
0		23,500	
5	49,850	28,000	21,850
10	64,850	32,500	32,350

APPENDIX K – Examples of house prices of properties within site and sound of the vineyard

Dalditch Lane

[House prices in Dalditch Lane, Budleigh Salterton EX9 - sold prices and estimates - Zoopla](#)

The Old Smithy, Dalditch Lane, Budleigh Salterton, EX9 7AH

 3 baths  4 beds  4 receptions

FREEHOLD

DETACHED HOUSE

Last sold - Feb 201

£635,000

Estimated price

£968,000 - £1

Knowle House Lodge, Dalditch Lane, Budleigh Salterton, EX9 7AH

FREEHOLD

DETACHED HOUSE

Last sold - Aug 20

£358,000

Estimated price

£536,000 - £8

Badgers Den, Dalditch Lane, Budleigh Salterton, EX9 7AH

FREEHOLD

DETACHED PROPERTY

Last sold - Feb 200

£415,000

Estimated price

£1,050,000 - 1

Knowle Village Road

[5 bedroom detached house for sale in Knowle Village, \(rightmove.co.uk\)](#)



Properties outside sight and sound on Knowle Village Road



APPENDIX L - RELEVANT PLANNING APPLICATIONS

At Lily Farm

16/0839/FUL

Managers accommodation and business facilities 2016, (refused)

18/0205/FUL

Business facilities, 2018 (approved and partially implemented)

23/1120/FUL

Managers accommodation and extension to vineyard premises (refused)

In East Devon

13/2409/FUL

Demolition of existing stables and accommodation and reconstruction of one dwelling, garage, storage block and stables, plus associated works

Dalditch Stables, Dalditch Lane, EX9 7AS

14/1016/FUL

Demolition of agricultural building, erection of winery, shop and ancillary space; kitchen garden school and dwelling.

Otter Farm, Weston Lane, Weston, Honiton, Devon EX14 3PA.

15/0189/FUL

Construction of reception/shower/toilet block with manager's accommodation over.

Pooh Cottage Holiday Site Bear Lane Budleigh Salterton.

15/0981/FUL

Conversion of existing stable block into separate dwelling with underground extension and associated works

Land Adjacent 1 Knowle Mews Dalditch Lane Budleigh Salterton EX9 7AH.

15/2241/FUL

Extension to side and rear elevation

Knowle Lodge House, Dalditch Lane Budleigh Salterton EX9 7AH.

National

2/2015/1513/FUL (North Dorset)

Use of part of the first floor of the Melbury Vale Winery for staff living accommodation

Melbury Vale Winery, Foots Hill, Cann, Dorset, SP7 OBW.

P20/S4850/FUL (South Oxfordshire)

Demolition of existing stable/store and construction of a new micro winery with on-site wine storage and ancillary residential accommodation (as amended)

JoJo's Vineyard (Formerly Chiltern Hills Farm) Russells Water RG9 6EU.

20/00358/FUL (Bath And North East Somerset)

Erection of an agricultural building with a staff flat on the first floor

Willow Farm, Flatts Lane, Farmborough, Bath