

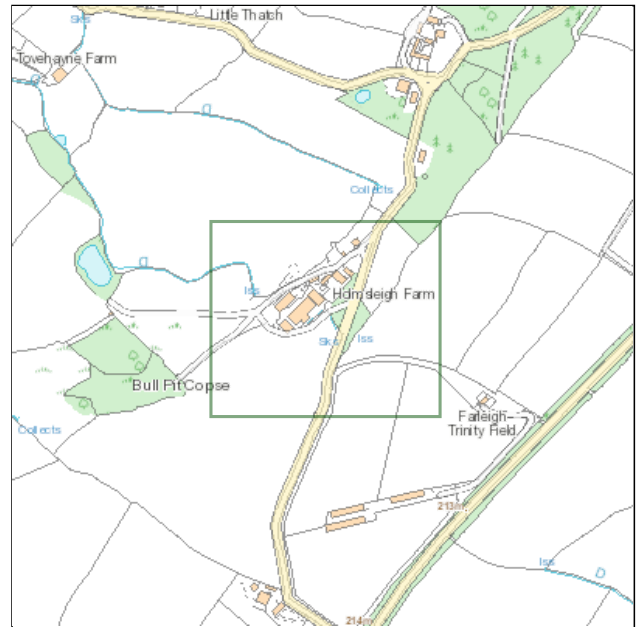
**Ward** Dunkeswell And Otterhead

**Reference** 22/2782/FUL

**Applicant** Mr & Mrs Phillips

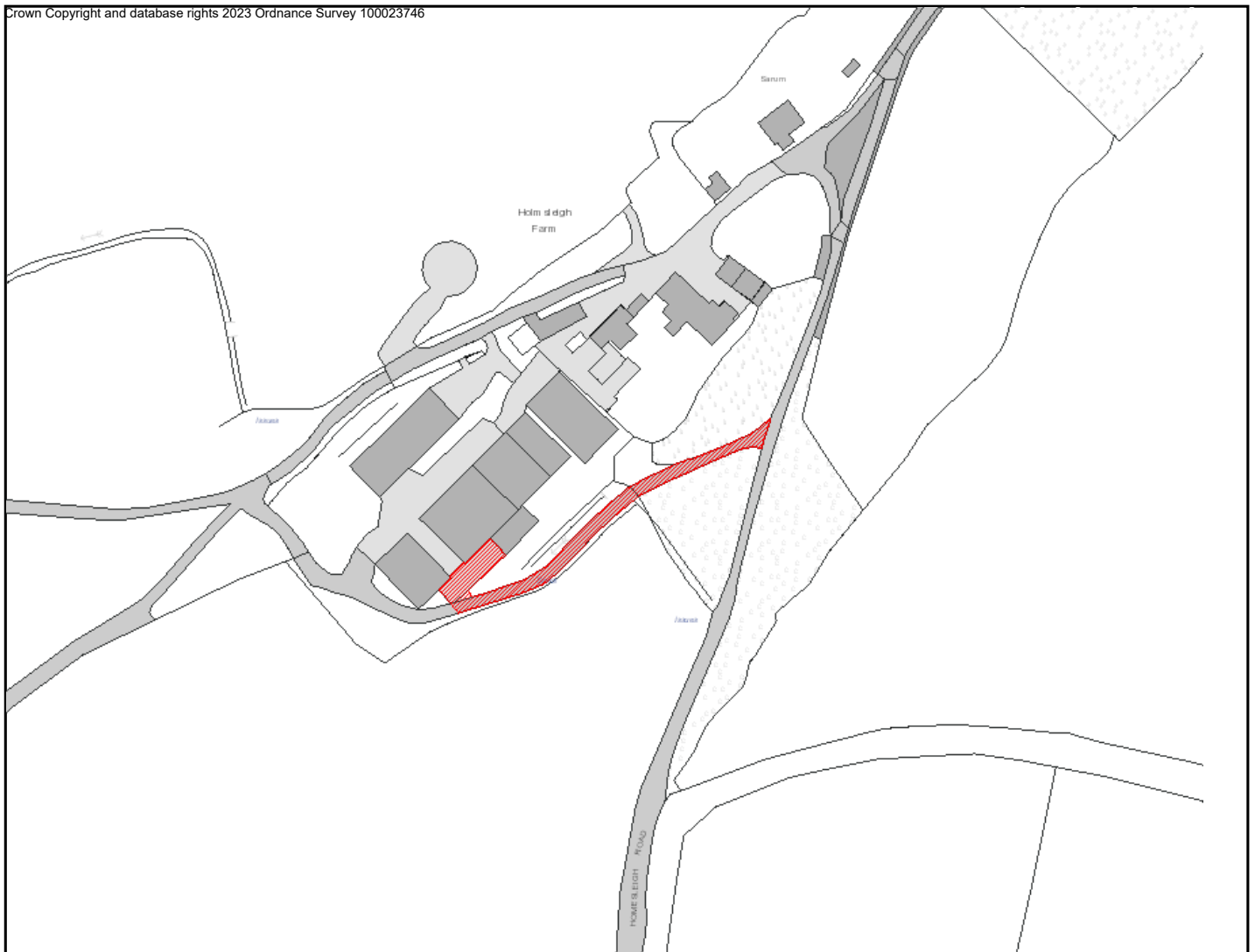
**Location** Holmsleigh Land And Buildings Monkton  
Honiton EX14 9NP

**Proposal** Retrospective application for the temporary  
siting of a static caravan as a rural worker's  
dwelling.



**RECOMMENDATION: Approval with conditions**

Crown Copyright and database rights 2023 Ordnance Survey 100023746



		<b>Committee Date: 25.04.2023</b>
<b>Dunkeswell And Otterhead (Monkton)</b>	<b>22/2782/FUL</b>	<b>Target Date: 14.02.2023</b>
<b>Applicant:</b>	<b>Mr &amp; Mrs Phillips</b>	
<b>Location:</b>	<b>Holmsleigh Land And Buildings Monkton</b>	
<b>Proposal:</b>	<b>Retrospective application for the temporary siting of a static caravan as a rural worker's dwelling.</b>	

**RECOMMENDATION: Approval with conditions**

#### **EXECUTIVE SUMMARY**

**This application is before the committee as the officer recommendation differs from that of one of the ward members.**

**A temporary three year permission is sought for the retention of a static caravan to serve as accommodation for an onsite worker to manage a proposed satellite unit to the applicant's main farm based in South Molton. The proposal is to house the young stock and calves from the dairy unit (based at South Molton) at the site, as well as carrying out silaging on the land and nearby rented land and running a small flock of sheep.**

**Policy H4 (Dwellings for Persons Employed in Rural Businesses) of the East Devon Local Plan permits such dwellings subject to meeting all of the relevant criteria set out in the policy.**

**The key issue for consideration is whether the application demonstrates that there is an essential functional requirement for an on-site worker. It is also necessary to be able to demonstrate future operational viability of the business.**

**The submitted information sets out the functional requirement for the proposed enterprise in terms of Standard Man Days (SMDs), with 275 SMDs equating to a full-time worker. Taking into account the projected livestock numbers and other agricultural work outlined a need for a full-time worker at Holmsleigh is demonstrated and where the young nature of the livestock requires close supervision. In financial terms, the enterprise would be run in conjunction with the main farm. Budget forecasts set out how the business would be expanded and where at the end of the three year period a healthy trading profit would be achieved, indicating that the business would be capable of supporting the additional dwelling.**

The concerns expressed by the Parish Council and third parties regarding the nature of the applicant's case and the purpose for which the caravan was originally sited are noted. However, the application needs to be assessed on the basis of the proposed scheme set out in the application and in this regard it is officer's position that the case presented represents a viable proposal which meets the relevant criteria of the policy. The proposed number and type of livestock proposed would equate to a functional need for a full-time worker and for them to be readily available (day and night). The business plan indicates how future operational viability would be achieved and where policy H4 facilitates such proposals.

In all other respects including means of access and impact on the character and appearance of the area and the wider designated landscape, the proposal is found to be acceptable and further details of foul drainage can be secured by condition.

As such, it is recommended that temporary permission is granted for the siting of the static caravan as a rural worker's dwelling.

## **CONSULTATIONS**

### **Local Consultations**

#### **Dunkeswell And Otterhead - Cllr Colin Brown**

Having carried out a site visit. I could not see any evidence of any cattle or animals on this land. There is a sign advertising wild camping.

Therefore I cannot support this application until there is evidence of some form of agricultural work taking place.

#### **Dunkeswell And Otterhead - Cllr Colin Brown 6/4/22**

I am told by residents living in Monkton that the land in question is being rented out to a farmer to keep sheep on and I can see on visiting the site camping is still taking place, if this was to be approved there needs to be a condition included which states that no camping or caravans are allowed to stay on the land associated with this application and no toilet blocks to be allowed on site.

#### **Dunkeswell And Otterhead - Cllr David Key**

I am not against the application but I think it should be on a three year licence the same as any other application.

#### **Parish/Town Council**

### **06.03.23**

The Parish Council response to the additional covering letter uploaded on the 22nd February. The letter states the reason for the lack of livestock on this agricultural holding is because the property sale transaction didn't complete until 6th January 2023 but the applicants were happy to run the camping business on this land from July until now. A total of more than 216 days. This does not make any sense. Why did the

applicants believe they were justified in using the land as a campsite prior to completion but did not feel they could keep livestock on the land? An agreement was entered in to with a local farmer to rent some of the land at Holmsleigh and his sheep have been grazing the land for the last three weeks.

There is no mention of renting out land in the business plan. The documents submitted still bear no relation to what is actually happening at Holmsleigh.

### **31.01.23**

The majority of Councillors voted to Object.

This planning application has raised a number of issues because the completed documentation does not reflect the information we were given at the last Parish Council meeting in December 2022 by the applicant. On the 8th of December Mrs Phillips, the applicant, attended our Parish Council meeting in order to address any potential concerns parishioners had regarding the static caravan. Mrs Phillips confirmed the planning application had been submitted although at the time it was not 'live' on the East Devon planning portal. Mrs Phillips explained that her son Joe (who was also in attendance at the meeting) needed to live on site in the static caravan in order to manage their 'wild' camping business ' Joe takes payment from those that have not booked on-line and manages day to day issues on site. Livestock and the management of livestock was not mentioned at any point during this meeting. No mention was made of any 'rural' work aside from the camping business. Since July 2022 a small amount of livestock have been on the land for a handful of days when the Enforcement Officer was on site. The site, whilst in rural Monkton, is not screened or in anyway detached from neighbours and the fields have been busy with campers in tents, motor homes and vans since July 2022 rather than livestock.

Link to this camping business ' <https://www.theottervalewildcamping-devon.com/>

Link to the camping business in South Molton-  
<https://www.thelittlesilverstreamwildcampingdevon.com/>

As a result, a number of questions following this planning application have yet to be answered:

' Why does this application not correlate in any way to what the Parish Council and neighbours have been told by the applicant?

' A cess pit is mentioned with regards to the static caravan ' where is this situated and how is it managed?

' Mrs Phillips' son, Joe, could be based at South Molton? Travelling time and distance is the same regardless of where he is based.

' Why is the land at Monkton Barton mentioned? This rental ends shortly on the 50.74 acres at Monkton Barton and at this point it is unknown as to whether or not the Phillips' will be able to renew the rental agreement. The land may not be up for re-rental.

' Where is the planning application for the camping business?

' What relevance does the South West Water Underground Asset Information have on this application? The document details mains water pipes in Monkton, it does not state where private drainage/assets are on the land in question. Where is the static caravan discharging waste water to? Where are the toilet and shower blocks (in situ since July

2022 when the camping business commenced trading at Holmsleigh) discharging waste water and foul drainage to?

When purchasing the land, the applicants were aware there was no living accommodation on site, this was reflected in the price they paid.

Additional documents relating to this application have been uploaded to the planning portal, a Business Plan was most recently added on the 18th January. Having reviewed this plan we have noted that at no point are the camping businesses mentioned. A significant income is no doubt generated from these camping businesses ' why are they not mentioned in the business plan?

SWOT analysis mentions 'having left the family farm' which is perhaps misleading as Monkton Barton Farm was owned and sold by Mr & Mrs Phillips (the applicants) in September 2021 for £1.95 million at which point they moved to East Catkill Farm in South Molton.

The barns at Holmsleigh are functional and were in use until July 2022. The limited barns and circa. 50 acres of useable land at Holmsleigh are perhaps not the solution to solving the various issues mentioned in the business plan.

### Other Representations

5 no. representations have been received which raise the following concerns/objections:

- Concerns in relation to a camping business operating from the site and impact of this in terms of litter, damage to property, traffic etc.
- Concern that the proposed dwelling is actually required in conjunction with a camping business to operate from the site.
- Concerns over nature of approach roads and effect of increase in traffic associated with the site.
- Concern that there is little evidence of livestock being currently kept at the site.
- Lack of notification of application
- Planning permission required for advertisement sign for camping

### Technical Consultations

None received.

### PLANNING HISTORY

None relevant

### POLICIES

Adopted East Devon Local Plan 2013-2031 Policies  
Strategy 3 (Sustainable Development)

Strategy 7 (Development in the Countryside)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

D1 (Design and Local Distinctiveness)

H4 (Dwellings for Persons Employed in Rural Businesses)

EN19 (Adequacy of Foul Sewers and Adequacy of Sewage Treatment System)

TC2 (Accessibility of New Development)

Strategy 5B (Sustainable Transport)

TC7 (Adequacy of Road Network and Site Access)

Monkton Neighbourhood Plan (In Preparation)

Government Planning Documents

NPPF (National Planning Policy Framework 2021)

National Planning Practice Guidance

Site Location and Description

The application site lies in open countryside within the designated Blackdown Hills Area of Outstanding Natural Beauty. It occupies an elevated site on a northwest facing valley side approximately 2 miles northwest of Honiton.

The site includes a range of farm buildings set across the slope of the land and accessed via a private access track from Holmsleigh road to the east. The static caravan to which the application relates is sited on a hardstanding area at the south-western end of the building group. To the northeast of the farm buildings, but outside the site, is a residential property, 'Holmsleigh Farm', and there are a number of other isolated residential properties in the vicinity.

Proposed development

The application seeks a temporary permission for the retention of the static caravan to house an agricultural worker. The application form advises that the caravan has been on site since 11/07/22.

Background

The application is accompanied by an agricultural appraisal that sets out the background to the application and the agricultural activities taking place.

The applicants' currently farm East Catkill Farm, South Molton and have done for the past 15 years. It is a County Council owned farm extending to 180 acres and the applicants farm it as a dairy enterprise, the most recent budget information indicates that they have 135 cows.

The appraisal advises though that there are extremely limited buildings at East Catkill Farm and a lack of undercover storage for fodder/machinery storage or for the housing of young stock or cows not in milk. To address this the applicants purchased the land and buildings at Holmsleigh (in July of 2022) which is near to other land which they already rent and grow fodder on. They have also explained that the purchase of Holmsleigh was part funded by the sale of the family farm (jointly owned with extended family) at nearby Monkton Barton.

As well as the agricultural building the applicants own adjoining land which extends to 70.1 acres. The buildings are currently being used to store the silage clamps for the dairy farm at East Catkill Farm and to store machinery from the main unit. It is advised that the buildings are to be updated to house the dairy young stock/dry cows from the main farm with the intention being to bring all young stock and dry cows to Holmsleigh to winter in the buildings and live out in the summer.

Additionally the applicants run a flock of sheep on permanent pasture land at Holmsleigh.

Reference has also been made to a camping enterprise run on the land, this, it is advised, has been run under permitted development rights relating to temporary uses of land and is not included in the budget or labour requirement figures.

## ANALYSIS

The main considerations in the determination of the application relate to:

- The principle of development and assessment of agricultural need
- Impact on character and appearance of the area
- Other considerations

### The principle of development and assessment of agricultural need

The development plan for the area currently consists of the adopted East Devon Local Plan 2013-2031 (EDLP). A Neighbourhood plan is being prepared for the whole of the parish of Monkton and a pre-submission consultation draft has been produced, whilst this contains a number of draft policies none of them relate directly to the principle of development in this instance.

Strategy 7 of the EDLP defines the countryside as all those parts of the plan area that are outside of site specific allocations or built-up area boundaries as defined by the Proposals Map. On this basis the site lies in open countryside and therefore falls to be considered under this policy.

Strategy 7 is quite specific by stating,

'Development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development'

And goes on to say,

'and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located'.

Policy TC2 of the EDLP (Accessibility of New Development) is also relevant, it states that,

'New Development should be located so as to be accessible by pedestrians, cyclists and public transport and also well related to compatible land uses so as to minimise the need to travel by car'

As the site lies outside a defined built-up area boundary there is a general presumption against residential development under Strategy 7 of the Local Plan, unless this is explicitly permitted by another policy of the Local or Neighbourhood Plan.

Whilst the presumption in favour of sustainable development, set out at para. 11 of the NPPF, is considered to apply (as the Council is currently unable to demonstrate an up-to date 5 year supply of housing land), in this case the location of the site at a distance from services and facilities required to serve it and the lack of options to access it by sustainable modes of transport are such that its location for unrestricted residential occupation would outweigh any benefits that might otherwise be delivered.

Policy H4, following guidance at para. 80 in the National Planning Policy Framework (NPPF), sets out a criteria based approach by which to assess applications for dwellings to support rural businesses and to establish whether an 'essential need' for such a dwelling has been demonstrated.

Policy H4 sets out a number of criteria to be satisfied, the proposal is considered against these below:

1. The proposal would be run in conjunction with the parent farm at East Catkill but relates to a new enterprise being run from the site. The policy states that a temporary dwelling may be allowed where 'need is unproven or a new business is being established' in order to, 'allow time to establish that there is a genuine functional and financial need for a permanent dwelling.'

Whilst the proposed enterprise would be run as part of the existing farm business the operations at Holmsleigh are new. It needs to be demonstrated that in functional terms there is an essential need for a rural worker to live on site. In relation to the financial test it is considered necessary to demonstrate that the existing business can support the additional dwelling, or would be in a position to do so at the end of the temporary period for which permission is sought.

In relation to the functional requirements of the holding, the submitted appraisal calculates that the management of the young stock and sheep enterprises as well as the silaging work undertaken on owned and rented land would equate to 353.1 Standard Man Days (SMDs), with a full time worker representing 275 SMDs. An additional allowance of 20% has been added for general farm management duties



giving a stated labour requirement of 1.53 labour units/full time workers. Whilst the 20% addition for management duties is more than the 15% usually attributed, even using the lower figure there is a demonstrated need for over 1 full time equivalent worker.

There is no reason to dispute the labour requirement figures put forward by the applicant, however, it is necessary to determine whether this labour requirement relates to an essential need for a rural worker to be permanently housed on the unit or in the specific rural location. The appraisal at para. 6.3 sets out the essential need for an on-site presence which is summarised as follows:

- Close supervision of young stock requiring the permanent availability of a worker on site at all times;
- Responding to emergencies and health and safety issues as they arise; including in case of fire resulting from overheating fodder stores;
- General site security.

Queries have been raised regarding the lack of livestock currently on the land. In response, the applicant in their latest submissions has advised on anticipated numbers with the intention being for 30-40 heifers to graze the land at Holmsleigh during the summer, with this increasing to 50-60 overwintering in the buildings. It is advised that repair of existing buildings, which is being undertaken, is required prior to their use by livestock. The business plan projects numbers of livestock to increase to 60-70 in year 2 and 80-90 in year 3. Taking the upper figure of 40 heifers for initial livestock numbers this equates to a labour requirement of 105 SMDs which added to the other stated labour requirements (sheep, silage) but excluding general farm management would give an overall functional requirement of 274 SMDs, this is just short of the recognised 275 SMDs that equate to a full-time worker but above it when general farm management duties are included.

The wording of the policy is such that it allows for temporary dwellings where need is unproven or a new business is being established. In this case the projected figures indicate that there would be a requirement for a rural worker to be present at most times and that as the stock numbers grow this need would increase. On this basis it is considered reasonable to allow the siting of a dwelling for a temporary period to demonstrate that there is a genuine financial and function need for the dwelling.

2. This criteria relates to proposals for permanent dwelling and is not applicable in this instance.

3. For temporary dwellings a financial assessment, in the form of a business plan, setting out projected future operations, is required to demonstrate future operational viability.

The application is accompanied by projected budgets for the financial years 2023-2024, 2024-2025 and 2025 – 2026. A covering letter accompanies the budgets and explains the proposed livestock numbers to be housed at the site, livestock and farm

management proposals and proposed investment in infrastructure (building repairs, covering over yard areas etc.).

The application site would be run in conjunction with the existing farm business at East Catkill Farm, as opposed to a separate enterprise and as such the budget figures are for the overall farm business.

Accounts for the previous financial year indicate the business running a small profit with increasing livestock numbers from the previous year. The budget projections indicate that the business would trade in profit for each of the next three years with profits increasing over time and enabling the business to support the costs associated with an additional dwelling/farm worker. On this basis, it is indicated that the proposal would be operationally viable.

4. The qualifying test of occupancy must involve at least one occupant being employed full time in the relevant rural business. The proposal would meet this with the labour requirements demonstrating a need for a full time worker from the outset and labour requirements increasing as livestock numbers increase.

5. There are no buildings on the operational holding suitable for conversion to meet the residential need and there are no properties for sale in the immediate locality that would either fulfil the functional requirement or be affordable. It is noted that the applicants have sold an existing farm business nearby (Monkton Barton) in the last three years and prior to their purchase of the Holmsleigh land and buildings. It is advised that the Monkton Barton farm was jointly owned with other extended family and as such the applicant's would not have had sole control over its sale and in this regard it is not considered that the sale can, in this instance, be taken into account against 'need'.

6. Any permission granted will be subject to an occupancy condition tying it to the relevant business/farm holding.

It is considered that the proposal meets the policy requirements of policy H4 of the EDLP.

In terms of national planning policy and guidance para. 80 of the NPPF includes at sub paragraph a) the essential need for a rural worker...to live permanently at or near their place of work in the countryside, as one of the exceptions to the development of isolated dwellings in the countryside.

Planning Practice Guidance (Paragraph: 010 Reference ID: 67-010-20190722) sets out considerations that it may be relevant to take into account when considering applications for rural workers these include:

- evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);

- the degree to which there is confidence that the enterprise will remain viable for the foreseeable future;
- in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.

In the current case it is considered that there is evidence, in terms of the age of the livestock and close supervision required, of need on animal welfare grounds and for emergency care.

The business plan indicates potential future viability as part of the wider farm business and therefore it is considered to be reasonable to grant a temporary permission for a dwelling to allow the applicant the opportunity to demonstrate this can be achieved.

### Impact on character and appearance of the area

Strategy 7 and 46 of the EDLP both seek to protect the countryside from development unless specifically justified and to protect (and in the case of Strategy 46) conserve and enhance the landscape character of the area.

The introduction of a caravan into the designated landscape, whilst temporary in nature has the potential to appear incongruous. In this instance though the caravan has been located close to the existing farm buildings so that it is screened in wider views from the northwest across the Otter valley. In more localised views, again views of the caravan from public vantage points are restricted due to the presence of adjoining farm buildings; the steep topography of the land to the rear; roadside vegetation on higher land to the south east and the lack of nearby public rights of way.

The caravan on site is therefore considered to be physically well related to the existing farm buildings and the natural beauty of the AONB landscape is conserved as required by Stgy 46 of the Local Plan.

### Other considerations

#### **Access and Highway Issues**

The proposal would utilise the existing site access which serves the farm buildings and is considered to be capable of safely accommodating the traffic associated with the proposed residential use, in accordance with policy TC7 of the Local Plan.

A number of objectors have raised concerns about the nature of the approach roads, safety issues with these and potential for increased traffic movements. These concerns appear to be related to any camping use of the land at Holmsleigh, as opposed to traffic associated with the proposed development. As the application is not related to any camping use these objections are not relevant to the determination of the current application (see below).

#### **Camping activities**

A number of objectors as well as the parish council have raised concern that the subject of the application does not reflect information provided by the applicant in relation to a parish meeting held in December 2022. At that time, the parish council advised that the applicant referred to the need for the caravan to manage a 'wild camping business' operating from the site, with no mention of livestock management.

A website exists for 'Otter Valley Wild Camping' which gives details of the site and how to book.

There is no planning permission in place for use of the land for camping purposes. The applicant has explained that the campsite operates under the '28 day rule' where permitted development rights, set out at Class B, of Part 4, to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allow,

*'The use of any land for any purpose for not more than 28 days in total in any calendar year...and the provision on the land of any moveable structure for the purposes of the permitted use.'*

Were the applicant to wish to operate camping at the site beyond the 28 day period this would require a separate application for planning permission which would need to be judged on its merits and against planning policy at that time.

Whilst it may be the case that the applicant originally intended to site the caravan for alternative means that is not the subject of the current application which has been assessed above on the basis of the submitted information.

### **Drainage**

The parish council has raised concerns in relation the use and management of a cess pit to provide for foul drainage to serve the temporary dwelling.

The National Planning Practice Guidance gives a hierarchy of drainage options that must be considered and discounted in the following order:

- 1 Connection to the public sewer
- 2 Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption)
- 3 Septic Tank
- 4 If none of the above are feasible a cesspool

In this instance the proposal is located where connection to the public mains sewer is impractical and unviable due to the distances to the nearest point of connection and costs involved. The applicant has provided a South West Water plan showing the nearest public sewer to be approximately 1 km from the site.

In relation to the use of a package treatment plant, or septic tank, these have been dismissed by the applicant as not making logistical or financial sense for a temporary dwelling proposal and that a cesspit is more appropriate in such circumstances where investment in infrastructure is not sensible where there is uncertainty over the long term need for this. This reasoning is noted but it is also the case that many other proposals for temporary dwellings utilise other means of non-mains drainage higher up the drainage hierarchy. As the details of the cesspit, its capacity, maintenance regime and location are not provided and therefore its suitability as a temporary means of dealing with foul drainage associated with the development are unclear, it is recommended that any permission that may be granted includes a condition to the effect that, notwithstanding any existing arrangements, details of the means of dealing with foul drainage for the duration of the development are to be agreed in writing by

the Local Planning Authority, within a reasonable time period, in order to ensure the requirements of policy EN19 of the Local Plan are met.

### **Rental land**

The parish council have queried the inclusion of rental land within the applicant's figures for silaging and where it is advised that the rental agreement on this land is due to end shortly. In response the applicant has advised that the land is let on a long term Farm Business Tenancy for 3 years which expires in September 2024, they suggest that were the landowner not to want to renew the lease then alternative land would be rented.

Whilst the parish council's concerns are noted, rental of land as part of a farm business is not uncommon. In this case, the primary need for the dwelling is for the supervision of livestock at the site. Although silaging is included within the standard man day calculations, even if the rented land were to be removed from the figures entirely and based on the labour requirements for the amount of livestock projected at the time the current rental agreement expires this would still equate to the need for a full-time worker.

### Conclusion

The proposal seeks to provide a temporary agricultural workers dwelling to support the proposed enterprise which would effectively operate as a satellite to the applicant's main dairy farm based at a different site. The intention is for the application site to house the young stock and calves from the dairy herd and bring these on before it is understood they would be returned to the dairy herd or sold on.

The parish council and third parties have raised concerns that the caravan has been sited for alternative reasons, in association with a proposed camping business, but that is not what has been applied for and the application can only be assessed on the basis of what has been proposed. In this regard, there is considered to be a reasonable case for an on-site presence and the temporary nature of the proposal allows the applicant time to further establish the business and at the end of which the ongoing need can be reassessed.

The caravan onsite is located in close proximity to existing farm buildings and would be well related to these in terms of landscape and visual impact. Access to the site would be via the existing access serving the farm buildings and is considered to be suitable for such purposes.

In all other regards the proposal is considered to be acceptable or can be made so through the imposition of conditions and on this basis is recommended for approval.

### **RECOMMENDATION**

APPROVE subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.

(Reason - For the avoidance of doubt.)

2. The permission hereby granted shall be for a limited period only beginning on the date of the permission hereby granted and expiring, on or before 3 years after this date, at which point the land shall revert to an agricultural use and the caravan shall have been removed and the site restored to its previous condition, unless the prior consent of the Local Planning Authority has been obtained in writing for a further period of such use.  
(Reason - The permission is only justified for a limited period to allow the applicant to demonstrate the agricultural businesses viability and the continued functional need for the on-site accommodation of an agricultural worker and to control development in the open countryside in accordance with policy H4 (Dwellings for Persons Employed in Rural Businesses) and Strategy 7 (Development in the Countryside) of the adopted East Devon Local Plan 2013-2031).
3. The occupation of the mobile home shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined in Section 336 of the Town and Country Planning Act 1990) or forestry, or a widow or widower or surviving civil partner of such a person, and to any resident dependants.  
(Reason - The dwelling is justified only by agricultural need and should remain available for this purpose in accordance with Policy H4 (Dwellings for Persons Employed in Rural Businesses) of the East Devon Local Plan 2013-2031.)
4. Notwithstanding any existing arrangements for dealing with foul drainage and within 1 month of the date of this permission, details of proposed means of foul drainage (including type, specification and location of drainage infrastructure) to serve the residential occupation of the caravan shall have been submitted to the Local Planning Authority for their written approval. Following any such written approval the drainage infrastructure shall be installed and brought into use within 2 months of the date of such approval and shall thereafter be maintained and retained for the period of the permission hereby granted, at the end of which it shall be removed and the site restored to its former condition.  
(Reason - to ensure an appropriate means of foul drainage disposal is provided to serve the site in accordance with policy EN19- Adequacy of Foul Sewers and Adequacy of Sewage Treatment Systems) of the East Devon Local Plan 2013-2031.)

#### NOTE FOR APPLICANT

Informative: Confirmation - No CIL Liability

This Informative confirms that this development is not liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email [cil@eastdevon.gov.uk](mailto:cil@eastdevon.gov.uk).

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

	Proposed Site Plan	20.12.22
3116.01	Existing Combined Plans	20.12.22
	Location Plan	09.01.23

List of Background Papers

Application file, consultations and policy documents referred to in the report.