

Location **SweetTree Fields Marsh Lane London NW7 4EY**

Reference: **19/0581/RCU** Received: 31st January 2019
Accepted: 31st January 2019

Ward: Hale Expiry 28th March 2019

Applicant: Mr Sweetbaum

Proposal: Use of agricultural land for care farming with retention of ancillary buildings, structures, pathways and access road (RETROSPECTIVE APPLICATION)

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site Layout Drawing No 50 Rev B
Received 15 April 2019

Statement of Community Involvement dated January 2019
Received 7 February 2019

Farm Workers Welfare Elevation Drawing 38 Rev A
Infirmary Elevation Drawing No 30 Rev A
Landscape and Visual Analysis Drawing No EDP4381/01
Livestock Pens Drawing No 34 Rev A
Shed 1 Feed/Equipment Elevation Drawing No 36 Rev A
Shed 2 Feed/Equipment Elevation Drawing No 37 Rev A
Shed 3 Garden Tools Elevation Drawing No 39 Rev A
Stable Elevation Drawing No 31 Rev A
Store Elevation C and D Drawing No 33 Rev A
Store Elevation A and B Drawing No 32 Rev A
Toilet Elevation Drawing No 35 Rev A
Woodchip Store Drawing No 40 Rev A
Existing Drainage Provision prepared by Craypath Limited dated January 2017
Preliminary Ecological Appraisal dated August 2017
Farm Management Plan Dated January 2019
Statement of Activities and Objectives
Location Plan Drawing No 01 Rev A
Planning Statement dated January 2019
Arboricultural Report AR/56217 dated January 2018

Received 31 January 2019

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 The yurt and decking and accessible toilet (as shown on Drawing No 42 Rev A, Drawing No 43 Rev A, and Drawing No 41 Rev A and Drawing No 50 Rev A) must be removed from the site as shown on the Proposed Site Layout Drawing No 50 Rev B within four months of the date of approval and permanently retained as such thereafter.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 3 a) Within three months of the date of this decision, details of livestock grade fencing to prohibit stock/animals from entering the woodland area, gullies, and ponds shall be submitted to and approved in writing by the Local Planning Authority.

b) the development shall be implemented in accordance with the details approved as part of this condition and these areas shall not be used for care farm activities (excluding the Infirmary in the woodland) except for activities specifically designed for ecological or biodiversity enhancements to these areas.

Reason: To ensure that the development represents high quality design and meets the objectives of development plan policy as it relates to woodland and biodiversity in accordance with policies DM01 and DM16 of the Barnet Local Plan, Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), and Policies 7.19 and 7.21 of the London Plan (2016).

- 4 The details comprising a scheme of measures to enhance and promote biodiversity at the site as redeveloped as detailed in the hereby approved Farm Management Plan dated January 2019 shall be implemented in full in accordance with the approved details within 12 months of the approval.

Reason: To ensure that the development represents high quality design and meets the objectives of development plan policy as it relates to biodiversity in accordance with policies DM01 and DM16 of the Barnet Local Plan and policies 5.11 and 7.19 of the London Plan (2016).

- 5 The premises shall be used for care farming (sui generis) and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 6 The care farming use hereby permitted shall be used only by clients, workers, volunteers and others explicitly listed on the hereby approved Farm Management Plan dated January 2019 and shall not be used by the general public or corporate entities.

The maximum number of clients, support staff and volunteers permitted on site at any one time shall be 35 people provided always that the maximum number of clients is no more than 20 people.

There shall be no more than 45 people on site at any one time (including farm workers, clients, volunteers, client support staff and all other visitors).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area and nearby residents, in accordance with Policy DM01 and DM04 of the Local Plan Development Management Policies DPD (adopted September 2012)

- 7 The site shall not be open to clients and carers before 9am or after 6pm Mondays to Fridays, before 9am and 5pm Saturdays, and before 10am and after 2pm on Sundays and Bank Holiday.

No deliveries, works by external contractors or use of power tools shall be carried out before 8am or after 6pm Mondays to Fridays, before 8 am and after 2pm on Saturdays, and not at all on Sundays or Bank Holidays.

Reason: To ensure that the use does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2016.

- 8 The maximum number of livestock units on the site at any one time shall be 6.742. Livestock shall be restricted to sheep, lambs, chickens, goats, donkeys, ducks, rabbits and pigs, provided always that the maximum number of pigs shall be 3 and the pigs must be fully enclosed at all times. The agreed calculation of livestock units per animal is as defined in the Planning statement dated January 2019.

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area and nearby residents, in accordance with Policy DM01, DM04 and DM16 of the Local Plan Development Management Policies DPD (adopted September 2012), and policies 5.11 and 7.19 of the London Plan (2016).

- 9 No sheep dipping shall be undertaken on any part of the site.

Reason: To ensure that the development meets the objectives of development plan policy biodiversity in accordance with policies DM01 and DM16 of the Barnet Local Plan, Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), and Policies 7.19 and 7.21 of the London Plan (2016).

10 Vehicle refilling is not permitted except on hard standing areas.

Reason: To ensure that the development meets the objectives of development plan policy biodiversity in accordance with policies DM01 and DM16 of the Barnet Local Plan, Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), and Policies 7.19 and 7.21 of the London Plan (2016).

11 a) Within six months of this approval a parking management plan/ statement and service/ delivery management plan shall be submitted to and approved in writing by the Local Planning Authority. The service/delivery management plan shall detail how to prevent multiple vehicles servicing the site at once and how it will be ensured that the impact of service vehicles in the future will be minimalised.

b) The development shall thereafter be implemented in accordance with the details approved.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2016.

12 a) Within four months of the date of this decision, details of a Landscape Management Plan for all landscaped areas for a minimum period of 25 years have been submitted to and approved in writing by the Local Planning Authority.

b) The Landscape Management Plan shall include details of long term design objectives, management responsibilities, maintenance schedules and replacement planting provisions for existing retained trees and any new soft landscaping to be planted as part of the approved landscaping scheme.

c) The approved Landscape Management Plan shall be implemented in full in accordance with details approved under this condition.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012) and Policy 7.21 of the London Plan 2016.

Informative(s):

1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged

with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

Officer's Assessment

1. Site Description

The application site is located on the north of Marsh Lane, behind the rear of properties on this road. The site is mainly enclosed by residential development along Marsh Lane to the South and Glenwood Road to the West, and covers 6.42 hectares.

To the northeast, the site abuts another farm which operates independently. The area towards to the northeast forms part of the Mill Hill Conservation Area. The only area of the site which lies within the Conservation Area is a relatively small section of the entrance of the site.

The site has a single access point which is secured by metal gates, in between the Rising Sun pub (statutory listed building) and York Lodge, Highwood Hill, NW7 4HA.

The site is located on land which is designated as Green Belt.

The site benefits from two certificates of lawfulness applications which confirm the lawful use as agricultural land.

The site levels fall significantly from South to North, the site is well treed and predominantly open with some field enclosures.

The applicant has stated that SweetTree Fields Farm was established in 2013 and used for farming where care farming programmes are offered to those with "learning disabilities, brain injuries, dementia and mental health needs living in the local community". The site and its use was initially sponsored by SweetTree Home Care Services and after 2014, SweetTree Farming for All, a new Community Interest Company (CIC) was established which combined the care farming expertise of Farming for All CIC and the community care and support experience of SweetTree Home Care Service.

2. Relevant Site History

Reference: 17/7627/RCU

Address: Sweet Tree Fields Farm Marsh Lane London NW7 4LG

Decision: Refused

Decision Date: 22.06.2018

Description: Use of agricultural land for care farming with retention of ancillary buildings, structures and pathways (RETROSPECTIVE APPLICATION)

Reasons:

1. The proposed development by way of the intensification of the use and activities taking place on the site and the introduction of a site wide road network would detract from the openness of the green belt land and as a result, the scheme would be contrary to the purposes and objectives of including land within the green belt. The proposed development would also harm the character and visual amenity of the site and wider area, contrary to the National Planning Policy Framework and policies DM01 and DM15 of the Adopted Local Plan Development Management Policies Development Plan Document (2012).

2. The intensification of the use of the site for agriculture would increase the amenity harm arising for the adjoining residential neighbours particularly in relation to noise, dust, odour and security, contrary to policies DM01 and DM04 of the Adopted Local Plan Development Management Policies DPD (2012).

Reference: 15/02578/FUL

Address: Sweet Tree Fields Farm Marsh Lane London NW7 4LG

Decision: Withdrawn application

Decision Date: 29.09.2015

Description: Erection of single storey outbuilding

Reference: H/00483/13

Address: Sweet Tree Fields Farm, (Formally Bruno's Field), Land At Rear Of Glenwood Road And Marsh Lane, London, NW7

Decision: Lawful

Decision Date: 13.03.2013

Description: Continued use as agricultural land.

Reference: H/00484/13

Address: Sweet Tree Fields Farm, (Formally Bruno's Field), Land At Rear Of Glenwood Road And Marsh Lane, London, NW7

Decision: Lawful

Decision Date: 13.03.2013

Description: Continued use as agricultural land.

3. Proposal

The applicant seeks planning permission for the retention of the agricultural land for care farming including the retention of ancillary buildings, structures and pathways.

The ancillary buildings (all structures are single storey in height) relating to the care farming are as follows:

- An infirmary for the sick lambs with an area of 20sqm. At present this is located within the area identified as woodland.
- Farm shelter with an area of 176.4sqm;
- Composting Toilet with an area of 3.3sqm;
- Woodchip store with an area of 36.4sqm (not enclosed);
- Shed 1 with an area of 8.3sqm;
- Shed 2 with an area of 7.3sqm;
- Shed 3 with an area of 3.4sqm;
- Store with an area of 27.4sqm including a covered walkway;
- Stable with an area of 25.8sqm including a 5.2sqm covered walkway;

The applicant has provided details of the activities that take place on site including daily horticultural therapy for those attending the site, and daily animal husbandry programmes involving sheep and lambing, rabbits, donkeys, chickens and goats. The applicant has stated that the diversity in the attendees including referrals from special needs schools, families, Barnet Social Services, third party referrals and those discharged from hospitals. The care farming activities operate 7 days a week.

The submitted Farm Management Plan details that the visitors on the site include SFF clients, support workers, carers/ parents, volunteers and workers including those servicing the farm. The applicant has proposed that between 15-20 care farm users (clients) would be on site at any one time, arriving at 10am and leaving between 3:30 and 4:40pm. In addition, there are approximately 15 support workers or volunteers (normally 1 or 2 support workers per client) on the site. There are between 6 and 10 members of staff employed by SweetTree Farming for All.

The proposal will be for a maximum of 45 people on site. The hours of use proposed are: 9am-6pm Mondays to Fridays, 9am- 5pm Saturdays and 10am-2pm Sundays and Bank Holidays.

On average, there are 15 non-farming related vehicles accessing the site and 5 additional vehicles for servicing.

The animal inventory detailed in the Farm Management Plan stipulates an indicative list of animals and stock numbers as follows:

- 30 ewes;
- 15 lambs;
- 20 chickens;
- 3 rabbits;
- 2 ducks;
- 8 goats;
- 2 donkeys;
- 3 pigs.

The proposal has been amended in the course of the application to remove the yurt, accessible toilet, decking and pathway from the plans, reduce the opening hours to no earlier than 9am, reduce the maximum number of people to be on site to 45 persons and clarify details of the proposal.

4. Public Consultation

Consultation letters were sent to 500 neighbouring properties.

270 responses have been received, comprising 79 letters of objection, 190 letters of support and 1 letter of comment.

The objections received can be summarised as follows:

Green Belt

- Green belt destruction/ inappropriate development in the Green Belt;
- Green Belt should be protected;
- Concern for long term effects of overdevelopment;
- Opening floodgate to further unwanted development such as housing;
- Other areas where this work could be carried out;
- No case for very special circumstances;
- Proposal hinges on social benefit however there is a nearby farm which provides a similar social benefit/ the same outcome can be achieved in a different location (city farms);
- Use incongruous with Green Belt.

Use

- Mill Hill Neighbourhood Forum opposes to any use of the land that is not purely agricultural.
- Out of town location in an unsustainable location;
- Unlawful structures are unsightly.

Conservation Area

- Impact the proposed development will have on the area as a site of interest for nature conservation through the suggested changes in character and setting;
- Impact on the character and setting of conservation area.

Amenity

- Strong concern regarding the impact on the beauty and serenity of the site due impacts on views;
- Loss of privacy and opportunity to overlook including the enjoyment of green space;
- Dangerous of trespassing to neighbours gardens;
- Loss of views;
- Noise- disturbance created through increase in noise and public footfall;
- Noise from animals;
- Activity early in the morning/ late in the evening;
- Unhygienic conditions;
- Increase in activity on the site.

Ecology

- Loss of wildlife/ site is designated Site of Borough Importance for Nature Conservation. Every effort should be made to conserve wildlife.
- Protected species on the site;
- Restriction on the use of pesticides;
- Ecological appraisal does not consider the habitats already lost or degraded by the structures or the introduction of the roads;
- Introduction of pigs would be detrimental to habitats;
- The need for some structures has not been justified;
- No measure to prevent surface water flooding.

Highways

- Traffic congestion; concern for traffic increase and parking facilities;
- A transport statement should be provided to assess impact;
- Effects on pedestrian movement and safety.

Other

- Small step towards more development on the site/ intention to construct housing;
- Works carried out without consent;
- This application should not be considered because the enforcement notice is in effect and the committee has already refused a similar scheme;
- What will happen to the site if the Sweet Tree cannot operate on the land;
- Problems of sewage due to the number of animals;
- Restriction on any lighting.

Representations received can be summarised as follows:

- Social benefits; provides an important social purpose offering the local community the chance to meet, mix and socialise in a neutral environment;
- Farm allows students to mix with animals and learn transferable skills;
- Increases employment;
- Small scale relative to the site;
- Educational benefits; opportunity for all ages and abilities to develop valuable life-skills e.g. cooking and gardening.
- Biodiversity benefits; enhance & preserve biodiversity habitats (wetland, woodland and grass).
- Prevention; prevents land from becoming derelict and unsightly.
- No similar facilities in the area;
- Many of the objections focusing on the possible further development of the site however this is not relevant;
- Farm itself is a carefully constructed and environmentally sympathetic facility which takes every care to minimise environmental impact.

The Mill Hill Conservation Area Advisory Committee provided comments:

The Committee discussed the application by Sweet Tree Fields to regularise their unauthorised developments in January 2018 and opposed it very strongly, on the grounds of damage to the Green Belt and to the area's status as a site of Borough importance for Nature Conservation. Nothing has happened since then to change our views. The committee wish enforcement action be taken as soon as possible to remove the unauthorised structures and prevent any further new ones. We therefore vigorously oppose this latest application 19/0581/RCU.

The Council's Adult Social Services were consulted however no comments were received. In addition, the Council's Highways and Arboricultural Consultant were consulted. Following clarifications, the proposal was considered by both to be acceptable subject to conditions. The report will detail below the highways and arboricultural assessment separately.

The applicant has also prepared a statement of community engagement detailing consultation activities which took place prior to the making of the application. These responses do not form part of the consultation results outlined above but applicants are encouraged to work with the community before making planning applications.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 24 July 2018. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

The London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London Plan

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS7, CS9, CS10, CS11, CS13
- Relevant Development Management Policies: DM01, DM02, DM03, DM04, DM13, DM15, DM16, DM17

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Supplementary Planning Documents

Mill Hill Character Appraisal

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether the use is appropriate for the Green Belt;
- Whether harm would be caused to the character and appearance of the street scene and the wider locality including the Mill Hill Conservation Area;
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether harm would be caused to traffic and parking
- Whether harm would be caused to existing trees, landscaping and ecology.

5.3 Assessment of proposals

Principle of care farming and impact on the openness of the Greenbelt

Section 9 of the National Planning Policy Framework (NPPF) sets out the Government's approach to protecting Green Belt Land, and the Council's Planning Policy DM15 of the Core Strategy reiterates the NPPF's requirements.

Paragraph 79 of the NPPF indicates that openness is an essential characteristic of the Green Belt. Furthermore, paragraph 80 stipulates that the Green Belt serves the following principals: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

In addition, the NPPF outlines in Paragraph 89 that new buildings in the Greenbelt are inappropriate, with the exception of (in part) a limited number of scenarios to this general approach.

The NPPF advocates that inappropriate development should not be approved except in very special circumstances, and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly

outweighed by other considerations. The NPPF makes it clear that substantial weight should be given to any harm to the Green Belt and exceptions of appropriate buildings include buildings for agriculture.

London Plan policy 7.16 states that the strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.

Policy DM15 of the Development Management Policy DPD reiterates the NPPF's requirements and states that development in the Green Belt will only be acceptable where they are essential facilities for appropriate uses which do not have an adverse impact on the openness of the Green Belt. The Council's Policy (DM15) also states that the construction of new buildings within the Green Belt, unless there are very special circumstances, will be inappropriate, except for...agricultural purposes. The supporting text to the policy confirms that appropriate development in the Green Belt includes development for agriculture.

A material change of use has occurred at SweetTree Fields farm with the introduction of 'care farming'. The farm utilises agricultural activities to educate participants with special needs and mental health issues about farming, conservation, gardening and horticulture and helping participants develop life skills. It is clear, the primary focus of the site has shifted with the 'care' element of the farm being the primary objective, albeit utilising its position as a working farm to provide this unique care opportunity. In this regard, a change of use has occurred and therefore a retrospective planning application has been made to regularise this use.

In evaluating the appropriateness of the site for care farming, it is important to consider the lawful position of the site and what comparison can be drawn from a lawful use with that of the proposed use. As detailed in the planning history section above, the lawful use of the site is as agricultural land (this has been established by two certificates of lawfulness applications). A working farm could lawfully be established with a similar range of animals. Likewise, a lawful agricultural use would have permitted development to construct certain structures as required for agricultural use provided these do not harm the character of the area. The structures proposed for retention in the current application appear reflective of the type and form of structures which may be expected with a lawful agricultural farm and in this regard the proposal appears very similar in impact to the lawful fallback position.

There are a number of existing structures on the site and it must be noted that some of these existing structures do not relate directly to farming on the site. These are specifically the yurt and associated decking. These structures have not been included as part of this application for retention. However, the applicant has committed to removing these structures as they are considered harmful to the openness of the area and are not agricultural buildings. A condition has been included to require removal of the yurt, decking and accessible toilet and pathway. The structures that the applicant is seeking to retain are listed in section 3 above and include farm shelter, infirmary for the sick lambs, 3no sheds, stores, woodchip store and stable. It is considered that these structures are reflective of and required for the lawful agricultural use of the site. The toilet, whilst not directly essential for the agricultural use of the land, is an essential facility for workers on the land. Regardless that the use of the site as existing is care farming as opposed to solely an agricultural use, the buildings to be retained could all be justified for agricultural purposes and therefore in this regard, there would be little difference from the lawful use of the site and the use of the site for care

farming. Considering all of this, it is not considered that these structures would constitute unacceptable development within the Green Belt.

In terms of the impact of the proposal on the openness of the area, the NPPF makes it clear that an essential characteristic of Green Belts is their openness. Open means the absence of development, irrespective of the degree of visibility of the land in question from public vantage points. When considering the proposed development, the scale of the structures is relatively modest and reflective of the agricultural use. The structures are single storey and comparable to other ancillary outbuildings located in residential gardens in the area. The siting of these structures is generally centred towards the south, along the periphery of the site. This maintains the majority of the site as open farmland. There are a few livestock pens and a shed in the centre of the site however these are low in height and paired together beside the circulation path, maximising the area left for open paddock. On balance, it is not considered that the structures have a material impact on the openness of the site and the site retains views to the large number of trees, meadows, pastures and cultivated areas. The site, when viewed with the collective of structures would appear as an agricultural farm, which is considered by the NPPF to be an appropriate use within the Green Belt.

In terms of the paths, whilst these have formalised the land to some degree, the applicant has demonstrated that these are required for the operation of the farm. There are two types of access across the site; the main route is shorter and used for non-farming vehicles to access the site from Marsh Lane and is compacted crushed white concrete. This access route would likely be required whether the site is in use for a care farm or agricultural use. The secondary access routes are woodchip paths through the paddocks. These paths are used by farming vehicles (including tractors) and clients to access across the site. The paths have been constructed to reduce the impact of farming vehicles directly on the grass which, particularly in wet conditions can damage the grass growth. On balance, the paths, whilst formalising the land are reflective of the agricultural use, and do not harm the openness of the site.

It is noted that a previous retrospective planning application 17/7627/RCU to regularise the care farming has been refused. An enforcement notice has also been served on the unauthorised use of the site as a care farm requiring the use to cease (ENF/00355/17).

The previous refused scheme was refused on the grounds that:

1. The proposed development by way of the intensification of the use and activities taking place on the site and the introduction of a site wide road network would detract from the openness of the green belt land and as a result, the scheme would be contrary to the purposes and objectives of including land within the green belt. The proposed development would also harm the character and visual amenity of the site and wider area, contrary to the National Planning Policy Framework and policies DM01 and DM15 of the Adopted Local Plan Development Management Policies Development Plan Document (2012).
2. The intensification of the use of the site for agriculture would increase the amenity harm arising for the adjoining residential neighbours particularly in relation to noise, dust, odour and security, contrary to policies DM01 and DM04 of the Adopted Local Plan Development Management Policies DPD (2012).

It is important that any scheme to be considered must take into consideration the previous planning history. The previous reasons for refusal centre on the impacts associated with the use but do not necessarily imply any in principle objection to the use of the site for care farming. Officers consider that care farming would not be inappropriate development within the Green Belt and consider that the changes that are proposed in this scheme compared

to the previously assessed scheme, can adequately resolve any impacts to the openness of the green belt, and character and visual amenity of the site and wider area.

In refusing the last scheme, the intensification of the use and activities taking place as well as the introduction of a site wide road network were considered harmful. The development was also considered to harm the character and visual amenity of the site and wider area. This application seeks to regularise the use with additional restrictions. To address the concerns raised regarding the intensification of the use, the applicant has proposed to reduce the opening hours through the week and Saturdays from 8am previously proposed to 9am. The number of people able to be on site at any time has also been reduced from a previously proposed 55 people to no more than 45. The condition will explicitly limit the people associated with the 'care farming' aspect to no more than 35 people with the remaining 10 people being farm workers. It is expected that even a lawful agricultural use would require farm workers on site. As the acceptability of this proposal centres on the change from agriculture to care farming, the change in intensification should focus on that of the clients, visitors and support staff which set this apart from a usual agricultural use. Furthermore, the condition explicitly states no more than 20 clients can be present at any one time. This reflects that some clients require more support staff than others. Where more demanding clients are present, the farm would have a reduced client number as more carers are needed. This reduction in numbers is significant. It is only the clients who attend the farm that generate any income. The farm has also explained that clients would typically spend the day at the farm. Therefore, a restriction of 20 clients does represent the expected maximum capacity for the farm per day. It is not expected that the turnover of clients or care staff in a day would exceed more than 35 people. These conditions have evolved to better manage the intensification of the use and respond to the previous concerns raised.

It is important to clarify the 'road network'. There is one access road into the site to allow for workers and visitor drop offs. The majority of the network is made up of circulation woodchip paths designed to reduce impacts to the grassland. In terms of structures, there is an existing yurt, access pathway, decking and accessible toilet to be removed from the site as part of this scheme. This represents a positive change to the existing situation.

The application seeks to retain the existing vegetative screening around the site. A condition is also recommended to require a detailed landscape management plan both for the existing vegetation and to set out enhancements to the landscaping of the site in the long term. The removal of the largest structures on the site currently- the yurt and decking on the rise of the site, will also significantly improve the existing view of the site and restore its open, rural character.

Officers consider there are now material changes proposed to the intensity of use, operation of the site and number of structures and pathways within the site which have improved the acceptability of the scheme. These changes have responded to the previous reason for refusal and conditions are suggested to ensure the future management of the farm is undertaken with the reductions as proposed.

The care farming use utilises the agricultural activities to educate clients with special needs and mental health issues, and the immersive programme allows clients to develop everyday skills. The application does not propose the retention of any structures other than those reflective of the agricultural use. It is considered that the care farming, given the links to the agricultural use is appropriate for the site and is acceptable in principle.

The Council acknowledges that the proposed use would have positive benefits in creating opportunities for vulnerable citizens, with protected characteristics under the Equality and Disabilities Act, and weight should be given to these circumstances. A significant level of

support has been shown for the proposal by members of the public, many of whom quote the exceptional work the farm does to helping people with special needs.

Considering all of the above, the use of the site for care farming, and retention of agricultural structures and paths is considered in line with the aims and objectives of the Green Belt and purposes of including land within it. The NPPF states that agricultural use is an exception to inappropriate development in the Green Belt. The continued use of the site will reflect the character and openness of the Green Belt and officers consider that the proposal is acceptable in this regard.

Impact on the character of the area and on the character of the Conservation Area

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), 7.4 and 7.6 (both of the London Plan).

Policy DM01 of the Development Management Policies (Adopted) 2012 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

In addition to the NPPF, Policy CS5 of the Core Strategy states that the Council "will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design". In addition to this, Policy DM01 of the Council's Development Management Policies 2012 states that "development proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets... development (should) demonstrate a good understanding of the local characteristics of an area. Proposals which are out of keeping with the character of an area will be refused".

The entrance of the site is located within the Mill Hill Conservation Area; although the remainder of the site falls outside of this designation. The previous reason for refusal stated 'the proposed development would also harm the character and visual amenity of the site and wider area.' The proposed buildings are low level and of an agricultural nature in keeping with the lawful land use. It is considered that a lawful agricultural use of the site would also include low level structures such as those as existing in the site and therefore there is little visual impact as a result of the care farming use. There is no public visibility of the buildings from the streetscene given the setting, access and topography and therefore in this regard the existing structures, which are proposed to be retained as part of this application, are considered to have an acceptable impact on the rural character of this section of Mill Hill.

There are no changes proposed to the vegetation around the site which provides a useful screening around the site. The applicant has also committed to a landscape management plan which will provide details on the long term management of the existing trees as well as details on proposed enhancement planting around the site. This will help ensure the site retains the woodland which is characteristic of the site. It is also noted that this application sets a condition for the removal of the Yurt and decking, accessible toilet and pathway from the site. The removal of these structures are considered a positive improvement for the site.

Impact on the amenities of neighbours

Any scheme will be required to address the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 of the London Plan) in respect of the

protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

The previous application for the site was refused as: The intensification of the use of the site for agriculture would increase the amenity harm arising for the adjoining residential neighbours particularly in relation to noise, dust, odour and security, contrary to policies DM01 and DM04 of the Adopted Local Plan Development Management Policies DPD (2012).

In assessing the current scheme, officers have given consideration to the previous reason for refusal and consider changes have been made to the scheme that address the points raised above.

The current proposal has attracted a significant level of public interest. Comments both in support and in objection have been received. It is noted, there was widespread support for the application with the objections being made from immediate neighbours. The applicant has also outlined a community engagement programme undertaken prior to submitting the current application. To respond to the concerns raised by objectors and to address the previous reason for refusal, a number of changes have been made.

The previous assessment has been concerned with the intensification of the use of the site for agriculture and the increased amenity harm to neighbouring occupiers. The current proposal has reduced the number of stock on the site to less than 7 livestock units (approximately 83 animals). It must be acknowledged that there is no planning restriction that can be placed on the number of animals on site under the lawful use. Therefore, a benefit of the proposed application will be to set controls on the numbers and types of stock to occupy the site. This is appropriate given that the application is for a sui-generis use encompassing agricultural activities.

It is accepted that there will be an increase in the level of activity compared to a lawful use as agricultural land. The last scheme proposed to set a condition limiting the total number of people on site at any one time to be no more than 55 people. This has been reduced to no more than 45 people with additional controls on the number of clients and support staff. This reduces both the intensity of the use as well as reducing any noise impacts to neighbouring properties. To further improve the impacts on the neighbouring properties, a slight reduction to the hours of commencement has been sought. This provides a slightly later start time for clients to be on site to try and address the perceived noise impacts. By targeting the start time, this would have the most positive impact in terms of addressing the use when the background noise is likely to be the lowest (early morning) and could also have a positive impact in terms of perceived traffic and travel flows.

Environmental Health officers were consulted on the proposal to investigate whether there had been any known noise complaints recorded for this site. Two complaints have been made between 2016-2018 regarding the use of vehicles outside of hours. Both complaints were closed as there were no controls covering when the owner was allowed to use a vehicle and the nuisance was not at a statutory nuisance level. Environmental Health officers therefore recommend that a condition setting controls on the hours of use for the farm would be beneficial. It is understood the care farm has been operating for a number of years and the absence of any formal noise complaint suggests that the impact of the activity in terms of noise is reasonably low.

Whilst there would be up to the 45 people on site, it is not considered that this is unacceptable to the visual and aural amenities of neighbouring occupiers; the size of the

farm has been considered as well as the dispersion of the structures and activities across the site.

The access road adjacent to York Lodge and the Rising Sun Pub is the sole access road into the site. Whilst the level of activity has increased from the lawful position by virtue of the care farming use and the requirement to drop off/ collect clients, it is considered that this impact is intermittent and on balance not considered to result in unacceptable levels of noise and disturbance to neighbouring occupiers.

The occupiers on Glenwood Close and Worcester Crescent (to the west and northwest of the site respectively) are situated a considerable distance from the general farming activity. The woodland area is to be retained and will be fenced off from any stock or care farming activity except for the infirmary. The infirmary is situated within the woodland and relies on a house at 54 Worcester Crescent for electricity. The infirmary is used to temporarily house lambs during lambing. Not all lambs require the infirmary and its use is not frequent. It is generally used only in lambing season for lambs that are poorly and require hand feeding. For the remainder of the year, the infirmary is used as a spare shed and has freezers to store produce. The woodland offers a visual and acoustic barrier to these residential properties. A number of conditions have been suggested ensuring the woodland is fenced off from activities.

The existing structures are arranged generally around the centre and south of the site, adjacent to the boundaries with no.115 and 117 Marsh Lane. As mentioned, the structures are single storey in height and given the topography and distance are not considered to result in direct overlooking into the gardens of neighbouring occupiers. Concerns have been raised with the security of the site. Some of the structures are located adjacent to the boundary with the neighbouring properties. It is important to note that it is not uncommon for low level outbuildings within residential gardens to be located adjacent to a residential boundary. This could also be the case with the lawful use of the site for a farm. In terms of security for the site, it must be acknowledged this is not a residential property. Whether in use for a care farm or ordinary farm, the site will be vacant in the evenings. Officers do not consider there is any valid additional security impact to neighbouring properties created as a result of the site being occupied for a care farm compared to a lawful agricultural farm. Therefore officers do not consider there is grounds to refuse to allow this application for this reason.

The applicant has provided details with regards to the number of occupiers, vehicular movements within the site and the number and type of animals; several of these details have been conditioned to allow a suitable level of control over the activity on the site. On balance, it is considered that the level of activity when controlled by the recommended conditions, would ensure that the use does not result in unacceptable levels of noise and disturbance to neighbouring occupiers.

Traffic and parking

The Council's Highways officers have reviewed the information submitted and considers that subject to conditions requiring a parking management plan and service management plan, the use is acceptable on highways grounds. The comments provided by the Highways officer are provided below.

The applicant's information has detailed that there are normally between 10-15 cars parked on the site at any one time. Cars servicing or delivering goods to the farm access the site within working hours.

Non-farming vehicles are restricted to hard-standing roads.

The applicant has detailed that most clients (between 15 and 20 at any one time) travel by car and are dropped off by carers or support workers, most of which do not stay on the site. The hours of arrival are approximately 10am and between 3:30 and 4:40pm for departure.

Site Operation/ Road Safety & Parking

The information submitted shows that the existing situation is well monitored and considered. There are passing bays and a well monitored and managed site access and car park. Which ensures pedestrian vehicle conflict is kept to a minimum around the site and around and in the access. In terms of road safety within the site, in the access and on the immediately surrounding highway network, it is considered that the use based on the total number of people is acceptable.

As stated above, the parking area is well thought out and operates well. It is suggested that going forward a parking management plan/ statement is conditioned to ensure that this continues throughout the usage of the development/ site; this has been attached to the recommendation.

Delivery/ Servicing

Officers consider that suitable details have been submitted on this matter. The level of trip generation by the types of vehicles associated with the agricultural and care farming use are unlikely to impact on the surrounding highway network. However to ensure this practice remains going forward a service/ delivery management statement will be conditioned. This should capture a number of principles to will reduce the likelihood of multiple vehicles servicing the site at once and ensure the impact of service vehicles in the future will be minimalised.

Journey Planning Advice

Using information displayed on trip generation data bases to assess the level of trips associated with the existing use and given the small size of the development (in agricultural terms) the level of trip generation would be minimal.

It has been recommended that to ensure minimal disruption to the local highways network, the applicant is advised to provide journey planning advice on their website; this journey planning advice should also contain a few details on the layout and operation of the access and the site to ensure the efficient use of the site continues. This has been added as an informative to the recommendation.

Summary

Highways officers consider that the applicant has provided sufficient information to ensure the continuation of use will not generate a significant impact on the performance and safety of the surrounding highway network, the proposed conditions will ensure the site continues to operate in an efficient manner in the future. Given the lawful use of the site as agricultural land and the relatively modest size of the farm, it is reasonable to assert that this application

does not represent an intensification of use in terms of highways activity. Subject to conditions, the use is considered to be acceptable on Highways grounds.

Trees and Ecology

Policy DM01 of the Adopted Barnet Development Management Policies advises that trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate. High quality landscape design can help to create spaces that provide attractive settings for both new and existing buildings, contributing to the integration of a development into the established character of an area. The council will seek to retain existing wildlife habitats such as trees, shrubs, ponds and hedges wherever possible. Where trees are located on or adjacent to a site the council will require the submission of a tree survey with planning applications indicating the location, species, size and condition of trees. Trees should be retained wherever possible and any removal will need to be justified in the survey. Where removal of trees and other habitat can be justified appropriate replacement should consider both habitat creation and amenity value.

Trees make an important contribution to the character and appearance of the borough. Trees which are healthy and are of high amenity value can be protected by the making of a Tree Preservation Order (TPO) under the Town and Country Planning Act 1990. Tree Preservation Orders can help to protect trees from inappropriate treatment and prevent their removal, as permission must first be sought from the council to carry out most types of tree surgery.

Several of the trees are covered by a Tree Preservation Order (TRE/HE/49).

The Council's Arboricultural officer has undertaken a site visit and has reviewed the submitted information and raises no principle objection to the proposal. The arboricultural officer has, through the previous application, had extensive discussion with the applicant on the Farm Management Plan.

No trees are proposed to be removed. The Arboricultural Report provided by the applicant was reviewed by the Council's Arboriculturalist. The report noted that there are no proposed specific tree protection measures required for the use and as such the use and agricultural activities would not have any future impact on protected trees; the findings have been agreed by the Council's Arboriculturalist. Works on the site will be based on risk management principles to prevent damage to trees.

The NPPF advocates that the planning system should contribute to and enhance the natural and local environment including "protecting and enhancing valued landscapes" and "minimising impacts on biodiversity".

Policy 7.19 of the London Plan advocates that on Sites of Nature Conservation, development proposals should "give sites of borough and local importance for nature conservation the level of protection commensurate with their importance". In addition, policy 7.19 E states:

"When considering proposals that would affect directly, indirectly or cumulatively a site of recognised nature conservation interest, the following hierarchy will apply:

1. avoid adverse impact to the biodiversity interest
2. minimize impact and seek mitigation
3. only in exceptional cases where the benefits of the proposal clearly outweigh the biodiversity impacts, seek appropriate compensation."

Policy DM16 stipulates that "when considering development proposals the Council will seek the retention and enhancement, or the creation of biodiversity". In addition, "where development will affect a Site of Importance for Nature Conservation and/or species of importance the council will expect the proposal to meet the requirements of London Plan Policy 7.19E."

In terms of ecology, Sweet Tree Farm formally known as Bruno's Field is designated a Site Of Borough Importance for Nature Conservation (SINC) the citation for the nature reserve is briefly described as:

"This steeply sloping site has a varied topography. On higher ground there are dry areas, while lower down there are areas of bog crossed by several small streams. The field has typical pasture herbs, a scattering of mature trees and a wide variety of birds."

SINCs support a wide variety of fauna that may commute to and from the site. Bird and invertebrate species are particularly important in most of the sites. The flora is also species-rich.

One of the key elements of the reserve is the pasture herbs within the fields, these plants are at risk from over grazing and trampling by livestock. The stocking levels and stock management must make active management decisions to ensure that these herbs are allowed to thrive on the site. For example Pigs should be avoided as they will root up plants and destroy the herbs and grass in the fields; the use of chemical (salt based) fertilisers and herbicides are detrimental to these plants and water courses, their use must be strictly limited or banned from the reserve. Pesticides should also be avoided at all times as they will affect the bio-diversity of the insect populations affecting bat foraging, feeding birds and water courses.

The applicant has submitted a preliminary ecological appraisal which evaluates the ecological value of the site and assesses the ecological impacts of the scheme, including identifying possible ecological enhancements that could be incorporated into the development. The document details that the site has been divided into seven habitats, which could support opportunities for particular habitat species. The document states :

"The proposals for the site will not affect any woodland on site or opportunities associated with the SINCs in the local area, therefore no direct or indirect impacts are anticipated. The woodland on site should be managed appropriately in the long term, with a suitable buffer incorporated"

The report details that there may be high opportunities for roosting bats and birds' nests within the area of the woodland. To preserve the ecological and biodiversity opportunities of the woodland, this area has been conditioned so it shall not be used for any activities associated with the care farming use to protect the ecological value of the woodland (with the exception of the infirmary). Furthermore, several trees on the site were identified as providing good habitats for several species, however no works are being carried out near these trees. A condition requiring a plan setting out the fencing details for this area is recommended. This will ensure there will be no stock in the area.

In addition, the Farm Management Plan details ecological measures which will be required to be carried out; a condition has been attached requiring this. The applicant has also stated that herbal ley covers have been planted to create a more diverse ward with nitrogen fixers and improved infiltration rates. The farm do not use chemical fertilisers, putting only lime,

organic matter and homemade compost in the soil. The applicant has confirmed there will be no sheep dipping on the site. This will be conditioned to ensure compliance.

The farm has 3 pigs that will be placed within one of the goat enclosures. The pigs will be restricted to the penned area. Pigs have been identified to be problematic for the ecology of the area therefore restricting their number and location of their enclosure is necessary to preserve the remainder of the area. The pigs will rely on hay to be bought into the site, reducing the pressure on the farm to provide for these animals. The pigs are an important part of the farm and the intention is to have a diverse array of animals with different needs and characteristics which the clients can learn from in different ways.

It is therefore considered that if managed appropriately the use would not have a significant impact on the ecology of the site. The applicant has proposed an ecological protection plan which seeks to preserve the ecological value of the site. On balance, given the limited number of buildings, commitment to exclude stock from the gully and woodland, limitations on number of animals and commitment to planting and ecological enhancements, it is considered that the proposal would have a suitable impact on the ecology of the site.

5.4 Response to Public Consultation

Planning related objections have been addressed in the report above.

There is an enforcement notice in force which requires the use of the site for care farming to cease and for the structures to be removed from the site. The notice gave a compliance period until 4th May 2019 for the applicant to comply. Although the compliance date has passed, the applicant has demonstrated commitments to local education providers made before the notice was served. Enforcement officers have therefore negotiated an adjustment to the terms of the notice.

A number of objections have been received which call into question the validity of the current application and whether the LPA can determine this application retrospectively with respect to the enforcement notice being in place.

There are powers for the LPA under section 70C of the Town and Country Planning Act to refuse to determine an application in particular circumstances. The act enables the LPA to 'decline to determine an application for planning permission... for the development of any land if granting planning permission for the development would involve granting, whether in relation to the whole or only part of the land to which a pre-existing enforcement notice relates, planning permission in respect of the whole or any part of the matters specified in the enforcement notice as constituting a breach of planning control.' A number of objectors consider that the application should not be determined. However, the LPA may choose to consider a subsequent application and has done so. Officers consider there are material changes made to the scheme to address the previous reasons for refusal which deserve consideration.

The consideration of this application does not prejudice the LPA's ability to enforce the enforcement notice once the compliance period is over.

6. Equality and Diversity Issues

The Equality Act 2010 (the Act) came into force in April 2011. The general duty on public bodies is set out in Section 149 of the Act. The duty requires the Council to pay regard to

the need to eliminate discrimination and promote equality with regard to those with protected characteristics such as race, disability, and gender including gender reassignment, religion or belief, sex, pregnancy or maternity and foster good relations between different groups when discharging its functions.

Equality duties require Authorities to demonstrate that any decision it makes is reached in a fair, transparent and accountable way, considering the needs and the rights of different members of the community. This is achieved through assessing the impact that changes to policies, procedures and practices could have on different equality groups. It is an opportunity to ensure better decisions are made based on robust evidence.

Section 149 of the Act states that:

(1) A public authority must, in the exercise of its functions, have due regard to the need to-

- (a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

(2) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to-

- (a) Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- (b) Take steps to meet the needs of persons who share a relevant protected characteristic that are different to the needs of persons who do not share it;
- (c) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

(3) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular steps to take account of disabled persons' disabilities.

(4) Having due regard to the need to foster good relations between persons who share relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to-

- (a) Tackle prejudice, and
- (b) Promote understanding

(5) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

(6) The relevant protected characteristics are-

- Age;
- Disability

- Gender reassignment
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

It is considered that the applicant is within a protected group (disability). It is acknowledged that the proposals would benefit several individuals with learning difficulties, brain injuries and mental health issues within the site.

S149 (5) of the Act requires that the Council have due regard to the need to:-

'(5) having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:-

- (a) Tackle prejudice and
- (b) Promote understanding'

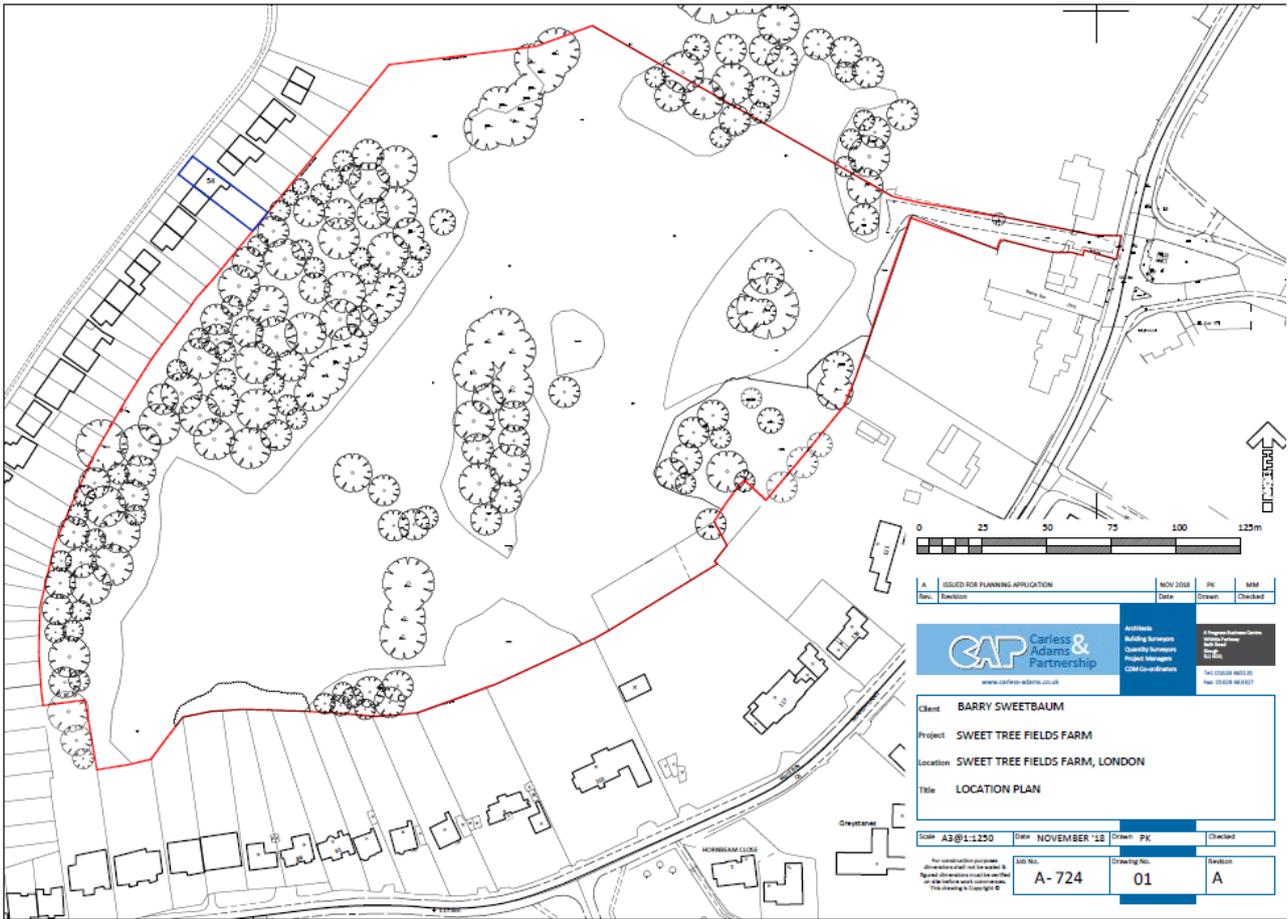
It is considered that the planning application itself provides an opportunity for an understanding of disabilities to be promoted.

In determining this planning application the Local Planning Authority must have due regard to the equalities impacts of the proposed redevelopment of the site on those persons protected under the Equality Act 2010. This Act requires the Local Planning Authority to demonstrate that any decision it makes is reached in a fair, transparent or accountable way considering the needs and rights of different members of the community.

The potential equality impacts have been highlighted above. Any equalities impacts have also to be analysed in the context of the overall planning merits of the scheme and the benefits it will confer particularly the specific group of individuals.

7. Conclusion

The proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for approval.



A		SIGNED FOR PLANNING APPLICATION		NOV 2018	PK	MM
Rev	Revision	Date	Drawn	Checked		
			Architects Building Services Quantity Surveys Project Managers CDM Co-ordinators		21 Chapel Walk London SW11 1JL Tel: 0203 8461 85 Fax: 0203 8461 87	
Client: BARRY SWEETBAUM Project: SWEET TREE FIELDS FARM Location: SWEET TREE FIELDS FARM, LONDON Title: LOCATION PLAN						
Scale	A3@1:1250	Date	NOVEMBER '18	Drawn	PK	Checked
For consultation purposes. This document shall not be used to support any planning application without the written consent of the issuing & copyright ©				BS No: A-724	Drawing No: 01	Revision: A