

Zoe Wangler

From: Martin Large [biodynamiclandtrust@gmail.com]
Sent: 16 November 2012 16:59
To: Team P13
Subject: Appeal 2181807, 2181808 and 2181821 Greenham Reach

Follow Up Flag: Follow up
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PINS Appeals: "2181807, 2181808 and 2181821 (Greenham Reach)"

Dear Sir/Madam,

This is a letter of support by the Biodynamic Land Trust for the Ecological Land Co-operative's Appeal, as detailed above:

As I understand it, the <http://www.ecologicaland.coop/> Ecological Land Co-operative aims to make land available at an affordable price for ecological land based livelihoods, and protecting the land for such livelihoods in perpetuity.

Their first proposal is for a cluster of three Low Impact and affordable smallholdings for new entrants to ecological agriculture (not dissimilar to <http://www.lammas.org.uk/ecovillage/tirygafel.htm> Lammas, Pembrokeshire). <http://planning.middevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LWJV33KS04T00> The applications consist of: a shared timber barn with small food processing area, photovoltaic array, rainwater collection and storage; biological waste water treatment system (grey water); improved access; internal pathways; and a temporary agricultural worker's dwelling for each of the three holdings.

They would require tenants by way of the lease to deliver on objectives within a <http://docs.middevon.gov.uk/pap/showimage.asp?j=11/02007/MFUL&index=437519> Management Plan which would, as Professor Martin Wolfe <http://docs.middevon.gov.uk/pap/showimage.asp?j=11/02007/MFUL&index=421606> commented, act "as a guide for ensuring a high standard of sustainable land management ... it goes well beyond any Good Agricultural and Environmental Condition and Cross-Compliance standards as defined by DEFRA and RPA". The Plan would also ensure that the tenants derived their livelihood from ecological agriculture and that they deliver on the Low Impact objectives including a limit on vehicle movements.

They have received widespread support for our proposals including from <http://www.darkoptimism.org/TimLang.pdf> Professor Tim Lang,

<<http://docs.middevon.gov.uk/pap/showimage.asp?j=11/02007/MFUL&index=427867>> Jonathon Porritt, <<http://docs.middevon.gov.uk/pap/showimage.asp?j=11/02007/MFUL&index=422722>> the Scottish Crofting Federation, the <<http://docs.middevon.gov.uk/pap/showimage.asp?j=11/02007/MFUL&index=424254>> Campaign for Real Farming, <<http://docs.middevon.gov.uk/pap/showimage.asp?j=12/00045/MFUL&index=422696>> the Transition Network, <<http://docs.middevon.gov.uk/pap/showimage.asp?j=12/00045/MFUL&index=426322>> John Hemming MP (Chair, APPG on Peak Oil), the <<http://docs.middevon.gov.uk/pap/showimage.asp?j=11/02007/MFUL&index=421602>> Soil Association, <<http://docs.middevon.gov.uk/pap/showimage.asp?j=11/02007/MFUL&index=426308>> Sustrans and more.

Their proposals were recommended for approval (March 2012) by the Planning Officer having received no objections from the statutory consultees.

I gather that in the new National Planning Policy Framework, both “promotion of good governance” and “ensuring a just society” are referred to as part of the five guiding principles of Sustainable Development. So these benefits can be secured by the Ecological Land Co-operative (community land trust) delivering this scheme.

Other features of the project are:

- The ELC and its partners intend to monitor the smallholdings in order to provide data on the impacts of converting land from conventional to ecological agriculture (soil carbon, soil nutrients, biodiversity, livelihoods generated, productivity, labour requirements and more) and on Low Impact rural Development (ecological footprints of residents over time, annual vehicle movements, embodied energy in temporary dwellings, waste management and more).
- A leasehold agreement, Management Plan and S106 Agreement which together protect the sites for ecological agriculture and affordability, allowing members, if all else fails, to remove tenants that are found in serious breach.
- Although temporary, the agricultural workers’ dwellings will need to reach Level 4 or above of the Code for Sustainable Homes.

It would be unfortunate if this proposal, which offers a shining beacon of good practice, were turned down.

Please can you confirm that you have received this letter and keep me informed of the appeal process,

Many thanks,

Martin Large

Director, BDLT

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Protecting and Securing Land for Biodynamic Farming

Biodynamic Land Trust : www.biodynamiclandtrust.org.uk

<<http://www.biodynamiclandtrust.org.uk>>

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'We abuse the land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect.' Aldo Leopold's Land Ethic

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