

Design and Access Statement

**Proposed Temporary Agricultural Worker Dwelling On Land
At The Shrubs,
Bushy Lane,
Preston Bissett,
Buckinghamshire.
MK18 4ND.**

18th January 2022

**Optime Surveyors
PL488/2021DA**

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This Design and Access Statement is to be read in conjunction with the plan,
Drwg. No: P488/2021/01.

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On Behalf Of:
Mr. C. Lines. (Applicant)

1.0 INTRODUCTION

1.1 This statement has been prepared to outline the particulars considered relevant for an application for a temporary agricultural workers dwelling on land at The Shrubs, Bushy Lane, Preston Bissett.

1.2 This statement has been prepared by Mr. B. Steele-Tyson DipSurv. MRICS of Optime Surveyors following our site visit and discussions held with the applicant, Mr. C. Lines. We were furnished with details of the site history and current business activities, together with an explanation of the need for a temporary on site dwelling

2.0 Background

2.1 The site owned by the applicant has been actively used for farming since 1968. The site forms part of 25 acres of land owned by the applicant who also rents a further 130 acres. All of the land is down to grassland and used for grazing.

2.2 There are currently 450 breeding ewes with lambs due between March and May 2022, with an expectation of approximately 800 lambs being born. This is taking in to account some of the breeding sheep are ewe lambs. When lambing older established flock there would be approximately 900 lambs.

2.3 Mr. Lines has invested in the site extensively over the years with two new agricultural barns erected in 2017 and 2019 by virtue of the following AGN approvals ref: 17/01837/AGN and 19/01774/AGN.

2.4 The agricultural business has expanded over the years after flock dispersal in 2017 dropping to 200 sheep to the current flock of 450 breeding ewes. In addition the family own a horse and twenty chickens.

2.5 At present the applicant lambs 450 ewes and intends to increase this year on year to reach a sheep flock comprising 600 ewes.

2.6 The applicant achieves this growth by retaining his female ewe lambs as breeding replacements. On average, approximately 75% of the lambs are sold as either store or finished lambs with the remaining female lambs entering the breeding flock.

2.7 The breeding flock comprises a mixture of North Country Mules, Pure Pedigree Charolais and Texels and Mule cross ewes. These are run on a commercial basis using a mixture of pure and pedigree Texels and, Charolais as well as beltex and Suffolk rams.

2.8 In addition the best ram lambs are kept entire and reared through to two year olds and are sold as commercial breeding rams to other sheep flocks.

2.9 The ewes are lambed indoors in the range of buildings and depending on the grass availability and weather conditions, some ewes are housed during the winter period and latter stages of their pregnancy.

2.10 As noted above, the majority of the lambs are reared through to a finished condition. Lambs are brought inside the buildings from November onwards when there is limited grass available and put onto a concentrate diet to achieve the necessary weight gain. Finished lambs are sorted on a weekly basis ready

for sale and the store lambs are graded in accordance with their size and dietary requirements.

2.11 Mr. Lines is continuing to invest in his enterprise and the site and the need to be on site to provide welfare for the animals and to increase the profitability of the business.

2.12 Mr. Lines provides the entire labourer on the holding and travels (2.9 miles three times per day) on average throughout the year and stays on site twenty four hours per day during lambing with no welfare facilities on the site.

2.13 The site is accessed from the unclassified road known as Bushey Lane via a concrete drive leading to a concrete yard and the barns. The two principle barns are used for housing the sheep and numerous pens externally assist in lambing and some farm equipment is stored on site. There are no existing dwellings on the site.

3.0 Proposal

3.1 Mr Lines outlined that they needed to live on the holding in order to be able to further develop the agricultural business.

3.2 In particular routine husbandry tasks need to be undertaken during the working day and late into the evening with 24 hour supervision being essential for the welfare of livestock on the site. At present, the applicant cannot provide the labour requirement of a key worker by living off site and this is going to become increasingly problematic as his business grows.

3.3 It is also important that someone is on hand at all times to ensure the protection of livestock from theft or injury by intruders. The farm is in an accessible position and it is therefore susceptible to potential thieves. With the increasing value of livestock over recent years cases of theft have risen greatly and it is therefore essential that there is someone at the farm to prevent this.

3.4 The proposed cabin is a portable unit delivered to site by lorry and erected on concrete blockwork piers and is fully functioning once assembled. The cabin has timber clad sides and a grey glass fibre reinforced bitumen shingles roof covering. The building is single storey which matches the neighbouring farm properties.

3.5 The cabin has been located just off the existing concrete drive with established hedges to the Northern and Eastern boundaries and is set behind the existing agricultural barns to the West.

3.6 The low appearance of the proposed cabin is such that it blends in with the existing features of the site and will not be readily visible in the public realm.

3.7 The gross internal floor area of the dwelling is 125.96sqm and the internal layout is as indicated on the application plan.

4.0 Summary

4.1 The proposal seeks temporary planning permission for a period of three years for the erection of a portable cabin for the applicant and his family to live whilst expanding his farming enterprise and providing the essential support and welfare for the livestock that make up the farm as required by the Welfare of

Farmed Animals (England) Regulations 2000 and the DEFRA Code of Recommendations for the Welfare of Livestock - Sheep.

4.2 The applicant has made significant investment at the site over the years with the construction of the drive and yard, the erection of two agricultural barns and the expansion of his live stock. Therefore, based upon recent evidence the business should succeed and a temporary mobile cabin for an essential agricultural worker should be granted so that it can be demonstrated in practice.

4.3 There is no existing accommodation on the land, nor within sight or sound of the buildings. The applicant lives a 6 minute drive from the site. There are no properties in the locality which can house a key worker, mainly due to the lack of affordability.

4.4 The farm is on a sound financial basis and accounts for the last three years demonstrate that a year on year profit has been achieved. The proposed cabin is to be financed by means of savings.

4.5 The money saved from renting their current property is to be reinvested into the farm business.

4.6 The temporary application is required to demonstrate over the period the business has achieved success and that a more permanent solution can be applied which if agreed, would put the business on a better financial footing enabling funding to be achieved readily due to the value of the land and business.

4.7 The portable cabin not only provides benefits to the applicants, their business aspirations and their livestock, it also releases a rental property back onto the housing market to the benefit of the community at large.