

Our ref: SA/Rowe

22<sup>nd</sup> June 2022

Planning Services,  
Aylesbury Vale District Council,  
The Gateway,  
Gatehouse Road,  
Aylesbury,  
HP19 8FF

***Willis & Co.***

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Dear Sir or Madam,

Town and Country Planning Act 1990

Siting of temporary rural workers dwelling, erection of hay barn and horse walker at Longacres, Winslow Road, Granborough, Buckinghamshire, MK18 3NQ

1. We are instructed by Mr & Mrs Rowe to prepare and submit this full planning application submission for the above development Please find enclosed in support of the planning application;

- The completed planning application forms and certificates;
- The Design and Access Statement (this letter);
- Location plan, 1:1250 at A3, reference: JH-ROWE-01;
- Site Plan, 1:500 at A3, reference: JH-ROWE-02;
- Elevations and Layout Mobile Home, 1:100 at A3, reference: JH-ROWE-03;
- Elevations and Layout Hay Barn, 1:100 at A3, reference: JH-ROWE-04;
- Elevations and Layout Horse Walker, 1:100 at A3, reference: JH-ROWE-05;
- Other information regarding the rehabilitation;
- An updated Appraisal Report and Business Plan prepared by Reading Agricultural Consultants (dated May 2022); and
- The appropriate application fee of £558.00

2. Please note that the financial section of the submitted business plan is CONFIDENTIAL and should not be placed on the Councils website or otherwise shared with any third party (except for the Councils agricultural advisor) without the express consent of the applicants.

### Introduction

3. The applicants were granted a temporary planning permission for the same development on 22<sup>nd</sup> November 2018 under ref; 18/03034/APP. The proposal was seen as being viable and sustainable by the Council and they agreed that the equestrian enterprise could be developed over the three year period that was to follow.

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4. Whilst a permanent permission is usually sought after this three year period and another temporary permission is not usually granted, in line with paragraph 112 of Circular 11/95, we consider that a further temporary period in this instance is perfectly reasonable for a number of extenuating circumstances that could not be predicted to have happened, certainly, not all at once. These will be discussed later in this statement, when discussing Policy H3 of the Aylesbury Vale Local Plan (September 2021), but they relate to Covid-19 pandemic, health reasons including pregnancy and the following birth of the applicants child and hospitalisation and the cessation of horse racing.

5. We consider that as the Council considered the previous proposals suitable and due to the special circumstances that this application should also be seen as being suitable by the Council.

6. The applicants own 1.9ha (4.7 acres) of land to the north west of Winslow Road. The land is located approximately 0.5km to the north of the village of Granborough in Aylesbury Vale district, Buckinghamshire.

7. The site is located in the open countryside and has been in equestrian use for a number of years. Previous planning consents on the site relate to storage buildings, stables, yard areas and tracks. The site is bounded by a mature hedgerow along Winslow Road, effectively screening the site. The whole property is fenced with materials suitable for horses and is supplied with water to field troughs and electricity.

8. There is an existing stable block on the site with 5no. stables, a barn as well as a 40m x 20m outdoor sand school.

9. The existing pole barn is currently used for the storage of hay, bedding and general storage, but is now intended to be used for rehabilitation and equine treatment by the applicants.

10. Access to the site is via an existing gated entrance off Winslow Road. There is a public footpath (GRA/4/1) which runs roughly east to west between the existing arena and buildings.

11. Since the applicants were granted planning permission in 2018 they have developed the unit including the construction of a further (permitted) barn and the installation of a mechanical horse-walker. This was commissioned in 2020 and provides an all-weather exercise facility for recuperative horses which is essential in the management of musculo-skeletal treatments. The stables have also been renovated.

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12. As the majority of the horses will be managed on a recuperative regime, within a stable, access to land for exercise/grazing is kept to a minimum, and the "normal" land area requirement of 0.5ha per horse is not relevant. In due course, should additional land be required, local land owners have already intimated the availability of land for rent, but for the meantime this is not necessary.

13. The RAC report details that over the next three years the applicants are intent of further developing the site with 12 stables (5no. in the new barn and further 2no. wooden stables in addition to the 5no. they have already) and provide full-livery rehabilitation services. Paragraph 2.6 of the RAC appraisal compares the rates they hope to achieve with other, nearby, stables.

14. As was the case when the applicant obtained permission for application ref; 18/03034/APP Nicola Rowe will provide the labour and management of the enterprise with additional labour being employed as the business develops. The applicants parents will also provide assistance when and if needed.

15. The proposal is to develop a new equine rehabilitation centre with full-livery stables, as described in the business plan/assessment prepared by Reading Agricultural Consultants (RAC) submitted herewith.

16. I do not propose to repeat the contents of the RAC report, but you will see that the report concludes that there is still an essential need for a worker to be available at the site at most times in connection with the proposed enterprise and that the enterprise has been planned on a sound financial basis.

## 17. Planning History

18. The planning history relating to the application site is summarised as follows;

18/03034/APP - 22<sup>nd</sup> November 2018 - Change of use of land to equestrian use on a commercial basis, siting of temporary rural workers dwelling, erection of agricultural storage building and horse walker - Approved

13/00080/APP - 25th March 2013 - Erection of Stable block, Store and Ménage – Approved

05/01120/APP - 22nd December 2005 - Relocation of Mobile Home and Retention for Residential Use – Refused

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05/01118/APP - 22nd December 2005 - Change of Use from Stables to Greyhound Kennels and Breeding, Demolition of Shed and Erection of Kennels and Store Room – Refused

01/00579/APP - 27th April 2001 - Construction of a Ménage – Approved

97/01833/AGN - 17th October 1997 - Open Barn – Prior Approval not Required

19. Relevant Planning Policy Guidance

20. National Planning Policy Framework (NPPF)

21. The NPPF, updated in July 2021, encourage local planning authorities to support sustainable development. The following paragraphs from the NPPF are considered to be particularly relevant to the determination of this planning application.

22. The NPPF is all about promoting sustainable development and paragraph 7 states:

"...The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs".

23. Paragraph 11 of the NPPF states at "Plans and decisions should apply a presumption in favour of sustainable development". It suggests that planning permission should be granted unless any adverse impacts would be so significant as to outweigh the benefits of the development. This paragraph requires a presumption in favour of sustainable development. It is considered that the proposed development accords with this paragraph.

24. The NPPF encourages local planning authorities to support sustainable development in rural areas (particularly when the NPPF is read together with Planning for Growth).

25. Paragraph 79 states:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages

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to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

26. Paragraph 80 relates to rural housing and sets out that:

“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;”

27. We consider that by reading this submission and, importantly, the enclosed appraisal and business plan, that there is a clear essential need for a rural worker to live on the site.

28. The NPPF saw the revocation of Planning Policy Statement 7: Sustainable Development in Rural Areas (August 2004) including Annex A, which set out the well-established and detailed guidance/tests for the determination of applications for rural workers dwellings.

29. Further guidance on the NPPF is provided in the Planning Practice Guidance (PPG). The updated text relevant to paragraph 80, published in July 2019, states:

“Considerations that it may be relevant to take into account when applying paragraph 79a of the NPPF could 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;
- whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;
- whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and
- in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period...

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Employment on an assembly or food packing line, or the need to accommodate seasonal workers, will generally not be sufficient to justify building isolated rural dwellings”.

30. These points and the relevant tests are discussed in this submission and detailed in the accompanying appraisal prepared by RAC and we refer the officer to the enclosed appraisal.

31. Paragraph 84 of the NPPF sets out national guidance in respect to supporting the rural economy, and states:

“Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;”

32. This paragraph supports rural enterprises such as that being proposed. The proposed rural workers dwelling will be a suitable structure to provide the temporary accommodation required.

33. Paragraph 111 states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.” The development, certainly when compared to the existing and agricultural use of the site, will not have an unacceptable impact on highway safety.

34. Local Planning Policy Guidance

35. Aylesbury Vale Local Plan (September 2021) - Whilst this Local Plan was not adopted when application ref; 18/03034/APP was approved all of the issues listed in the relevant policies would have been considered by the Council when approving the application.

36. Policy H3 sets out tests to assist in the examination of applications for rural workers’ dwellings noting (for rural workers’ temporary dwellings):

All new dwellings for an agricultural, forestry or rural worker will only be permitted if all of the following criteria are met:

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a. The need relates to a full-time worker (someone employed to work solely or mainly in the relevant occupation) and does not relate to a part-time requirement

b. There is a functional need for a worker to live at, or in the immediate vicinity of, their place of work (considering the requirements of the activities, operations and security of the enterprise and not personal preferences or circumstances). For a temporary dwelling, the need is essential to support a new rural business activity and for a permanent dwelling, there is an essential existing functional need. By itself, the protection of livestock from theft or injury by intruders does not establish need, nor do requirements arising from food processing or agricultural contracting, and nor does a retirement home for a former farmer. Conventional methods of forestry management are unlikely to give rise to an essential functional need.

c. The functional need could not be fulfilled by any other means. For example, applicants will need to demonstrate why agricultural, forestry or other essential rural workers could not live in nearby towns or villages, or make use of accommodation already existing on the farm, area of forestry or business unit. Where applicable, the council will take into account the Town and Country Planning (General Permitted Development)(England) Order 2015 Schedule 2 Part 3 Class Q for changes of use from agricultural buildings to dwellings.

d. It is sited so as to meet the identified functional need and is related to existing farm, forestry or rural business buildings, or other dwellings where these exist on or adjacent to the unit for which the functional need has been established.

e. Suitable accommodation has not been sold separately from the land within the last five years, including that which might have been converted Temporary rural workers' dwellings The council will not normally give temporary permission in a location where a permanent dwelling would not be permitted. New temporary dwellings for an agricultural, forestry or rural worker will only be permitted if all of the following additional criteria are also met:

f. The future economic viability of the enterprise to which the proposed dwelling relates can be demonstrated by a sound business plan. This should demonstrate that the proposed enterprise has been planned on a sound financial basis with a reasonable prospect of delivering a sustainable profit before or by the expiry of the temporary period that the proposal seeks to secure. Vale of Aylesbury Local Plan 187

Comment: This policy is broadly consistent with the guidance set out in the National Planning Policy Framework(NPPF) and the Planning Practice Guidance (PPG). The tests mentioned in this policy are discussed in the



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enclosed RAC appraisal and summarised in this design and access statement.

g. it takes the form of a caravan, a wooden structure, or other temporary accommodation of the minimum size required to support the proposed new rural business activity.

Comment: The temporary rural workers dwelling will be a mobile home/static caravan as stated in this point of the policy.

The council will not normally grant extensions to a temporary permission over a period of more than three years. If permission for a permanent building is subsequently sought, the merits of the proposal will be assessed against the criteria in this policy relating to permanent occupational dwellings in the countryside”.

Comment: We are aware that, as per this point of policy and paragraph 112 of of Circular 11/95 that temporary permissions are usually extended but we consider that in this instance there is a clear exception and reasons as to why a further temporary permission is required. As stated in the enclosed RAC appraisal a business plan and appraisal was prepared that was submitted with the approved 2018 application ref; 18/03034/APP that set out how a viable and sustainable equestrian business could be developed over the three years that followed. It was proposed that as the business was developed the applicants’ daughter (Nicola Seagrove - who has British Horse Society Stage 2 and 3 qualifications) would cease employment with the Post Office to develop the yard at Granborough.

However, due to a number unforeseen circumstances the business has not developed as envisaged. These unprecedented circumstances include:

- a slow start to the development as they were only finally able to move into the mobile home in March 2019 and they was a delay in installing the horsewalker, which was completed only in December 2020, as a planning conditions that required landscaping details to be agreed and the gates to be moved;
- adverse health issues with:
  - a pregnancy in 2019 followed by a difficult birth and maternity leave till November 2020; and
  - hospitalisation with operation and recuperation due to hernia resulting in inability to undertake physical work until November 2021.



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- the nationally imposed Covid-19 lockdowns leading to:
  - a lack of demand for new livery clientele, and
  - the cessation of racing resulting in no recuperation requests/requirements.

Many industries, businesses, sectors and, indeed, individuals have been impacted by Covid-19 which not only had a adverse impact on our clients business but it was totally unforeseen and did not allow anyone to plan for its effects.

Accompany this with the health issues, again unforeseen, that the applicants experiences and we consider that it is, in this instance, completely suitable apply for and obtain another temporary permission so that the business plan can be properly implemented and the business is given a fair chance of success.

37. Policy C2 lists criteria that should be considered in regard to proposals for horse-related development. It notes (Inter Alia):

General criteria:

When considering proposals for horse-related development the council will have particular regard to:

- a. The site being suitable for the keeping of horses and capable of supporting the number of animals proposed, having taken account of the arrangements for site management
- b. Adequate provision made for the exercising of horses without causing harm to rights of way, other equestrian routes, or other areas such as open land, that will be used for exercise
- c. Vehicular access to the site and the road network in the vicinity are capable of accommodating horse-related transport in a safe manner
- d. The impact on land of high agricultural or ecological value, or the fragmentation of farm units and the effect on the viability of farm units
- e. The environmental effects of the development in terms of noise, smell, light pollution or other disturbances
- f. The cumulative impacts of equestrian developments in the locality on the character of the countryside, appearance of the surrounding area,

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maintenance of the open nature and rural character of the land or on highway safety, and

g. The scale, construction and appearance of the proposed development including the entrance and boundary treatment should be designed to minimise adverse impact on the immediate locality, landscape character and residential amenity.

Comment: In regards to all of the above points and considering the previous approval ref; 18/03034/APP it is clear that the proposals are suitable in regards to the siting, the impact on rights of way, access, impact on agricultural land and the environment, the impact on the locality and the scale, construction and appearance of the proposals.

When approving application ref; 18/03034/APP these were all seen as being suitable and this must also be the case in this instance. This application relates solely to the suitability to approve another temporary permission.

Commercial recreation, leisure, training or breeding uses:

In the case of commercial recreation, leisure, training or breeding enterprises, developments should re-use an existing building or group of buildings in the countryside. An element of new building or buildings may also be permitted alongside the re-use of an existing buildings (or group of buildings), provided that:

l. it can be demonstrated that no other building or group of buildings is available that is capable to accommodating the proposed equestrian use,

m. the element of new building is the minimum required to accommodate the proposed equestrian use (over and above the requirement to re-use the existing building or group of buildings),

n. any new buildings and ancillary facilities would be erected to integrate with the existing building (or group of buildings), and

o. be supported by a business plan that shows the proposed enterprise has a sound financial basis

Comment: In regards to all of the above points and considering the previous approval ref; 18/03034/APP it is clear that the proposals are suitable in respect of these points of the policy. It has already been proven that no other building is available, that the new buildings are a requirement, that the new buildings will be well integrated onto the site and the the business is based on a sound financial basis.

Ancillary development:

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In the case of a riding arena or other exercise facility:

p. it can be justified in that location and is of a size and scale appropriate to the existing commercial enterprise, or the number of privately kept horses that will use the facility,

q. any floodlighting is reasonably necessary and at an appropriate level for the use, and

r. it is located close to other buildings on the site and is not visually intrusive in the landscape.

Comment: In regards to all of the above points and considering the previous approval ref; 18/03034/APP it is clear that the proposals are suitable in respect on points 9 - r of this policy. When approving the previous application it was agreed that the proposals can be justified in that location and is of a suitable size and scale and that the proposals will not be visually intrusive.

38. Aylesbury Vale District Local Plan (AVDLP)

39. GP.77 When considering proposals for horse-related development the Council will have particular regard to:

a) the effect on the character and appearance of the surrounding area

b) the maintenance of the open nature and rural character of the land;

c) the impact on land of high agricultural or ecological value, the fragmentation of farm units and the effect on the viability of farm units;

d) the suitability of the access and the adequacy of on-site parking and turning facilities;

e) the environmental effects of the development in terms of noise, smell or other disturbances; and

f) the suitability of the location, bearing in mind, in particular, the desirability of location away from busy roads and close to existing bridleways or lightly trafficked lanes.

Comment: This policy was discussed in the officer's report when approving application ref; 18/03034/APP. I will not repeat what was said in the officer's report but it is clearly relevant and it was agreed that the proposals fully accords with the points listed in this policy. The various

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points listed in this policy will also be discussed under the relevant headings in this statement.

40. Policy GP.78 Stables, loose boxes and other related buildings requiring planning permission should, where possible, be sited adjacent to existing buildings or natural features such as trees or hedgerows, be of a design and constructed of such materials as are appropriate to the locality and proposed use, and be landscaped or screened so as to minimise any visual intrusion.

Comment: This policy was also discussed in the officer's report when approving application ref; 18/03034/APP. I will not repeat what was said in the officer's report but it is clearly relevant and it was agreed that the proposals fully accords this policy.

41. Intention and ability

42. It is clear that the applicants still have a clear intention and ability to develop the proposed enterprise. They have already purchased the land and are actively looking to continue to develop an equestrian yard with 12no. Stables and a mechanical walker with associated equipment such as a solarium and spa facilities to be able to cater for rehabilitation cases with a full livery also being offered. This will accompany the buildings that they already have approved for. They have also instructed a planning consultant and agricultural consultant to prepare this submission.

43. Labour Requirements

44. The issue of a full-time worker was accepted by the Council when approving planning application ref; 18/03034/APP in 2018. Nothing has changed at the time of writing and the need will persist.

45. The labour requirements of the proposed enterprise are discussed in paragraphs 4.1 – 4.6 of the RAC report submitted herewith. This clearly shows that, using the Equine Business Guide, 7<sup>th</sup> Edition published in association with Warwickshire College, the enterprise will require the labour of at least one full-time worker by the end of the three year trial period as 690 standard man days are required which is the equivalent to the labour provided by a full time workers (normally assumed to be 300 standard man days) and this shows that this enterprise needs a full time worker; in fact it equates to a need for 2.3 full-time workers.

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46. The Functional Test

47. I draw attention to the 'Appraisal' section 4, paragraphs 4.7 - 4.17, of the RAC report submitted herewith. It is often the case that it may take several months to build up the business to a point where it will require at least one full-time worker. In these circumstances, it is necessary to consider the labour requirements of the enterprise not as it is today, but as it is intended to be at the end of the trial period, three years after the grant of the temporary permission.

48. The issue of the essential need was accepted by the Council when approving planning application ref; 18/03034/APP in 2018. Nothing has changed at the time of writing and the need will persist.

49. It is legislation that requires that all farm animals/livestock are managed in a manner that ensures that their welfare is held in the utmost regard; that it they are free from thirst, hunger and malnutrition, are provided with shelter, receive a quick diagnosis and treatment of any injury, disease or illness. They should not live in fear and should be provided with every opportunity to experience normal patterns of behaviour and life. Without good stockmanship this could not occur.

50. Fundamentally, livestock should "enjoy" 5 basic freedoms:

- Freedom from hunger and thirst - by ready access to fresh water and a diet to maintain full health and vigour;
- Freedom from discomfort - by providing an appropriate environment including shelter and a comfortable resting area
- Freedom from pain, injury or disease - by prevention or rapid diagnosis and treatment;
- Freedom to express normal behaviour - by providing sufficient space, proper facilities and company of the animals' own kind;
- Freedom from fear and distress - by ensuring conditions and treatment to avoid mental suffering.

51. In 2009 the equestrian industry and welfare organisation updated guidelines (Equine Industry Welfare Guidelines Compendium for Horse, Ponies and Donkeys; National Equine Welfare Council: 3rd Edition, 2009) for the welfare of all horses, ponies and donkeys. This refers to the availability of staff and paragraph 4 states that "Sufficient staff must be provided at all times to ensure proper, regular and timely attention to all horses held".

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52. As agreed when approving application ref; 18/03034/APP having staff on the site is essential to provide 24-hour supervision for the close management and daily requirements of those horses using the 12no. stables (those being rehabilitated included), the taking to grass and back to the stables at night for the horses using the livery, provision of security for this high value animals from theft and malicious attack and dealing with any and all unforeseen emergencies.

53. As detailed in the RAC appraisal horses should be regularly inspected for signs of illness, distress or injury and this duty of care is a necessity and expectation of any equestrian establishment.

54. Unforeseen incidents, as detailed in the RAC report and when discussing policy H3 of the Aylesbury Vale Local Plan (September 2021), and the routine examination and provision of medicines require a person on the site and the welfare and treatment needs of horses in need is considerably higher that for horses in good condition and health.

55. There is also an essential need for someone to be living on the site to ensure the safety of the horses from third parties where the duty of care for the animals lies with the applicant.

56. The RAC report provides example of 3no. appeals where such issues were examined. Please refer to paragraph 4.15 in the enclosed RAC report for further details.

57. I will not repeat all that is said in the appraisal but the report clearly discusses the reasons as to why it is essential for a worker to live on the site and be readily available at most times to provide for the needs of the animals.

58. By reading paragraphs 4.7 – 4.17 of the enclosed appraisal it becomes apparent that there is a necessity for a full-time worker to live on the site.

## 59. The Financial Test

60. The issue of the future economic viability was accepted by the Council when approving planning application ref; 18/03034/APP in 2018.

61. The financial models previously presented to the Council were not realised due to a slow start to the development, health issues and Covid-19 as detailed earlier in this statement and the RAC report.

62. A detailed business plan is set out in the RAC report (paragraphs 4.18 – 4.24) which demonstrates that the enterprise has a clear prospect of becoming viable within three years and has therefore been shown to be planned on a

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sound financial basis. The table in paragraph 4.20 of the RAC report shows the more detailed Net Margins with profit being made in each of the next 3 years which will increase up to £33,775 by the end of year 3.

63. The appraisal shows that the enterprise will still, as was the case and agreed when approving application ref; 18/03034/APP, be based on a sound financial basis with the above assumptions being tested over the three-year temporary period.

64. From the information provided in this submission and the enclosed RAC report there is no reason to suppose that the applicants will not be able to establish a viable rural business at this location.

65. Is any other suitable accommodation available?

66. It has been previously accepted by the Council when approving application ref; 18/03034/APP that there are no dwellings on the holding, and no buildings suitable for conversion.

67. The assessment of need has determined a need for a dwelling close to the stables and a dwelling in the village will not provide the necessary proximity to the horses. Even bearing this in mind we not aware of any other dwelling available in the locality which is suitable (in terms of size and cost) and available to meet the identified need.

68. The Proposal - The application proposal can be broken down as follows:

69. Siting of temporary rural workers dwelling

70. The applicants require a temporary rural workers dwelling (mobile home) in connection with the proposed rural equine enterprise. The proposed temporary rural workers dwelling is a modest, temporary structure required for the duration of the temporary period.

71. The proposed temporary rural workers dwelling in required to be visible from the access to the site, both in order to straightforwardly receive visitors/clients and also to deter trespassers. The temporary dwelling is also required to command views of the points of access to the site and the buildings in order to assure security and the welfare of the horses but also to enable the applicants to respond to visitors.

72. The temporary rural workers dwelling is proposed to be sited at the southern end of the site; a short distance from the access from the road and the



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existing buildings. The public footpath (reference: GRA/4/1) will also be visible from the temporary dwelling but will not be obstructed and will continue to enable walkers to pass through the site uninhibited. The proposed temporary rural workers dwelling will be connected to an existing septic tank on the site, situated a short distance away.

## 73. Erection of Hay Barn

74. The application proposes the erection of a general purpose agricultural storage building with dimensions of approximately 18m x 8m, primarily for the storage of hay, bedding and feed/fodder. The building is proposed to be sited behind existing stables. The size of the proposed building is considered to be commensurate for its intended use.

75. The proposed hay barn will be concrete block base, timber boarding above and the roof will be fibre cement sheeting. It is considered that the proposed design of the building and the finishing treatment is visually appropriate for the rural setting and corresponds with the appearance of the existing buildings on site.

## 76. Mechanical horse walker

77. A mechanical horse walker is proposed to be sited a short distance south west of the existing stable buildings (as shown on the block plan). The horse walker is approximately 13m in width and is approximately 4 metres in height. It is considered that a horse walker on land used for equestrian purposes, and on a rehabilitation and livery unit, is not out of place and will not appear discordant in the context of the area. Horse walkers are used as part of the rehabilitation of horses and also to 'cool down' after a workout.

78. It is worth noting that for safety reasons horses on a mechanical walker must be supervised at all times. The mechanical element of this equine equipment does not in any way make redundant the role of the supervising groom or stable worker, who must be present whenever an animal is using the equipment.

79. All of these structures were seen as being suitable by the Council when approving application ref; 18/03034/APP and this must remain the case in this instance.

## 80. Landscape Impact and Ecology

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81. The proposed temporary rural workers dwelling (mobile home) is situated adjacent the existing access of the site and is largely obscured by an established hedgerow running parallel with the public highway.

82. The proposed temporary rural workers dwelling is considered to be sited in the most appropriate position on site to ensure that the security of the site is not compromised. The modest scale and dimensions of the proposed temporary dwelling result in a limited impact on the landscape, which is mitigated by the surrounding hedgerows.

83. The landscaping was seen as being suitable by the Council when approving application ref; 18/03034/APP.

84. Design and Amenity

85. The design of the mobile home is typical of that expected to be found and used as a temporary rural workers dwelling. The siting and scale of the development are considered to be commensurate given the proposed use and the need for development as demonstrated previously in this letter.

86. The design and impact on amenity was seen as being suitable by the Council when approving application ref; 18/03034/APP.

87. Highways

88. The impact of the proposals on the highways and access will remain the same as approved under ref; 18/03034/APP. Any highway related conditions included in the approved decision notice can also be included in relation to this submission.

89. By living on the site, it means that the applicants will not need to commute to and from the site for work. Of course, they would travel off the site but by removing commuter trips it means that the volumes of traffic would be similar whether they lived on the site or not. This means that the proposal will likely have a neutral impact on the local roads and traffic.

90. It is worth noting that the applicants will have equestrian vehicle movements to and from the site regardless of them living on the site.

91. In accordance with paragraph 111 of the NPPF application "should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety" and we would argue that the proposals would not have an unacceptable impact on highway safety.

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## 92. Flooding and Drainage

39. It is noted from the Environment Agency Flood Map that no part of the land lies within a flood zone.

42. Foul drainage from the temporary dwelling will be to an existing septic tank situated a short distance from the site entrance. The outfall from the septic tank is to a soakaway. With a large area of free-draining land available, this should present no issues and will be dealt with under the Building Regulations and by the Environment Agency. Surface water drainage from the temporary dwelling and the proposed building will be to soakaways.

## 93. Community Infrastructure Levy

94. As the applicant intends to self-build the proposed temporary rural workers dwelling and it is a temporary dwelling for a rural worker, in accordance with the Community Infrastructure Levy information, we understand that CIL is not payable in this instance.

## 95. Conclusions

96. This is a proposal for a siting of temporary rural workers dwelling, erection of hay barn and horse walker on a new rural enterprise. In accordance with current Government advice and the Local Plan, there is a presumption in favour of permitting sustainable economic development in the countryside.

97. Temporary planning permission was approved by the Council under ref; 18/03034/APP for the same development. We consider that due to a number of unforeseen and unavoidable circumstances; health issues, maternity leave, Covid-19, and the stopping of the racing season; that a further temporary permission should be granted in this instance.

98. The application for the temporary rural workers dwelling fully accords with Government guidance as set out in the NPPF and the relevant paragraphs of the adopted Aylesbury Vale Local Plan (September 2021). It is clear from the RAC report that a rural enterprise of the type and scale proposed cannot be developed and operated properly without a worker being on hand at most times and at short notice. That can only be achieved in this case with a dwelling on the site to accommodate a full-time rural worker.

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99. The submitted business plan once again shows that once it is fully established the enterprise will generate sufficient profit to pay at least the living wage for the key workers, provide a reasonable return to the land and a reasonable return to capital.

100. I trust this is clear and please do not hesitate to contact me should you require any further information or clarification.

Yours faithfully,

A black rectangular box redacting the signature of Stuart Anderson.

Stuart Anderson BTP MA MRTPI