



CHURCHGATE PROPERTY

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Ref: 1010/1

PLANNING STATEMENT

PROPOSED NEW DWELLING

PATHFINDER STABLES

COLETHORPE LANE

BARROW

IP29 5BE



Proprietor P. Jonason FRICS

1. INTRODUCTION

This planning statement is compiled to support the planning application for a permanent dwelling to replace the temporary essential workers dwelling currently on the site.

2. BACKGROUND

In July 2020, we submitted a planning application (DC/20/1065/FUL) for temporary accommodation in the form of a mobile home, due to the requirement for the owners to live on site and run their business of foaling and caring for thoroughbred mares and foals. The application was approved in December 2020. Under condition 3 of the Planning Permission, the mobile home must be removed from the site at the expiration of the three year period i.e. 17th December 2023.

To comply with this condition and to remain residing on the site, the applicants will need permanent accommodation.

In November 2021, we submitted a planning application (DC/21/2146/FUL) for additional permanent stabling in the form of an American Barn. Permission for this was granted on 13th January 2022, and the barn has since been erected. This represents significant investment in the site and demonstrates the applicants' seriousness in expanding the business further.

3. THE SITE

The holding is shown edged blue on the attached plan (Appendix 1) and comprises an area of 4 hectares (10acres) with a yard of five wooden stables and feed room, with the American Barn that holds a further twelve stables.

The land is divided into post and railed paddocks, with a central access track which services the yard and site of proposed dwelling.

4. THE BUSINESS

The applicants Mr & Mrs Alex Mahony Parias run a bloodstock business which trades as EAM Bloodstock.

EAM Bloodstock boards mares and youngstock for various clients, foals down mares and produces foals and yearlings for all the major thoroughbred sales including Arquana in France and Tattersalls and Goffs in England and Ireland.

See Appendix 4 for an assessment of the applicants current business status from Chartered Accountants Karabag Hill Ltd.

In our Planning Statement of 2020, which supported planning application DC/20/1065/FUL, Appendices 2, 3 and 4 gave a strong endorsement to the viability of the business, which the planning authority accepted.

5. REASONS FOR THE PROPOSED DWELLING

Currently, as can be seen, there is no permanent dwelling on the holding. A dwelling is needed for the following reasons:-

- (1) To continue the running of the business.
- (2) Animal Welfare. To give 24 hour supervision at critical times of the year i.e. foaling.
- (3) Security of the holding and prevention of theft.
- (4) Receipt of early morning deliveries of feed and forage.
- (5) Loading and unloading horses late at night and early morning for overseas hauliers.

6. BASIS OF ASSESSMENT

National planning policy is contained within the NPPF as follows:-

“The purpose of the planning system is to contribute to the achievement of sustainable development.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that

opportunities can be taken to secure net gains across each of the different objectives):

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support, strong vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well being; and
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 10 states that “so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the house, paragraph 79 states:

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

- d) 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”.

6) Responses with regard to Policy DM26: Agricultural and Essential Workers Dwellings

Detailed below are the applicant’s responses to the five key criteria under which permission is assessed.

a) there is an existing commercial equine business-related functional need for a full-time worker in that location.

Response

- The horses on site are a valuable commodity and need 24 hour supervision, this is particularly important with mares foaling.
- Furthermore, once mares are foaling, it is essential that 24/7 monitoring and supervision are available; there is a danger of any horse being cast, which habitually happens overnight and is a continual threat to the horse's survival.
- Young horses are in danger of suffering serious injury if left unattended overnight.

Please see Appendix 2 for a professional assessment of this functional need by Michael Shepherd BVSc, partner at Rosssdales Veterinary Surgeons, Newmarket.

Please see Appendix 3 for a professional assessment of this functional need by Edmond Mahony, Chairman of Tattersalls, Newmarket.

b) There are no alternative dwellings available in the locality to serve the identified functional need

Response

- No accommodation rental or otherwise could be sufficiently close to the site to address the concerns relating to animal welfare safety and securely, so the only viable option from a welfare point of view is to accommodate an essential worker on site.

c) The enterprise is a viable business with secure future prospects

Response

- Please see Appendix 4 for an assessment of the applicants' current business status from Chartered Accountants Karabag Hill Ltd.

- As can be seen from the available accounts the business is stable, with turnover and profits holding their own. We understand from the applicant that despite the current financial climate, turnover and profits are both set to increase again for the financial year 23/24.
- d) The size and nature of the proposed dwelling is commensurate with the needs of the enterprise concerned.**

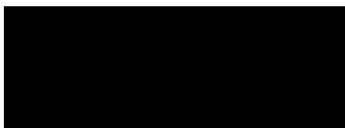
Response

- We have designed an attractive four bedroom house, which we feel is in keeping with the size of the holding and will allow the applicants to entertain their clients when required.
- It is the applicant's understanding that planning permission would be subject to an appropriate occupancy condition, and they would be willing to comply with any "tied usage" element that the Council needs to impose.

- e) The development is not intrusive in the countryside, is designed to have a satisfactory impact upon the character and appearance of the area, and is acceptable when considered against other planning requirements.**

Response

- The accommodation is situated within the curtilage of the yard and is situated in excess of 100 metres from the highway.
- The unit will be accessed from the existing yard access.
- There will be no change to the existing landscape.



Peter Jonason FRICS
CHURCHGATE PROPERTY

24th October 2022