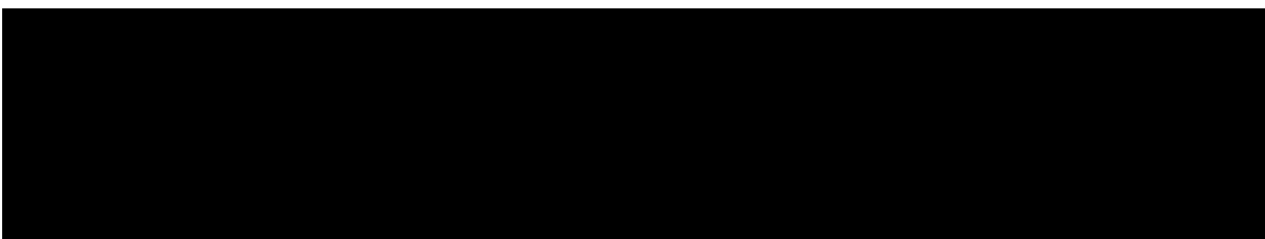


Planning Statement

Over the last 4 years, Hill Valley Stud has grown significantly in size and popularity, and we have invested a lot of time and money into the growth of the business. We completed works in 2019 on the new stable block and outdoor arena following the successful planning application. The new facilities have been a worthwhile investment and have considerably improved the image of the stud. We have exceeded our objectives set out in our Business Plan, and feel we have proved the stud to be a viable rural enterprise, which has been supporting Darren Hardy as a full time stud worker. Darren finished working as a joiner in February 2021 in order to work full time at Hill Valley Stud, and has been able to fully commit his time and expertise to the business. Accounts show that the Stud is profitable, and is growing from year to year. 2022 has been our busiest year yet, with total sales exceeding £40,000. (Please see attached accounts and tax documents for the 4 years below).

Accounts



Artificial insemination (AI) is a significant part of the business, with the majority of this work carried out on-site, with customers sending their horses to us, or sending the semen by post. We would estimate 90% of our business is conducted on site, and 10% in the local area – with Darren travelling to inseminate mares in Lincolnshire and the surrounding counties. We would be unable to run the business as it is now, without residing on site, it would be impossible to maintain the welfare of our clients' horses if we were not here to supervise and care for them 24/7.

Being on site has proved to be invaluable for our horses' wellbeing. We have been able to fulfil the need to be in 'sight and sound' of the horses during the night to secure the welfare of the horses, particularly whilst mares are foaling and when foals are at foot. We have previously experienced the unfortunate loss of foals, which occurred during the night whilst we were living off site. Loss could have been prevented or at the very least, suffering of foals could have been reduced if we were able to closely monitor them on site. Our vet supported our original application for the temporary dwelling, stating 'on site accommodation would ensure adequate welfare of our animals especially during emergency situations and help prevent losses'.

Living on site has enabled us to offer more services such as foaling packages, where clients send their pregnant mares to us for foaling. We can monitor them 24/7 with the assistance of CCTV and foaling alarms and we are on hand to offer assistance as and when required. Equine birth has a high rate of complications and fatality, especially with inadequate supervision and care, and we would be

unable to offer this service if we could not offer 24 hour care.

Foaling packages have been a really popular option for our clients, so far in 2023 season, we have foaled 4 of our own mares and 7 from visiting mares.

Our main assets are our horses, especially the stallions and foals which hold considerable monetary value. Any theft of horses would be damaging to the business from a financial perspective, furthermore any theft risks the welfare of the animals. Being present on site considerably reduces the risk of theft happening and is beneficial for insurance purposes.

We have exceeded our expectations with Artificial Insemination packages. We have seen an increase from year to year, especially with visiting mares; with a total of 41 mares inseminated during the last season. The visiting mares have come from as far as Wales, North Yorkshire and Derbyshire, proving our reputation and services we offer to be worth the time and effort to travel for.

With the extra horses on site for short periods during the year, we have been lucky to be able to find more grazing – and are currently renting a further four acres of grazing land adjacent to ours.

Last year we were able to offer Stallion 'Phantom' training packages for the first time, which was very popular, and even more so this year. We've had 4 stallions this season for phantom training, all of which are now returning as 'walk-in' stallions – where their owners pay to use our facilities and skills. We have also widened the business working in collaboration with BDA equestrian, and standing two of their stallions at stud with us.

Our long-term plan for the next three years is to invest in another stallion to stand at stud, and another broodmare to breed from, which would take our numbers up to four of our own stallions and five broodmares. We would also like to become DEFRA approved for freezing and storing semen, as well as continuing to offer our current services.

We have seen a considerable increase in British Breeding over the last five years, which has benefited our business with both semen demand and foal sales. We believe that our business has proven to be successful and will remain viable for years to come, and that we have demonstrated that there is an essential need for persons to reside at Hill Valley Stud Farm on a permanent basis.

We feel the design and size of the house is acceptable for a family of 5. We have 3 children, aged from 6 - 10, who have shared a bedroom for the last 4 years whilst living in our 2 bedroom mobile home. We feel it isn't unreasonable for them to have a bedroom each, in a home that will be our forever home. We have tried to futureproof the house, thinking ahead for when they are older. The size of the property is fairly standard for a 4 bedroom detached property, and the design and style isn't excessive, with the white rendered walls and grey roof, matching the style of the stables. The property will be located inside the residential perimeter stated when temporary permission was granted.

The attached garage is a necessity to safely house equipment and farm vehicles such as our quad bike and ride-on mower – all of which are essential in the running and maintaining of the stud farm. Rural crime is a big threat to our livelihood, and keeping items safe is paramount.

We intend to keep the house fully 'off grid', as we are now – using solar PV with battery storage and wind power to run all the electrics, and biomass boiler for heating.

The property once built will not be overlooked in any way, nor will it reduce any views of the surrounding countryside. The land is surrounded by high hedging and trees and the house will be set back from the road, behind where the mobile home is currently sited, and therefore will have minimal visual impact to passers-by.