



PLANNING STATEMENT

Druces Acres
Salisbury Road
North Gorley
BH24 3PP

Prepared by

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Introduction:

This planning statement has been prepared to support the planning application for the siting of a mobile home to be used as a temporary worker's dwelling for a period of three years at Druces Acres, Salisbury Road, North Gorley, BH24 3PP.

We will give a brief history of the site, a description of the surrounding area and a brief description of the design process.

Brief History Of The Site:

The application holding, Druces Acres, was purchased by Mr and Mrs Moore in November 2022. The holding extends to 15 acres of permanent pasture and is located approximately 2 miles to the north of Ringwood, on the Salisbury Road to the east. The site benefits from an existing access.

There were a number of buildings on the site at time of purchase, including:

- agricultural barn permitted under prior notification reference 13/10670;
- the erection of 7 field shelters. Approved under application reference 16/11717. Conditions 1 and 3 of that permission were removed at appeal (PINS ref: APP/B1740/W/17/3176868). The appeal was upheld; and
- L-shaped stabled building incorporating 5 stables, to be used as a birthing shelter permitted under application reference 18/102387 (temporary consent).

The application land is used for the farming and grazing of a flock of sheep and for the training and keeping of sheep dogs.

In 2023, the Applicants secured planning permission (reference 22/11181) for the permanent retention of the L-shaped stable building to be used for the kennelling of the sheep dogs which are bred and trained at Druces Acres.

The Application:

This application is for the siting of a temporary agricultural workers mobile home sited as shown on the site plan which accompanies this application.

The dwelling would be occupied by the Applicants, Mr and Mrs Moore, to enable them to meet the welfare requirements of their animals whilst establishing and developing their rural business at Druces Acres.

Present Situation:

Since purchasing the land Mr and Mrs Moore have worked hard to clean it up, clear rubbish left by the previous owners, tidy the yard areas, maintain and repair buildings and fencing. They have also improved the grassland and hedging on site.

Shortly after purchasing the land, Mr and Mrs Moore discovered that the site had suffered a number of break-ins prior to their purchase. These security issues continued during their ownership and they have experienced two break-ins since purchasing the site, losing

c.£12,000 of machinery and equipment. Both of these incidents have been reported to the police.

There was a considerable amount of work to do on site in the early days and, to this end, the Applicants moved a shepherd hut to the site in order to provide for some seasonal overnight accommodation.

However, the incidences with thefts and the increasing animal numbers has meant that Mr Moore has been forced to stay on site permanently in order to meet the welfare requirements of the animals. This transition to a more permanent residential use falls outside of the permitted development rights which allow for a farm worker to stay on site in seasonal accommodation. This current application seeks to regularise this residential use through the provision of a mobile home for a temporary period of three years.

Need for the Dwelling on Site:

Mr Moore keeps a flock of sheep and breeds and trains sheep dogs.

Mr Moore's overriding concern, which requires his being on site, is the welfare and security of the dogs and livestock in his care. Their welfare is at the forefront of the Applicants decision-making and they need to live on site in order to care for the animals outside of normal working hours. This is even more important on this site which is clearly more vulnerable than others to theft and break-ins.

Fully trained sheep dogs are extremely valuable, as are their puppies. Any loss of pups is of utmost concern both in terms of their welfare but also the financial implications associated with the loss.

Being within sight and sound of the animals throughout the night is essential.

Water/Drainage

A water supply and drainage were installed by Ms Hutchinson around 2017. The drainage is a package plant unit. It has been signed off by New Forest District Council building control.

Access:

The access to the site was assessed by highways in a previous application and was assessed as suitable. The access provides good visibility.

The provision of a temporary dwelling on the site will not add to traffic movements in any event as, even if the owners were not living on site, they would still need to visit the site twice daily to manage the land etc.

Drawings:

The following drawings are attached to this application

001-MOORE-LP-1530-A4 Location plan, scale 1:2500

002-MOORE-SP-1530-A2 Site plan indicating position of buildings on site.

Proposed Mobile Home:

A standard 8.4 x 4.8 metre mobile home is proposed. It will be a mobile home within planning rules as it can be moved on a lorry on the road.

Conclusion:

It is considered that the proposal complies with the principally agricultural nature of the area and the current use of the site.