

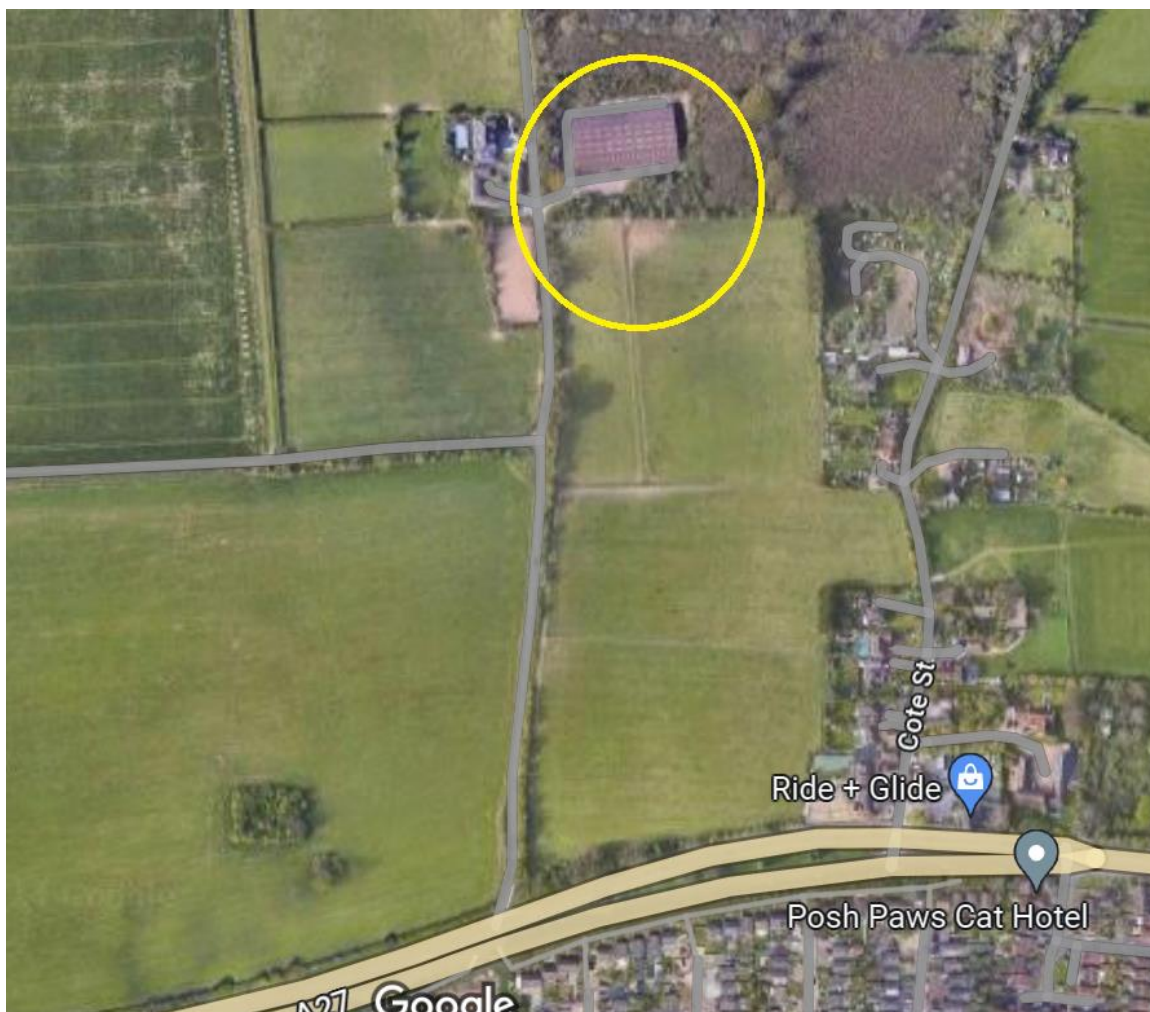
PLANNING / DESIGN AND ACCESS STATEMENT to be read in conjunction with drawings and applications submitted for:

Longdean Stud, Arundel Road, Worthing, West Sussex, BN13 3UB

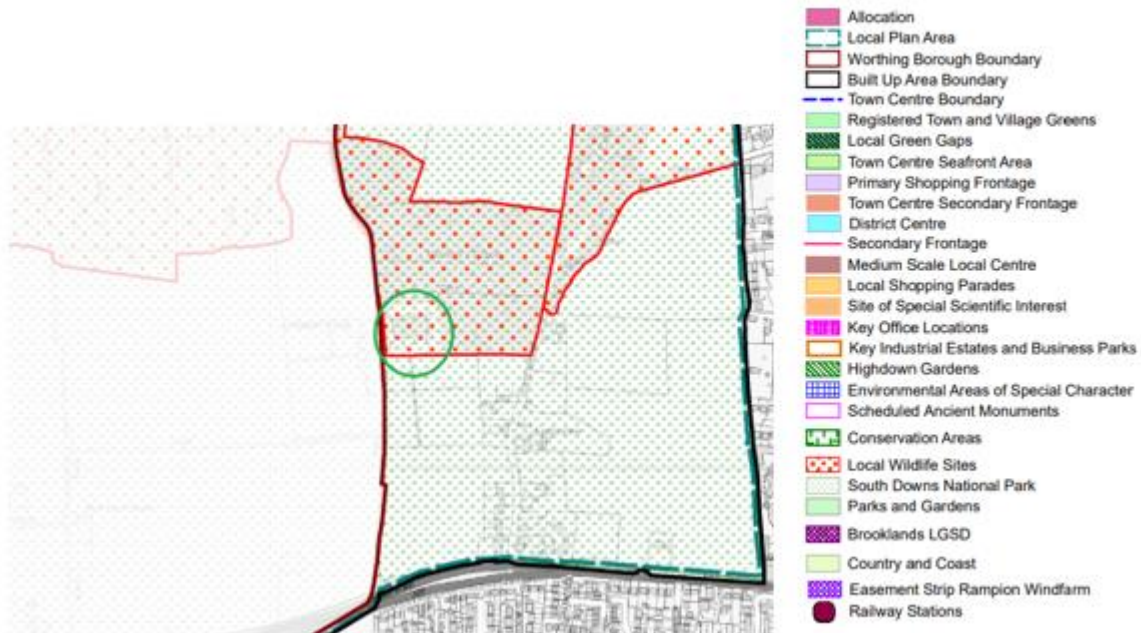
Erection of a temporary rural workers dwelling

The proposal and site:

The site is circled yellow below is situated to the north-west of Cote Street with vehicular access to the Arundel Road (A27). Longdean Stud extends to 14ha (35 acres) of grazing land and benefits from high quality equestrian facilities.



The site (circled green on the proposals map extract below) **is within the South Downs National Park**. The existing access track forms the borough boundary within the application site being within Worthing Borough and Longdean House (outside the application site) being within Arun District.



The applicants Saffron and Will Somerset by their own admission are fastidious individuals and are resolute in their intent to make the stud financially viable through their lifetime accrued knowledge in and around equestrian and farming to ensure the profitability of the business.

An approach to Kernon Countryside Consultants Ltd has produced a robust, detailed 'ESSENTIAL NEEDS APPRAISAL' to accompany the application explaining the proposed business together with assessment to how the Functional Need and Financial Viability tests are satisfied.

Saffron's intention is to breed Connemara foals at the Site using the broodmares and over the coming years would like to increase numbers to at minimum five mares, all of which will be used for breeding. The mares are to be Al'ed at the Site. This will reduce any unnecessary stress on the mares due to travelling. Of the existing mares two of them will be put to pedigree Connemara Sires, this will

be the same for any future mares that come to the site. The remaining mare will be put to a Thoroughbred.

Thoroughbred x Connemara horses are highly desirable due to the agility and speed of the thoroughbred but the temperament and build of the Connemara. Therefore, the Applicant knows that these foals will be of a higher value.

Will runs a small flock of 30 South Down pedigree sheep. Approximately 20 of these are ewes. Will lambs the sheep in April in the bottom yard. However, Saffron has explained that should a temporary permission be granted, they will lamb the sheep at the upper yard so that they are close by, and able to monitor the ewes more frequently.

This Planning statement sits alongside the Essential Needs Assessment and focuses on the more general planning considerations.

Planning History:

The applicants are steadfast in their desire to establish a viable rural business using the existing high quality equestrian facilities at the site. The investment in buildings by the wider family is plain to see.

02/00217/FULL - Land East of Longdean House West Of Cote Street Worthing West Sussex - Erection of building for covered riding area including stables and general storage for use in connection with existing stud farm – **Permit**. *Copies of the background documents are included to assist with the current application.*



Above and below - Covered riding area including stables erected under the 02/00217/FULL permission



The applicants are fully aware that the land lies within open National Park countryside. It is for this reason that the proposed mobile home / temporary rural workers dwelling is proposed to be grouped directly to the south of the existing equestrian building in an area that benefits from existing landscaping **and a substantial, longstanding man-made earth bund formed from the arisings when the covered riding area was built.**





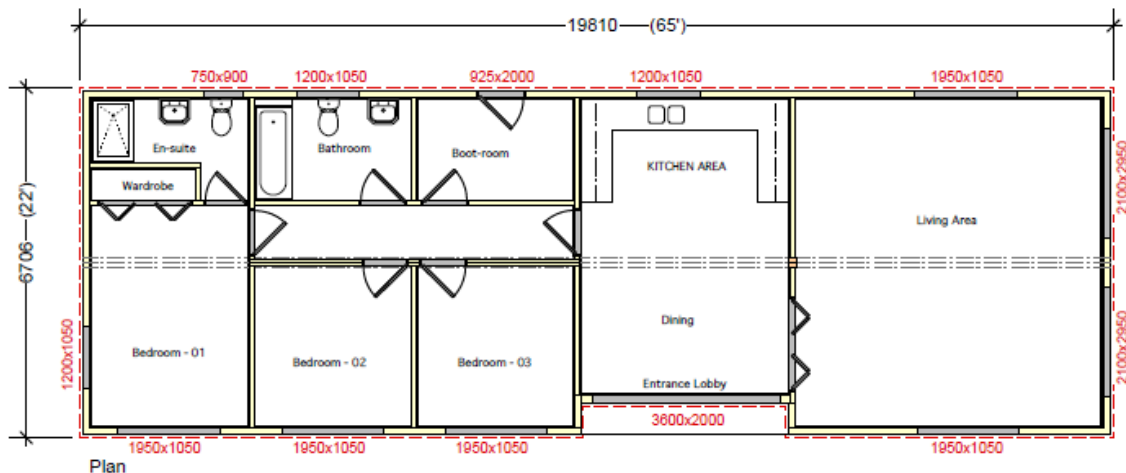
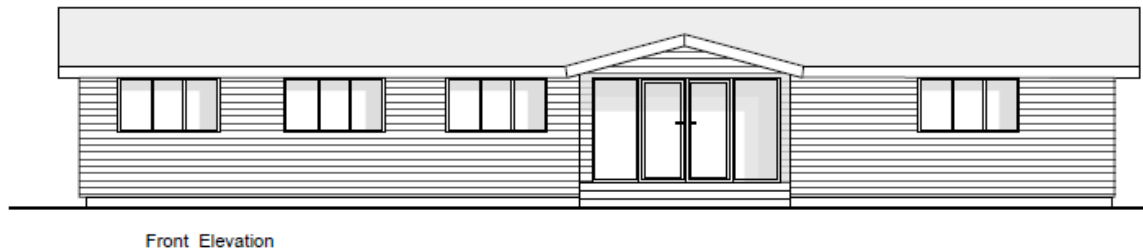
If the current proposal is permitted, the applicant has the finances within the three-year rural business plan to erect the temporary rural workers dwelling and confident that the development sought will allow the business to succeed.

Design and Development Objectives:

Good quality design with siting, layout, scale, form and appearance maintaining the openness of the countryside, absorbing the development in the landscape, conserving the ecological value of the site and respecting rural vernacular.

Design content & Appearance:

A great deal of time has been spent considering the position of proposed temporary workers accommodation **which has been designed to fall within the dimensions of a mobile home**. The appearance of the accommodation will take the appearance of a wooden chalet.



To allow natural surveillance of the land and buildings, the accommodation will be centrally located to the south of the stables.

Such a mobile, light weight design is common to many farms in the surrounding countryside by way of providing temporary accommodation. It is a functional building, no larger than is necessary for the applicants and relates sympathetically to its surroundings. The development would not create an unacceptable intrusion into the countryside.

Amount, Scale & Layout:

Temporary rural workers dwelling

The accommodation provided within the 'farm lodge' provides no more than the minimum necessary for the applicants. The internal layout of this temporary accommodation consists of 3 bedrooms, lounge, kitchen, bootroom and bathroom.

The temporary workers accommodation with a roof apex of 3.5m is very much subservient to the adjoining existing building. The siting of the temporary rural workers dwelling will not have an adverse effect on the amenities of the open

countryside; the applicants are willing to stain the lodge dark brown if required. The positioning of the lodge has meant that it is not visible to the occupants of any residential properties and the existing landscaping to the south satisfactorily filters any views of the lodge from public vantage points.

The proposed development has been located '*within line of site*' of the stables.

The proposed development is well within the affordability of the business profit forecast over the next three years.

A site visit will indicate how well the existing and proposed buildings relate to the landscape.

Intention and Ability to Develop the Enterprise

Saffron and Will are experienced equine / farm workers who for many years have been involved with the rearing and breeding horses and farm animals. The applicants can contribute to this rural enterprise, animal husbandry skills and considerable agricultural insight.

This site forms part of a substantial holding of grassland and the applicants have already made a significant investment in terms of animals, plant and equipment and buildings. The existing building on site represents a major investment. Therefore, bearing in mind the applicants' background and their ongoing commitment they are keen to demonstrate a firm intention and ability to develop this enterprise.

The detailed 'ESSENTIAL NEEDS APPRAISAL' prepared by Kernon Countryside Consultants Ltd confirms that the Functional Need and Financial Viability tests are satisfied; the summary and conclusion from the report is reproduced below:

5.1 This proposal seeks permission for the siting of a temporary rural workers dwelling at Longdean Stud.

5.2 The Applicant was offered the opportunity to rent and evolve a business at Longdean Stud in January 2023. It is the Applicant's intention, as well as continuing the existing business at the Site, to begin breeding Connemara foals.

5.3 Due to the high-risk nature of breeding, the Applicant is seeking permission for the temporary worker's dwelling to begin and establish her business.

5.4 Whilst a small existing business was already running at the site, it did not require a worker to be living on the site and was run by the Applicants family, Therefore, it is considered that this is a new business.

5.5 The essential need for a temporary rural worker's dwelling has been accesses, alongside the business plan, budgets and proposed siting of the dwelling. It is considered that all are essential for the Applicant to achieve what is set out within their business plan.

5.7 Therefore, we can see no reason as to why the Council would not be able to support this proposal at this time.

Each of these matters is relevant to this application to seek permission for the proposed barn and on-site accommodation and secondly that its' proposed siting does not create an unacceptable intrusion into the countryside.

In developing a holding of this type the presence of further buildings on site are essential to the functioning of the unit. There is therefore no doubt in the applicants' firm intention to develop the business concerned.

Agricultural Need Appraisal

The applicants' plan to establish a diverse and sustainable rural business enterprise, requiring continuing commitment and investment. The applicants' have researched the market and identified a niche opportunity to ensure profitability.

The detailed 'ESSENTIAL NEEDS APPRAISAL' prepared by Kernon Countryside Consultants Ltd confirms, *"We have seen the Applicant's business plan and budgets for the next three years, and we are satisfied that should the business evolve as set out, it will be a viable business. These details are obviously of a commercially sensitive nature. They are not, therefore, set out in this report, but could be made available to the Council and its advisors upon request on a confidential basis"*.

Planning precedent

Whilst each application is dealt with its own merits, comparison can be drawn with the permission within Horsham Council under DC/18/2627 at Woodlands Farm, Broadwater Lane, Copsale, Horsham, West Sussex, RH13 6QW for Retention of a temporary mobile home. Background documents included with application; the italicised extracts from the officer report below can analogously be applied to the current application:

Reading Agricultural: No Objection. *It is evident that the existing temporary mobile home continues to meet that equine care and ensure that the welfare of all horses under the applicant's care is not compromised. If the Council is minded to permit the siting of the existing temporary mobile home for a further two years, it will allow the applicant to continue with the development of his rehabilitation enterprise. The applicant however, needs to be fully aware that at the end of the extended permitted temporary period, if a further application is submitted for the permanent retention of the mobile home, or a permanent dwelling, financial information will be required to demonstrate that the business is financially viable and sustainable as noted in Local Plan Policy 20.*

A recent planning approval under reference DC/18/1960 gave permission for 6no. stables and hay store, and sought to improve the equestrian accommodation at the site for the recuperating racehorses. It was considered that the proposed buildings were of a suitable scale for their intended use, and would be much more appropriate than the existing dilapidated stables on the site. The recent approval, while not yet implemented, does illustrate the continued use of the site for equestrian purposes, and suggests the continued investment in the enterprise.

Following consultation with Reading Agriculture, it is evident that the essential needs of the proposal arise from: the close supervision, management and daily nutritional requirements of valuable race horses either boxed in stables or in paddocks that are on a rehabilitation programme; the close supervision of any exercising routine requirements for horses recovering from injury; the provision of security for horses under the Applicant's care from theft or malicious attack; and dealing with unforeseen emergencies such as a horse cast in its box, a horse with colic, or a fire where an immediate response is required. The existing temporary mobile home continues to meet the necessary equine care and ensures that the welfare of all horses under the Applicant's care is not compromised.

On the basis of the above, it is considered that there is an essential and functional need for the Applicant to live on site in order to maintain the welfare and care of the racehorses. Notwithstanding this, it is considered appropriate to impose conditions onto the approval relating to the temporary siting of the mobile home, and the personal use of the mobile home in connection with the Applicant and the wider use of the site.

Policy considerations:

Traffic light highlighting and bold typeface added to confirm the compliance with the applicable policies.

National Planning Policy Framework (NPPF 2023)

80. 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”.

Rural housing

82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

83. 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 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.

Supporting a prosperous rural economy

88. 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, beautiful new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses.

2. Achieving sustainable development

8. 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4. Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-

makers at every level should seek to approve applications for sustainable development where possible.

5. Delivering a sufficient supply of homes

60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.

11. Making effective use of land

123. Planning policies and decisions should **promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.** Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

124. Planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

15. Conserving and enhancing the natural environment

180. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) **protecting and enhancing valued landscapes**, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) **recognising the intrinsic character and beauty of the countryside**, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

182. **Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks**, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. **The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.**

SOUTH DOWNS LOCAL PLAN

In addition to national guidance, the following local plan policies are relevant to this application. The proposed development suitably complies with the multitude of planning considerations that form the 'Planning Balance' test:

Development Management Policy SD32: New Agricultural and Forestry Workers' Dwellings

1. Development proposals for agricultural and forestry workers' dwellings will be permitted where it has been demonstrated that the nature and demand of the work concerned make it essential for one or more people engaged in agricultural and forestry enterprises to live at, or very close to, the site of their work.

2. Applications for new agricultural and forestry workers' dwellings will need to demonstrate that:

a) The agricultural or forestry enterprise is established, extensive, viable and contributes to the special qualities of the National Park;

b) There is an essential functional need for the agricultural and forestry dwelling that could not be fulfilled either by another residential dwelling on the enterprise or existing residential accommodation in the local area which is suitable and available for occupation by the workers concerned;

c) No other residential dwellings either on or closely connected to the enterprise have been sold off separately or alienated from it in the past five years unless the reason for separation is justified through robust evidence;

d) Full consideration has first been given to the conversion of an existing building within the enterprise; and

e) The proposed agricultural or forestry dwelling should be well-related in terms of siting to existing buildings or dwellings within the enterprise, result in and remain as a total habitable floor space not exceeding 120m² (gross internal area) and be sensitively designed.

4. Temporary dwellings for agricultural and forestry workers will be permitted where they are essential to support the agricultural or forestry enterprise, whether new or established, provided that it is demonstrated that:

- a) There is a firm intention and ability to develop the enterprise;
- b) There is a clear functional need to support the enterprise;
- c) The enterprise has been planned on a sound financial basis;
- d) The location would be suitable for a permanent agricultural or forestry workers' dwelling; and
- e) It is easily dismantled and/or taken away.

5. Where permission is granted for new dwellings under this policy, future extensions may be controlled by the removal of permitted development rights.

7.98 The purpose of this policy is to address an essential need for agricultural or forestry workers to live either permanently or temporarily at, or closely sited to, their place of work. The Authority wishes to ensure that any proposal for a dwelling is not an abuse of the concession that the planning system makes for such dwellings and as such will be subject to strict criteria and conditions to ensure that they are only used for the purpose intended.

DEMONSTRATION OF NEED

7.99 Permanent dwellings will only be permitted to house full-time, rural workers and their immediate family on established (at least 3 years old) and extensive (at least 5 hectares) agricultural or forestry enterprises in line with the criteria set out in the policy. **The functional test is necessary to establish whether it is essential for proper functioning of the enterprise for one or workers to be readily available at most times.** Occupiers will need to be engaged in actual operational work, actively contributing to the management of the land.

This is because non-operational work, although it may be associated with the business, can be achieved away from the enterprise and as such these cases will not meet the exception test needed to justify new dwellings in the open countryside.

7.100 Applicants should provide suitable information which clearly sets out the economic viability of the enterprise.

7.101 Applicants should also provide an independently corroborated statement from an appropriately qualified individual which suitably demonstrates that the functional requirement cannot be accommodated by either another dwelling on the enterprise or other available and suitable accommodation in the local area, and that no dwellings on or closely connected with the enterprise have recently (at least the last five years) been disposed of, for example, by sale or by removal of restrictive conditions so that the dwelling can be let out on the open rental market.

7.102 Where there is an essential need for accommodation, and a new dwelling is proposed, the applicant should first demonstrate through structural surveys undertaken by a suitably qualified individual that redundant buildings, both agricultural and non-agricultural, within the enterprise are not capable of, or suitable for, being converted to residential use.

Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings.

7.103 The Authority will seek appropriately sited dwellings to avoid isolated dwellings in remote locations. Proposals should respect the local vernacular and provide appropriate boundary treatments to reduce the potential impact on the rural landscape. Proposals which include disproportionately large private amenity spaces will not be permitted.

Development Management Policy SD24: Equestrian Uses

1. Development proposals for equestrian development will be permitted where they:

- a) Are of a scale and/or an intensity of equestrian use compatible with the landscape and the special qualities;
- b) Demonstrate good design which is well located and responds to local character and distinctiveness;
- c) Re-use existing buildings wherever feasible and viable;
- d) Locate new buildings, stables, yard areas and facilities adjacent to existing buildings provided they respect the amenities and activities of surrounding

properties and uses;

- e) Are well located to existing utilities and transport infrastructure, including vehicular and field accesses, tracks and bridleways;
- f) Provide new or supplementary landscape features including hard and soft treatments and planting, consistent with local character; and
- g) Demonstrate a conservation based land management approach.

6.65 The purpose of this policy is to ensure the careful planning, design and management of land on which horses are kept. It is important that equestrian activities have a positive impact and protect natural beauty. Good design should be informed by local character and distinctiveness, with particular reference to farm buildings, layout and materials. Further criteria on landscape and design is set out in Policies SD4 and SD5 respectively.

Access and parking:

The traffic generated will remain compatible with the environmental character of the area and can be accommodated adequately on the surrounding road network.

General Access Principles - The design should facilitate the use, access and mobility around the dwellings by all users including those with disabilities. The design should integrate with the existing road and footpath infrastructure to provide ease of movement within the local community infrastructure. The proposal should support convenient and safe travel for all users in a balanced manner. Adequate provision would be retained for access by emergency services.

Access to the proposed development will be via a flat path/driveway to the public highway and associated footpaths with disabled access being provided via the front or rear of the property. Where appropriate all principal entrances will be provided with a level access threshold to conform to Building Regulations Part M and will be well illuminated. Disabled users and older/less mobile users are amply catered for with the open-plan living areas and rear patio on what is essentially a level plot. Downstairs WC facilities will be provided for older people and/or those with disabilities.

The design features consistent floor levels to facilitate unhindered access and simple communal circulation areas to facilitate easy movement around the dwelling. The open-plan areas provide generous manoeuvrability for wheelchair users. The driveway to the rear of the dwelling is spacious with ample area for

manoeuvring and parking adjacent to the dwelling. Adequate provision has been made for parking for occupants and visitors without detracting from the character of the immediate area. Wheelchair access comfortably exceeds LTH requirements. Internal doorway dimensions conform to or exceed LTH standards.

Landscaping:

In accordance with Local plan policy relating to Landscape design of new developments particular care will be taken in the provision, use and design of spaces between buildings and that the hard and soft landscape design is suitable for the site and form of development.

Ecology

In order to ensure biodiversity net gain the applicant is agreeable to a planning condition requiring the installation and retention thereafter of:

- 2 x Schwegler 2F Bat Box With Double Front Panel; one of each the end of the proposed building.



- 2 x Bee Bricks Nester Hotel Solitary Bee Hive House 21.5cm x 10.5cm x 6.5cm within the proposed building



CONCLUSION

In terms of the need for an overall planning balance, **particularly given the multitude of applicable considerations in this instance**, it is respectfully and forcefully made out that the proposed development suitably meets and creates positive outcomes against the requirements of each of the policies.

The application suitably considers applicable Local plan policies and National guidance.

The proposed development has been located around the existing yard '*within line of site*' of each other and so as reflect their location both in scale and design and not have a detrimental effect on the area. The proposed development respects the character and appearance of the locality and are reasonably necessary for the purposes of agriculture within the holding.

Temporary Agricultural workers dwelling / Farm Lodge

The accommodation provided within the 'farm lodge' provides no more than the minimum necessary for the applicants. The temporary workers accommodation with a roof apex of 3.5m is very much subservient to the adjoining existing building. The siting of the temporary rural workers dwelling will not have an adverse effect on the amenities of the open countryside.

It has been established that the proposed development for residential occupation for the applicants in connection with animal husbandry is essential to the advancement and bona fide functioning of the plans for the enterprise.

“Sustainable, diverse, adaptable, agriculture, should be encouraged”.

This has been deemed to be a most important factor in evaluating rural planning requirements and Saffron and Will are certainly meeting this ideal.

It is essential for the successful running of this sustainable farm business to have an agricultural worker on site at most times of the day and night. Although security cannot be a sole reason to live on site, in this case the isolated and screened location of the property should be taken into consideration.

Whilst the now superseded paragraph 27 of P.P.S.7 encouraged farmers to adapt to new and changing markets, diversify into new agricultural opportunities, and add value to their primary produce and paragraph 16 of P.P.S. 7 stated that local planning authorities should: Support development that delivers diverse and sustainable agricultural enterprises, these values and emphasis remains within the new National Planning Policy Framework. *To provide further reassurance of the necessity for onsite accommodation, responses are given at **APPENDIX 1** to the questions that formed the criteria within PPS7.*

The 'Appraisal of Agricultural Need' prepared by Kernon Countryside consultants fully support the intentions of the applicants, reflect the investment already made and provide a reflective assessment of the functional requirements of the business together with an outline of its financial position.

The Business plan indicates that the net income baseline figure for an rural / agricultural worker will be exceeded and that the profitability within 3 years would cover the cost for the farm lodge as temporary on site accommodation.

The site remains without any other accommodation aside from the proposed temporary Agricultural workers dwelling.

Thank you in advance of your balanced consideration of the proposed application.

In advance of any decision on the application, please maintain a dialogue with myself and the applicants if you have any questions, concerns or matters that require further elaboration.

Suggested Conditions

The applicant is happy to accept requirements that further native landscaping is planted adjacent to the proposed buildings if considered necessary.

The applicant is willing to discuss any other conditions the Council may deem appropriate.

APPENDIX 1 – ‘the former PPS7 tests’

CLEAR EVIDENCE THAT THE PROPOSED ENTERPRISE IS BEING PLANNED ON A SOUND FINANCIAL BASIS

1. Has clear evidence been provided in the form of a business plan or financial plan to indicate a firm intention and ability to develop the enterprise concerned?

Yes - The Business Plan submitted with the application clearly and in detail, illustrates the potential for this business to create profit and employment opportunities.

2. Has the proposed enterprise been planned on a sound financial basis?

Yes, this is clearly illustrated by the Business Plan which includes a breakdown of the costs and returns of the enterprise and the projected overhead costs including a cash flow and depreciation costs over the first three years.

The applicants are available and willing to explain or quantify any of the figures used in the calculations of the business plan. The figures used in these calculations are either taken from recognised sources or actual prices being achieved in the area.

3. Does the proposed enterprise have the prospect of generating a profit (equal to the minimum annual agricultural wage and return on capital invested) within three years?

Yes, See the Business Plan. The applicants' are adamant that farming has two ways to succeed in the current climate. Either huge farms with vast economies of scale that supply supermarkets nationally or smaller, more personable diversified farming enterprises that specialise in high quality horses and livestock.

There is therefore no doubt in the applicants' firm intention to develop the business concerned.

FUNCTIONAL NEED

1. Is there a functional need?

Yes, this farm will provide full time employment for one individual, plus part time help.

2. Is this a newly erected agricultural unit, or a new farming activity or an established one?

This is a new rural enterprise. A potentially viable and sustainable, mixed farming business made profitable as a result of retailing premium horses direct to targeted end users.

3. Can the functional need be fulfilled by other dwelling(s) on the unit or in a nearby settlement?

No, There is no other available housing near enough to provide the the 24/7 supervision required.

Any dwelling which is out of eye and/or earshot of the livestock is of little use in providing the Five Freedoms demanded in the Animal Welfare Act 2006.

If a worker is not on site or residing near enough to hear any cries of distress from the livestock during the night, considerable suffering or deaths could occur overnight. Even if the last check on the livestock takes place at 9pm it still leaves nine hours until 6am, during which time, livestock left to their own devices can and do get into all sorts of life threatening situations.

It is very distressing, costly and unnecessary to loose livestock which, had someone been present on site, could have been saved from the pain and fear associated with a needless death or injury. Every illness or death has a seriously detrimental effect on the 'Bottom Line'.

D.E.F.R.A. requires that all livestock keepers be extra vigilant in the observation and husbandry of their stock to enable early diagnoses of notifiable diseases, before they have a chance to spread over a wide area.

In recent years the rising cost of food is responsible for the increased instances of theft and rustling from isolated and unoccupied Farms.

4. Have any dwellings or redundant buildings been sold in recent years?

No, The land was purchased with no house. Additional buildings will be required as the business develops and the huge financial investment involved in the

erection of these buildings is proof of the commitment the applicants have in this rural business.

5. Are there other factors, which need to be taken into account?

The value of the livestock and machinery is considerable. An on-site presence will be an essential deterrent in a time when rural crime and thefts from farms are on the increase.

Unoccupied land is in great danger from vandalism, trespass and occupation from travellers etc.

The property is connected to mains electricity and water. In the future a system to provide electricity from renewable sources such photovoltaic panels is being considered.

It hoped to open the site up to local Schools for the purpose of providing education into farm / rural diversification.

6. Is the proposed siting related to the functional need of the enterprise and other buildings?

Yes The proposed location of the temporary dwelling is ideal for the supervision and husbandry of the livestock and security of goods and chattels, without impacting on the surrounding area and landscape.

A 'line of sight' presence is required to maintain the best husbandry for the array of animals on the site. The direct needs of the livestock further the functional need for onsite accommodation.

It is firmly considered that the number and variety of livestock could not be adequately protected by means of electronic systems and CCTV coverage. The failure of such systems alone could have a profound impact on the success of the business. For this reason, it is not considered that the site could be adequately monitored remotely through on site CCTV coverage. CCTV is being considered to supplement rather than replace on site accommodation for this reason.

The increase in rural crime that has occurred at local farms, often at night involving attacks on farm animals, vandalism of farm equipment and ultimately the profitability of the farm is self evident. For the above reasons the stewardship and husbandry on the animals has to be provided through the practical function of on-site accommodation.

THE FUNCTIONAL NEEDS CANNOT BE FULFILLED BY ANOTHER EXISTING DWELLING ON THE UNIT, OR ANY OTHER EXISTING ACCOMMODATION IN THE AREA, WHICH IS SUITABLE AND AVAILABLE FOR OCCUPATION, BY THE WORKERS CONCERNED.

There are no other houses on the unit. Alternative accommodation in the area is rarely available at an affordable price particularly whilst the business is in its infancy and would in any event be unsuitable. Any remote accommodation could prove catastrophic to the advancement of the business unless immediate on site supervision can be provided when required.