

- 8.16 The construction of the dwelling will be funded by retained profits from within the business;
- 8.17 The accounts clearly demonstrate the business being run is financially sound and would see no reason why it should not remain so;
- 8.14 The accounts also show that a dwelling of this nature is sustainable, in order to help secure the long-term future of the business;

Alternative Accommodation

- 8.15 There is one principal house associated with Coxwood Farm;
- 8.16 The house at Coxwood Farm is occupied by James Hill and his wife. James runs the holiday cottages which are located next to the house
- 8.17 The house is located 220 metres from the farm building, as well as being separated by Cox Lane
- 8.17 The house is not suitable to be divided into a further dwelling;
- 8.17 There are no other suitable alternative dwellings, which could satisfy the functional need of the business near to Coxwood Farm, as explained in paragraph 7;

9. Conclusion

- 9.1 The existing farming business has been assessed in terms of the current enterprises and financial performance;
- 9.2 There is an obvious functional requirement for a full-time worker to reside at the holding to provide essential care at short notice. This requirement is supported by the farm vet;
- 9.3 The trading accounts show a healthy profit and turnover, showing that there are the necessary funds available to finance the construction of a farm worker's dwelling;
- 9.4 There are no suitable alternative dwellings in the

essential to ensure the sustainability of the farm for the future generations;

- 9.5 Taking these points into consideration, I would fully support an application for a farm worker's dwelling at Coxwood Farm, which would help to ensure the long-term sustainability of the farming business;

.....
Jonty Cliffe, BSc (Hons), MRICS, FAAV
Barbers Rural Consultancy LLP



Location Plan

Appendix II

Site Plan

Suitable Alternative Accommodation

For Sale

rightmove

£1,500,000 - £2,000,000

We couldn't find what you're looking for right now

Notify me about... Start from scratch

MONOPOLY 0.9% inc VAT

CONVERT

To Rent

rightmove

£1,500 - £2,000

We couldn't find what you're looking for right now

Notify me about... Start from scratch

SQUARESPACE ONLINE STORES DESIGNED FOR ENTREPRENEURS

Appendix V

Letter of support from Willow Farm Vets



Head Office
267 Chester Road, Hartford
Northwich, Cheshire
CW8 1LP
01606 723200
farmoffice@willowsvetgroup.co.uk
PART OF THE WILLOWS VETERINARY GROUP

29th June 2020

To Whom It May Concern,

My name is Phillip Jones, one of the senior farm vets at the Willows Veterinary Group. I've been asked to construct this letter for KR & C Hill & Son Ltd regarding planning permission for a dwelling next to the cattle sheds they own and operate.

In my experience, clients living within close proximity of their animals can provide superior care to those animals. Livestock care is a 24 hour, 365 day responsibility, with potential healthcare situations arising at any time. Issues during birthing of a calf are by far the most serious and in my experience the most common emergency seen in our industry, and prompt intervention can make the difference between a successful outcome and a disastrous one.

Having someone living on site full time would help mitigate these risks to animal welfare and set out to fulfilling all the responsibilities laid out in the Animal Welfare Act 2006.

Yours Sincerely

Phillip Jones BVSc MRCVS
Veterinary Surgeon