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***Supplementary information regarding applications DM/24/1931 and
DM/24/2042 - Burleigh Oaks Stables***

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Project №: 22046
Mid Sussex District Council
Revision A



Burleigh Oak Stables
Staines Street,
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1. Introduction

Further to the recent report from ADAS referring to the applications DM/24/1931 and DM/24/2042 at Burleigh Oaks Stables, it raised the necessity to address some misunderstandings and provide further information.

2. Agricultural Justification

In the Design and Access Statement, the need for the mobile home is shown and justified to continue the necessary husbandry associated with caring for livestock. This is part of the wider agricultural enterprise that is carried out. However, following the ADAS report, there is a misunderstanding regarding the concept of a 'dwelling' rather than a 'welfare unit'.

The Mobile Home

The unit is currently in situ, aiding the agricultural enterprise by providing appropriate welfare facilities to be used on site for employees of the business. This includes hygienic hand washing facilities, toilets, overnight accommodation when is necessary for aiding the agricultural operations and seating for meals outside of the rain. The rear section is also able to be utilised for administrative purposes.

This site is the hub of operation for the agricultural enterprise totalling 106 acres in its entirety.

Man Days

Although the calculation for 'man days' set out within the John Nix Pocket book is right, this is again for justification of a dwelling to be on site, which this application is not seeking. There are, however, other considerations that should be included to further show the need of the welfare unit.

Work required	Estimated man days
Repair and replace fencing	30
Replacing entrance gates	5
Crowning and cutting back trees	25
New water pipes	5
Repairs to ancillary buildings	40
Total	105

This accounts for 63 working weeks, well over a year, if all the necessary work was carried out contiguously.

Costs and Finances

A further document is attached that sets out the predicted 5 year plan for the site, including investment stock etc. On top of this spreadsheet further financial considerations are:

- The Lamb boxes will be sold direct to the applicant's customer base, which raises the value to £165.00 per head. This utilises the three varying breeds of livestock that enable year round breeding using Burleigh Oak Stables as the hub.
- Egg Sales will equal 3650 dozen eggs per annum at £3.42 per dozen (£12,500.00). After costs for feed and bills (£4,530.00) the total profit will be **£7,970.00**.
- The honey enterprise is estimated to raise £300-£400 per hive (after costs) per year. Using five



hives, this equates to **£1,500.00 - £2,000.00** per annum.

Further land as part of the enterprise

A further 80 acres of land (within four miles of Burleigh Oaks Stables) has been taken on as part of the enterprise for the 5 years, supporting the future of the business.

Further considerations

- Marketing of the produce will utilise word of mouth and online which is working effectively within the community.
- All produce that is not sold will be donated to the local charity that feeds Brighton's homeless community.
- As the enterprise grows, the goals of the business are to expand and grow vegetables with another local farmer (supporting collaborative farming) for produce to be sold to London restaurants.
- The applicant is keen to invite local schools and businesses to the site to help expand their knowledge and understanding of farming and the good it does within our communities as well as where food comes from.

3. Conclusion

Further to the documentation already submitted, this report goes further to expand the understanding of the necessity of the welfare unit at the site. It will help provide appropriate facilities for the men and women who work on the site and the surrounding land, whilst supporting a growing rural enterprise that is at the core of both local and national planning policy.