



Further information following second agricultural assessment

December 2024
Project №: 22046
Mid Sussex District Council



Burleigh Oak Stables
East Street
Turners Hill
RH10 4PZ

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Following the second response from ADAS concerning the works at Burleigh Oaks Stables, there are still areas that require clarification.

The further points are:

Question raised by ADAS	Response from applicant
Loan interest (Loan of £175,562 listed under the Balance Sheet Tab Line 50)	There is no loan and its inclusion is a clerical error and should have been removed. It was considered but no longer needed.
Bank Charges	n/a
Bank interest charges on current account	n/a as current account
Accountancy fees	This is carried out by the applicant themselves
No Consultancy fees – Agent who has done planning application needs paying	Fees have already been funded and allocated
Depreciation – Trailer purchase all put as depreciation in year one	The trailer was purchased prior to the enterprise and was private.
Ongoing Repair costs on the trailer	On going repair carried out by applicant
Income from Lying Hens	This information can be provided if required by the planning authority
All expenditure relating to laying hens	All expenditure has already been shown
No capital expenditure for fencing, water pipe building repairs- There will be materials required such as fence posts and wire, water pipe etc.	Capital expenditure was previously established when the property was purchased – all fencing, piping, fittings and materials were supplied and there is no more cost.
No costs for Tree Capping and cutting back	This will be carried out by the applicant.
No labour costs	Family run farm that clubs together and is free.
No machinery purchases	All machinery has already been purchased and is owned, or loaned so no further costs.
No machinery running costs	As this is a budding enterprise, the running costs are not yet known but maintenance will be done by the applicant. The applicant also has five years worth of maintenance parts which were free.
No contractor fees for hedge cutting etc.	Once the trees are capped and cut back there will be no use for the hedge cutter so no cost
No costs for property repairs	Property repairs all materials are already on the farm donated
No seed costs	No seed required at this time
No fertiliser costs	No fertiliser required at this time
No spray costs for docks, thistles etc in grassland	The land is clean and does not at this time suffer from docks etc. This will be reviewed regularly
No sundry costs	This is unknown currently but will be monitored.
No straw costs for bedding at lambing	Straw and bedding will be donated for the first five years from a nearby relatives farm that have surplus
No costs of Haulage of lambs to Slaughter and no costs for delivery of meat.	Delivery of meat walking distance or collection point at certain times so no
No marketing costs.	As previously stated no Advertising costs
No packaging costs for meats	Packaging costs will be minimal
No costs for refrigeration etc	Refrigeration costs will be nil as solar powered.



No income of expenditure relating to bee management. (If you take honey you need to feed the bees)	The Bees management will be done by them selves (they live of one tray over winter so they feed them selves always moving to keep warm and they eat there own honey to survive the winter
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Further considerations following ADAS report:

- The insurance mentioned as being on the low side is a result of a multi cover including tractors and multiple vehicles
- The Farm has a bursary to encourage the enterprise of its fee of £50,000 per annum. This is to support the business and cover any unforeseen costs.
- If the council requires the applicant to produce a full inventory and 5 years of forecast accounts taking into consideration all factors and aspects, then this can be done. However, it will take some time due to the need to instruct a third party.
- All the requirement to justify the Man days is relevant, it's inclusion in the justification is skewing the overall view as this is not an application for a dwelling.
- Within the planning consultant's appraisal, it cites policies that are extremely relevant and important to this application. The NPPF sets out to support enterprise and encourage business growth.
 - o Paragraph 85 and 89 both speak to the need to support rural businesses.
 - o Paragraph 84 is not relevant as this does not set out to create an 'isolated home', nor is this an application for a permanent rural works dwelling so is not in conflict with Policy DP15.

Overall, the ADAS report is extremely useful in allocating the rough estimation for time for various tasks and enterprises. However, it is not taking into consideration the wider picture. The key matters relate to the creation of a new farming enterprise that is making use of a redundant piece of land. This comes at a time when farming is increasingly under threat, and any new opportunities such as this one should be supported wherever possible.

As stated the importance of man days is considered, but it does not negate the need for suitable welfare facilities on site to aid the business and its staff going forward.

The planning considerations set out are part supportive of the applicant and the development of the business, whilst those policies cited relating to rural workers dwellings is not relevant.