

APPENDIX 1

**OBJECTIVE APPRAISAL FOR THE
PROPOSED OCCUPATIONAL DWELLING
AT
PARKS FARM
PARK LANE
SPOFFORTH**

OCCUPATIONAL DWELLING APPRAISAL

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September 2004

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- B Equine Therapy Centre Business Brochure

1. INTRODUCTION

This report has been commissioned by Mrs Alison Addyman in order to provide an objective appraisal of the equine therapy business operated at Parks Farm. The report is in relation to the proposed development of a second workers dwelling for occupation by a key worker, in connection with the management and supervision of the horses.

The first sections of the report are a factual examination of the business having regard to Planning Policy Statement 7: *Sustainable Development in Rural Areas*. The relevant criteria stipulated in Annex A of this guidance have then been applied in order to assess the need for a dwelling.

This report has been prepared by Louise Marston. Louise Marston is a Rural Planning Consultant with Acorus Rural Property Services. She holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a professional member of the Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution. She is also a qualified member of the Central Association of Agricultural Valuers.

2. SITE VISIT AND INTERVIEW

A site visit to Parks Farm was undertaken on Tuesday 3rd August, by appointment, in the company of Mrs Alison Addyman (the applicant) and her husband Mr Frank Addyman.

At the site visit, the applicant was interviewed about the current and future operation of her equine therapy business at Parks Farm. This report is based on the information provided by the applicant at the site visit, with professional observations where appropriate. Additional information provided after the site meeting has been incorporated into the report.

3. OBJECTIVES

The objective of the proposed development is to provide on site supervision for the established equine therapy enterprise. This is required to maintain the efficient and effective enterprise run on the holding. The dwelling would enable the business to continue to meet the high level of care required to meet client expectations and welfare requirements and subsequently secure the long term viability of the business.

The Applicant proposes to locate the dwelling adjacent to and within sight and sound of the farm buildings and considers it to be essential to the efficient and effective management of the current farm and to facilitate continuing long term development.

4. PARKS FARM EQUINE THERAPY CENTRE

4.1 Background

Parks Farm is located approximately 2 miles West of Spofforth and extends to a total of 61.51 hectares (152 acres) of permanent pasture, together with the buildings and yard area. It is understood that the farm is run in conjunction with High Park Farm and it is from here that the agricultural dairy and sheep enterprises are based, Parks Farm being used as a subsidiary unit mainly utilised for grazing of the farms livestock.

Mr and Mrs Addyman confirm that the DEFRA agricultural holding number for Parks Farm is 48/795/8000.

On completion of their education the applicant's two sons wish to work on and eventually manage the farm being interested in the agricultural and equine enterprises. Subsequent consideration of the current agricultural climate and the long term viability of the farm led to the establishment, in 1998, of Parks Farm Equine Therapy Centre by Alison Addyman as a diversification enterprise. The Centre has enabled the applicant to utilise her equine knowledge and qualifications including:

- BHS horse mastership for equitation, stable management and horse mastership and minor ailments
- National Pony Club Certificate – Stud Assistant for proficiency in breeding, breaking, stable management, show production and riding.

The business trades as Parks Farm Equine Therapy Centre.

The current business has gradually grown and established over the preceding six years culminating in the installation of a therapeutic spa machine in 2003.

The main activity of the business is the provision of equine therapy treatments to injured, sick and problematic horses and associated livery that enables full recuperation of the horses. The business also provides a brood mare foaling service and some standard livery.

Capacity of the business for therapy is presently 11 and the business generally operates on between 75 and 100% capacity. Whilst the centre has a waiting list for horses throughout the winter months Mrs Addyman confirmed that the 'delicate' nature of the horses requires a high input and current numbers have allowed the business to develop a high reputation for the level of care provided and knowledge of the individual horses by the staff and in particular Alison Addyman as the main contact to the client.

It is understood that Parks Farm Equine Therapy Centre is one of only 14 such centres within the country and provides the most northern of these centres to the country's equine industry.

4.2 Equine Therapy

The centre provides all year round treatments to all performance and leisure horses including racehorses, eventors and bloodstock for various injuries and conditions, including:

- Tendon and Ligament Injuries
- Fractures
- Laminitis
- Joint Conditions
- Concussion, Jarring
- Lacerations and Infections
- Accelerated Hoof Growth
- Windgalls
- Sore Shins
- Inflamed Joints
- Behavioural Problems

The centres facilities and staff provide numerous treatments including Therapeutic Spa, Physical Therapy, Dentistry, Solarium and Homeopathy. The business has developed working relationships with various equine specialists including a horse dentist, physical therapist and farrier. This has enabled the business to provide an all encompassing service to clients that provides them with reassurance as to who will be handling their horses and their relevant qualifications etc.

Mrs Addyman explained that there are no standard lengths of time required for such therapy - this depends on the extent and type of injury/condition suffered by the individual horse. Subsequently the centre offers day, weekly and long term livery to enable completion of the necessary therapy.

Further information regarding the therapeutic spa is contained at Appendix B within the centres promotional brochure.

The general daily routine of the horses receiving treatment involves the following:

1. Completion of livery duties – feeding, mucking out.
2. Horses undergoing spa treatment are put through the spa, each session lasting approximately 40 minutes. This requires two people to handle the horse and machine.
3. Relevant horses are placed under the solarium; this treatment is used for the healing of tissue and to relax the horses prior to treatment by the Physical Therapist.
4. Treatment provided by Physical Therapist/Dentist.
5. Completion of grooming and exercising of the horses.
6. Completion of exercises provided by the Physical Therapist for individual horses.
7. Feeding and stable/field work.

With regard to dental treatment Mrs Addyman confirmed that much of this treatment requires sedation of the horses and this requires a high level of care. A large amount of supervision of the horses once sedated is also required.

4.3 Brood Mare Foaling Operations

The business manages a brood mare foaling operation on the holding at Parks Farm. Mares are brought to the Farm up to 5 weeks prior to foaling. The brood mares foal on the holding and are kept for up to five weeks following foaling.

Mares, when foaling require a substantial amount of supervision. When mares are in the latter stages of pregnancy they require constant observation. Once the mare starts foaling a foal should be produced within one hour of the start of contractions. If foaling exceeds one hour, then immediate assistance is required. If foaling difficulties occur, the mortality rate for the mare and foal is high.

Mrs Addyman confirmed that due to the unpredictability and sensitive nature of foaling, brood mares are checked throughout the day and night every 2 hours. These regular checks normally begin 1 week prior to the due foaling date. This period can then extend to two weeks after the due date. Should the mare be showing signs of foaling the checks are increased to every hour.

The brood mare foaling operations on the holding currently extend to approximately 2 foalings per annum. The applicant confirmed that she hopes to increase this number in the future.

4.4 Livery

The provision of the above therapy and brood mare operations requires the provision of a full livery service. This includes the provision of feed, bedding, grooming, exercise and general husbandry.

During the summer months horses that are well enough are put out to grass and this requires assessment of the appropriate area to be made available to the individual horse. Mrs Addyman confirmed that such assessment is needed to prevent further injury etc.

It is understood that in addition to the above the business offers limited livery to horses from a local private school during holiday periods. Such livery is generally grass livery with indoor livery only provided should stables be available. Subsequently during these holidays there can be over 20 horses on the farm.

4.5 Buildings and Investment

The business benefits from various agricultural buildings at Parks Farm (please see Appendix A). These can be summarised as follows:-

- General Purpose Store, approximately 27.43m (90') x 27.43m (90')
This houses the main stable boxes for the horses, together with feed room, spa machine and general storage. The building also provides for some winter housing of livestock.
- Stone Barn, approximately 22.86m (75') x 6.1m (20')
Further stables and the solarium are provided within this building.
- Lean-to, approximately 10.97 (36') x 5.49m (18')
Isolation boxes for horses and livestock.
- Dutch Barn, approximately 27.43 (90') x 7.32m (24')
Utilised for the storage of hay and straw.

The applicant has invested a significant amount of money in improving the facilities at Parks Farm, including £45,000 on the installation of a therapeutic spa machine, £3,000 on solarium

equipment and £6,000 on a horse walker. In addition to this the applicant has completed internal works to the buildings to provide stables and installed cctv at a cost of approximately £30,000.

Further investment has been made into the promotion of the business and this includes the printing of a brochure (see Appendix B), creation of a website (www.equine-therapy.org), production of a promotional cd for exhibition work, direct mailing and promotional clothing. An open event was also held in September 2003 with Professor Evan Hunt from Australia whose research led to the commercialisation of spa baths and the incorporation of controlled temperature cold therapy for improved healing of lower leg injuries of horses.

4.6 Labour

Full time labour for the business is currently provided by the applicant, Mrs Alison Addyman, and Miss Alex Leakie.

Assistant in the management and promotion of the business is also provided by Mr Barrett.

It is understood that Frank Addyman is employed full time by the livestock enterprises based at High Park Farm. This involves all the farms grassland management and haylage production in relation to the livestock and equine enterprises and enables the applicant and Miss Leakie to focus entirely on the care and therapy of the horses.

4.7 Dwellings

There is one permanent dwelling at Parks Farm. This is occupied by Mrs Alison Addyman, her husband Mr Frank Addyman and their two sons.

There is currently a temporary dwelling on the holding (static caravan) and this is occupied by the enterprises second key worker, Miss Alex Leakie.

5. FUTURE PROPOSALS AND THE PROPOSED DEVELOPMENT

The applicant proposes to erect a permanent dwelling in order for a full time worker to permanently reside on the holding and provide the required care and supervision of the horses. The proposed siting of the dwelling has been identified as the most appropriate location it being in sight and sound of the buildings and accesses and is in accordance with discussions with Harrogate Council Planning Department. The current cctv system would also be installed in the new dwelling.

Planning permission for the dwelling would also enable the business to incorporate educational facilities by way of a lecture room into the design of the dwelling. This would enable the business to provide training etc in conjunction with local equestrian colleges. There are various establishments in the area offering riding etc for the disabled and the applicant has identified a demand for education facilities for disabled children wishing to develop careers in horse management. The applicant also wishes to develop the veterinary side of the business.

The applicant confirmed that the nature of the equestrian enterprises is such that it is essential to provide on site supervision of the horses for the continued success of the business. At present this need is being met by the farmhouse and caravan. Mrs Addyman verified that the business now has a well established client base across the UK and Ireland and provides treatment to horses of high calibre from the major equine industry's such as racing. Subsequently a high level of on site supervision and security is required by the clients and the siting of the proposed dwelling will enable the continuation of the present system that ensures sufficient workers to be immediately at hand to:

- Monitor all horses on site with particular emphasis on the sick/injured stock receiving therapy treatment, brood mares and young foals. At present Mrs Addyman and Miss Leakie are able to regularly check such vulnerable stock throughout the night.

Mrs Addyman confirmed that the 'injured' nature of the horses on site make them more susceptible to various incidents that can cause injury, stress and death, including becoming cast, choking and colic.

Adequate supervision is required to identify such incidents straight away day and night and such occurrences or susceptible horses require regular checks/attention throughout the night, for example, stock suffering from colic need to be kept on their feet and require regular ½ hour checks after the symptoms etc have gone.

It is understood that the temperament of the horses and nature of these incidents often requires more than one person to handle the horse etc.

- Be immediately at hand to deal with incidents of panic.

Mrs Addyman confirmed that the increasing use of fireworks for private celebratory events etc has led to numerous incidents of panic. Such incidents have led to stock breaking through boundaries in panic and causing injury to themselves. It is understood that more than one person is required to catch, handle and calm the horses.

- Be immediately at hand to deal with clients' knowledgeably in order to discuss the progress of their horse(s). Mrs Addyman confirmed that the clients are assured that they can visit their stock at any time.
- To be available as necessary to attend to other emergencies during the night e.g. fires, escaped animals, wind damage etc.
- On-site presence for site security to prevent theft, vandalism and harm to the horses and fixed equipment. The farm is subject to various footpaths and experiences problems of people straying from the paths.

It is also understood that the long term viability allowed by the proposed dwelling will enable further funding to be secured that will facilitate further improvements and maintain the competitiveness of the business etc.

6. PPS7 REQUIREMENTS

The development of dwellings in the countryside is outlined within local and national planning policies and guidance notes. The Local Planning Authority will assess any application against the policy of the Local Plan and by reference to the national policy as stated in Planning Policy Statement 7.

NATIONAL PLANNING POLICY

Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas is considered significant in this case. This document is the key Central Government Guidance concerning the countryside and was issued in August 2004 and replaces Planning Policy Guidance Note 7 - The Countryside - Environmental Quality And Economic And Social Development, 1997

The statement sets out the government's national policies on different aspects of land use planning in rural areas of England. Main points of PPS 7 can be summarised as follows:

- ***The Government's Objectives***

The statement identifies four main objectives of the government and these include the promotion of the development of English regions by improving their economic performance so that all are able to reach their full potential and the promotion of sustainable, diverse and adaptable agricultural sectors.

- ***Sustainable Development***

This is the cornerstone of both the Governments rural and planning policies and accordingly paragraph 1 provides sustainable development principles that decisions on development proposals should be based on.

One of the principles is to maintain high and stable levels of economic growth and employment and paragraph 2 goes on to provide that local policies should enable towns and villages to be sustained, enhanced and revitalised and enable strong, diverse economic activity whilst maintaining local character and a high quality environment.

- ***The Countryside***

Paragraph 14 confirms that planning has an important role in supporting and facilitating development and land uses which enable those who earn a living from, and help to maintain and manage the countryside continue to do so.

Paragraphs 15 and 16 recognise that planning policies should provide a positive framework for facilitating sustainable development that supports traditional land-based activities and makes the most of new leisure and recreational opportunities that require a countryside location. Local authorities should support development that delivers diverse and sustainable farming enterprises.

- ***Agriculture, Farm Diversification, Equine-Related Activities and Forestry***

Paragraph 27 recognises the important and varied roles of agriculture and states that planning policy should recognise these roles and support development proposals that will enable farming and farmers to:

- (i) become more competitive, sustainable and environmentally friendly;

- (ii) adapt to new and changing markets;
- (iii) comply with changing legislation and associated guidance;
- (iv) diversify into new agricultural opportunities; or
- (v) broaden their operations to 'add value' to their primary produce.

• **Housing**

Paragraph 8 deals with new house building. The policy notes that isolated new houses in the countryside require special justification - for example, where they are essential to enable a worker to live permanently at or near their place of work in the countryside.

In relation to the latter point advice on the special considerations which may arise in relation to such dwellings are provided in Annex A:

Annex A – Agricultural, Forestry and Other Occupational Dwellings

Criteria for permanent agricultural dwellings

The introduction to Annex A of PPS7 confirms, in paragraph A1, that one of the few circumstances in which isolated residential development in the countryside may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at or in the immediate vicinity of their place of work. It accepts that there will be some cases where the nature and demands of the work concerned make it essential for one or more persons engaged in the enterprise to live at, or very close to, the site of their work.

The test of essentially will depend on the needs of the farm enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved.

Paragraph 2 of the Annex states that it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time.

Permanent Dwelling Criteria

Paragraph 3 of Annex A provides that new permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:

- (i) there is a clearly established *existing* functional need
- (ii) the need relates to a *full-time* worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
- (iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
- (iv) the functional need could not 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; and
- (v) other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

Paragraph A4 details the functional test which is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. It states that such a requirement might arise, for example, if workers are needed to be on hand day and night:

- *in case animals or agricultural processes require essential care at short notice;*
- *to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems*

Paragraph A6 provides that the protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for an agricultural dwelling, although it will not by itself be sufficient to justify one.

With regard to the financial test paragraph 8 of the annex states that in applying the test authorities should take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned.

Paragraph A11 stipulates that agricultural dwellings should be sited so as to meet the identified functional need and be well related to existing farm buildings, or other dwellings.

With regard to other occupational dwellings paragraph 15 recognises that there may be instances where special justification exists for new isolated dwellings associated with other rural based enterprises. In these cases, the enterprise itself must be acceptable in planning terms and permitted in that rural location. It goes on to clarify that Local Authorities should apply the criteria stated above and as per agricultural dwellings.

7. APPLICATION OF THE ANNEX A CRITERIA TO THE EQUINE THERAPY CENTRE AT PARKS FARM

Paragraphs 3i and 4

The on site management requirements of the holding are significant both within and outside normal working hours. The nature of the horses accommodated at Parks Farm necessitate a high level of care and supervision and there is a need to deal quickly with emergencies that could otherwise cause serious injury or fatality. This requirement for supervision is largely associated with the horses suffering from injury/illness and is reinforced by the brood mare foaling operations. Customers will not entertain sending valuable horses to a therapy centre, if there is not the necessary supervision on the holding.

In determining the functional needs of the business, consideration also needs to be given to what is considered good practice and normal operating procedures within the industry.

Guidelines for the welfare of all horses, ponies and donkeys are contained in 'The Equine Industry Welfare Guidelines Compendium for Horse, Ponies and Donkeys.' This requires urgent consultation of a veterinary surgeon on signs of various conditions including acute abdominal pain or colic, suspected bone fractures, evidence of straining for more than 30 minutes by a mare due to foal and an inability to rise or stand. It also provides that there should be advance plans for dealing with emergencies such as fires

The nature of the horses accommodated at Parks Farm requires a significant level of care and supervision and this is further enhanced by the calibre of the stock. Inability to provide this would prevent the effective functioning of the therapy centre and thus its long term viability. It is therefore considered that there is an essential functional requirement for two suitably skilled experienced and responsible persons to be accommodated on the holding within site and sound of the buildings and this is currently being met by Alex's occupation of the static caravan.

Paragraph 3ii

Standard labour figures are not available for this specific type of enterprise. However, a calculation of the labour requirement for the livery element has been calculated and this element of the business supports that the business warrants at least 2 full-time workers.

The equestrian enterprise at Parks Farm currently has two *full* time workers and therefore the need relates to a full time requirement.

Paragraph 3iii and paragraph 8

The business has been established for in excess of three years and having inspected three years trading accounts for the business has been profitable in all of these.

The accounts show the profitability of the business has increased significantly as the business has established. The predicted profit for the year ending 2004 continues this increase reflecting the facilities installed in 2003.

Standard Gross Margins have also been assessed for the present business in order to ascertain the viability of the enterprise. These show that the existing buildings and set up are capable of supporting a viable business with net profit for the therapy and associated livery alone in the region of £20,500. There is also potential for this figure to be higher.

A profit margin of £20,500 is sufficient to provide a return to unpaid labour, together with sufficient profits remaining to cover the annual cost of providing the dwelling. It is therefore considered that the business satisfies the financial test for the provision of a permanent dwelling.

Paragraph 3iv

With regard to permanent accommodation there is currently one dwelling on the holding, providing accommodation for a key worker. However, there is a second key worker living on site within temporary accommodation not subject to planning approval.

There is no alternative accommodation in the area that is within sight and sound of the buildings and thus that enable a worker to be immediately within the vicinity of the main operations to fulfil the functional need.

It is recognised that the business is well established and meets planning policy criteria that justifies a permanent dwelling.

The applicant has not sold any dwellings or buildings capable of conversion to dwellings off the holding in the past.

Paragraph 3v and paragraph 11

It is normally expected that a permanent dwelling is located within sight and sound of the buildings on the holding in order to satisfy the functional requirements of the holding. The siting of the dwelling proposed by the applicant would satisfy this criterion and would therefore satisfy the functional requirements of the business.

Paragraph 2

The Addyman family have farmed Spofforth Park for 5 generations and the Equine Therapy enterprise was initiated six years ago further to identifying the farms need to diversify to ensure its long term viability in today's agricultural climate. The level of investment made into the business indicates genuine and long term commitment to the business and this is strengthened by the interest shown in the enterprise by her two sons.

The applicant has both recognised the farms suitability to diversify and identified a gap in the market that the farm can meet due to its location, buildings and the equine knowledge held by Mrs Addyman and subsequently has established a successful and unique enterprise.

Paragraph 6

Security of the horses on the holding is a serious issue, given the scale and nature of the business operated by the applicant and the fact that the horses belong to third parties and not to the applicant. If there was not adequate residential presence on the holding it would be very difficult to attract customers to place their horses at Parks Farm.


Whilst not by itself sufficient justification for the provision of a permanent dwelling, security is a contributory factor towards the overall assessment.

8. CONCLUSIONS

On the basis of the information provided by Mrs Alison Addyman, it is considered that the proposal accords with the permanent dwelling provisions of Annex A of PPS 7, i.e. there is a functional need for a second skilled worker to reside on the holding within sight and sound of the horses.

It is considered that the proposed on site dwelling is required in order to enable continuation of the present business and facilitate the long-term development of the enterprise. The dwelling will enable this by allowing the provision of constant and adequate supervision of the horses on the holding and the completion of essential duties in relation to these both within and outside normal working hours.

The standard labour requirement for the enterprises is in excess of 2 standard man years and noting the duties of the staff and established systems etc it is considered essential for a corresponding high level of on site supervision.

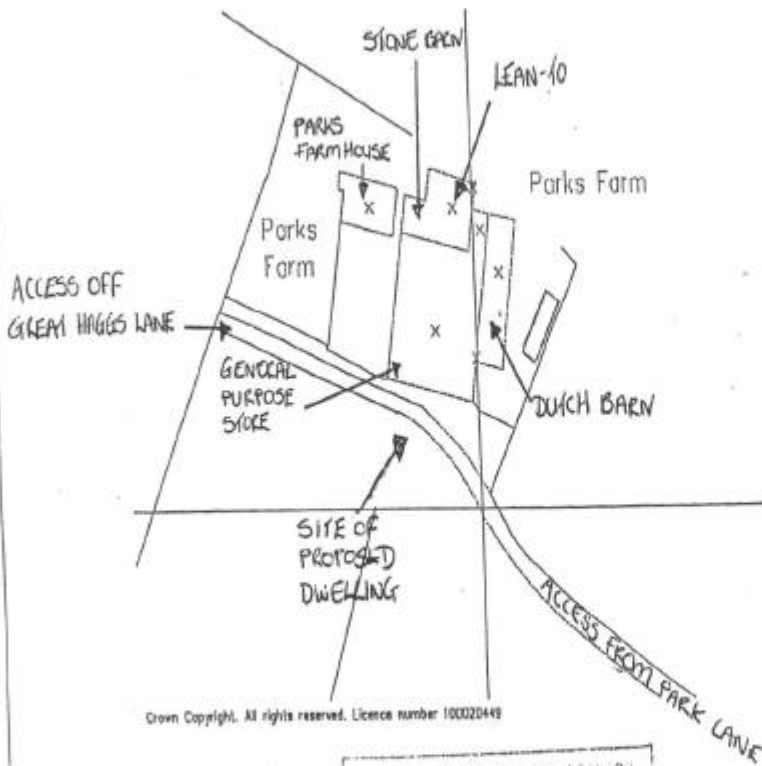
Signed: 

L A MARSTON MRICS FAAV
Rural Planning Consultant
For and on behalf of Acorus RPS Ltd

Dated: 06/09/04

Appendix A

Location Plan



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WAKEFIELD BOROUGH COUNCIL
PLANNING DIVISION
REC'D 07 SEP 2004

REVISIONS

No.	Date	Description	Ver.



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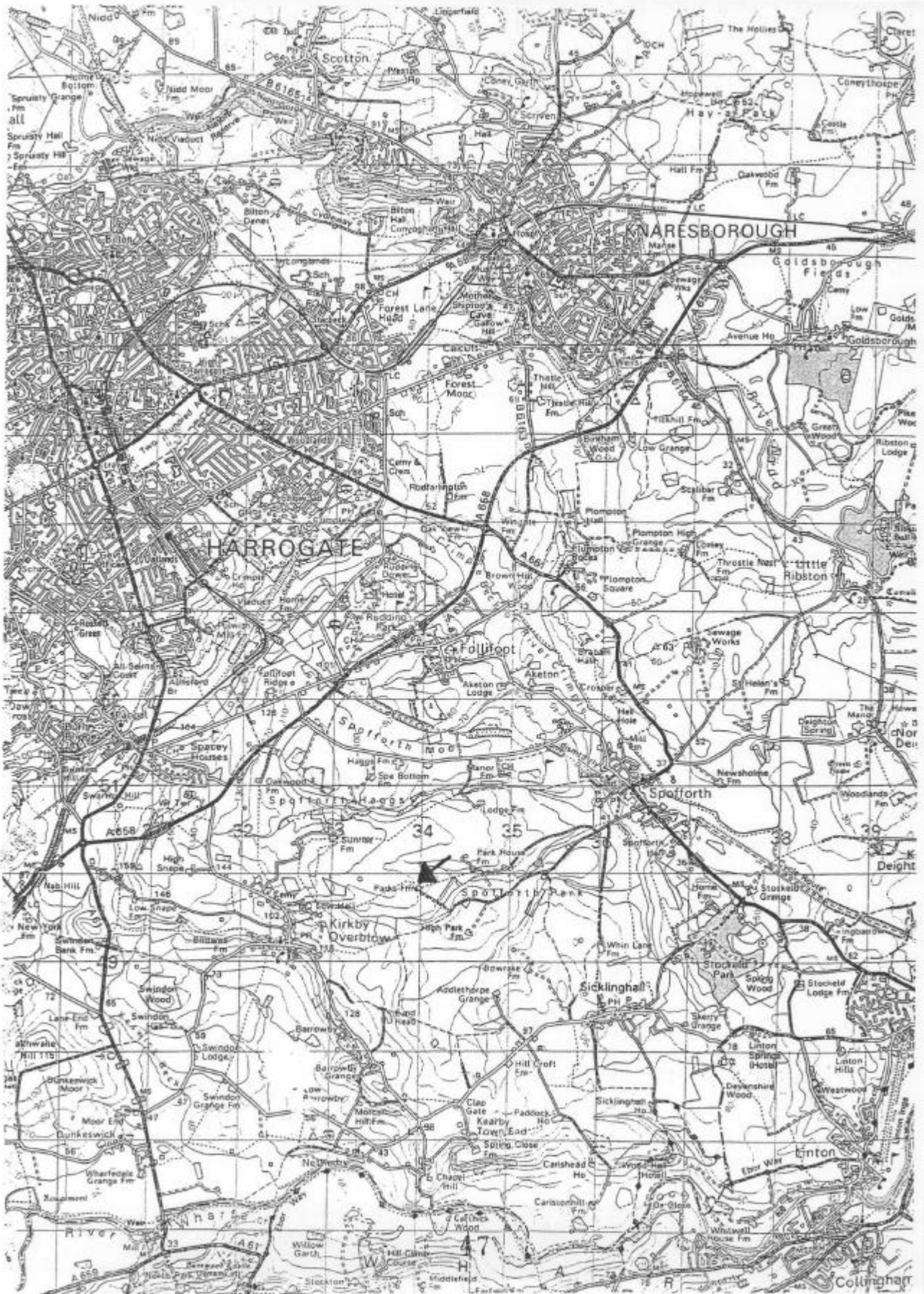
SITE PLAN

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8th October 2004

BY EMAIL AND POST

Dear Mike

**PLANNING APPLICATION
OCCUPATIONAL DWELLING IN CONNECTION WITH PARKS FARM
EQUINE THERAPY CENTRE**

With regard to the above and further to our recent communications I write with additional information provided to me by the applicant today in relation to the need for the dwelling.

Since submission of the application the business has begun holding a physiotherapy clinic on a Sunday. This involves clients bringing their horses to the farm for treatment by Tim Jarman, the physiotherapist, and this usually involves manipulation of the spine. The horses then remain at Parks Farm for a few days in order for the treatment to be continued with the massage machine and solarium. The horses also have to be exercised accordingly after treatment and this is followed by lots of stretching. Alison has confirmed that if these actions are not carried out correctly it can cause far more problems. Once Parks Farm is satisfied and they have confirmation from Tim the horses are allowed to travel home. These horses require intensive nursing and this is all completed by Alex and Alison. Parks Farm have 7 horses treated at these clinics and this obviously further increases their work and the need to be on site.

In addition, Mr Robert Ruddy, the centres equine dentist has held dental clinics at the farm in the past and subject to planning permission for a second dwelling would like to hold more of these. The reason for adequate on site staff in relation to this is that on these days the centre have a veterinary surgeon on site to sedate any horses that require minor surgery, i.e. teeth being pulled out etc, Horses that have been sedated require constant observation as they are more inclined to choke and get colic. Also with minor extractions you have to be aware of haemorrhaging and this requires supervision and nursing of the stock by experienced and qualified staff.

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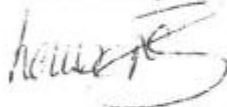
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- 48 -
Acorus Rural Property Services Ltd.
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As highlighted within the dwelling house appraisal submitted with the application there is already an established existing functional need for two key staff to live on site and this is currently being met by Alex living in the caravan. The Sunday clinic has added to this need and in order for the business to move forward further there is a need for a second permanent dwelling in connection with the business.

I trust now that you have sufficient information to prepare your report and hope this further supports a positive recommendation, however, if there is any further information you require please do not hesitate to contact me.

Yours sincerely



L A Marston MRICS FAAV
Rural Planning consultant
For and on behalf of Acorus Rural Property Services

APPENDIX 3

FAO Mr M Warden
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8th November 2004

BY EMAIL AND POST

Dear Mike

**PLANNING APPLICATION 6/122/280/A/OUT
OCCUPATIONAL DWELLING IN CONNECTION WITH PARKS FARM
EQUINE THERAPY CENTRE**

With regard to the above and further to our recent communications I write with additional information in relation to the need for the dwelling. The information is in support of the functional need argument already put forward and has been drawn from yard records.

Additional information in relation to the financial viability assessment of the business is enclosed and it should be noted that this has been submitted on a 'confidential not for public release' basis.

With regard to the functional need for the dwelling the horses are checked every night between 9pm and 10pm by Alex and/or Alison. This enables each horse to be assessed and determine whether further checks/ supervision is required during the night.

The 24 hour call outs vary from week to week depending on the types of injury and horse been treated and Alison has confirmed that on average there are two nights a week when further checks are required after the 9-10pm check. However, there are many occasions when this figure is much greater, for example:

- An in foal mare arrived at the centre on the 5th October and treatment she received meant that for the first 3 consecutive nights of her stay she had to be checked every 3 hours in order to identify any signs of aborting;

- One of the horses treated by the centre in June this year was prone to becoming cast and this was at the centre for a month. For this month the horse was subject to further nightly checks after the 9pm check.
- At the end of February this year the centre treated a horse that had suffered several fractures to its fetlock and subsequently had a cast on its entire hind leg. The cast made the horse susceptible to becoming cast and 4-5 checks throughout the night were completed every night for a 2 week period.

These checks are split between Alison and her key worker, Alex, and when problems are identified the other worker is woken in order to handle and deal with the situation.

Since March the centre has received two foaling mares and there is currently another in foal mare at the centre. Foaling mares require considerable checks and these are enhanced further where the mare is ill. Subsequently the centre has to provide significant round the clock attention and as follows:

- May 2004 – Mare suffering from cancer
10th to the 17th May the mare was checked every 4 hours throughout the night.
17th to the 24th May the mare was checked every 2 hours throughout the night.
On the 24th May these checks were increased to every 1 and ½ hours as the mare was overdue.
At 5am on the 25th May the mare foaled.
At 6am the vet was called as the mare was hemorrhaging.
For the next 24 hours the mare had to be checked every 2 hours.
For the following 48 hours the mare had to be checked every 4 hours.
Intense supervision etc throughout the night was completed for over 2.5 weeks.
- March 2004
1st to the 8th March the mare was checked every 3 hours throughout the night
From the 8th March to the 17th March checks were increased to every 2 hours.
At half past midnight on the 17th March the mare foaled. After foaling the mare and foal were checked every hour throughout the night.
The foal was then found to be at risk from colic as it was suffering from constipation and this led to the foal having to be checked every 4 hours throughout the night for 1 week after birth.
Thus constant checks and response treatment etc throughout the night were performed for over 3 weeks.

The weekly physiotherapy clinic usually involves manipulation of the spine and such horses are prone to becoming cast. Subsequently checks throughout the night are generally required every Sunday.

Furthermore as previously highlighted the Centre provides treatment to horses throughout the UK and Ireland. The timings of the boats from Ireland and the additional road travel from the Coast to Yorkshire mean that there are regularly horses arriving throughout the night, the last such occurrence being on the 26th October when a horse arrived at 3am.

The above information highlights the significant level of out of hours work the centre generates. There are at least two nights per week that require further nightly checks/attention to horses and in the months of February, March, May and June regular and intensive checks throughout the night were required for periods of up to 4 weeks.

The need for a second key worker to be available on site is to allow for the significant checks to be completed by suitably experienced/qualified staff that thoroughly know each horse, its vulnerabilities, what to look for and how to provide treatment or stabilise the horse until the vet comes. Horses are large flighty animals and subsequently on occurrence of emergencies two suitable staff are required to handle the animal etc.

Depending on planning permission being granted for the relevant dwelling the applicant wishes to improve the facilities and services of the centre including increased treatment of acute injuries, further foaling facilities and a programme of monthly lectures for the welfare and care of the horse. Completion of the new access will also enable greater 'sports therapy' (daily use of the hydrotherapy unit for improved competition performance). Accordingly Mr. Robert Hogg (accountant) has prepared a projected profit and loss for the year 2005 to 2006 on the implementation of these improvements should permission for the dwelling be granted and this is enclosed.

We would like to reiterate that the current business justifies a second dwelling, having around 20 horses on site at any one time the majority of these being injured with a high labour requirement that to date has been met by the caravan. The business has been established for 6 years, has had a second key worker living on site and complies with all criteria for permanent occupational dwellings.

I trust now that you have sufficient information and hope this further supports a positive recommendation, however, if there is any further information you require please do not hesitate to contact me.

Yours sincerely

L A Marston MRICS FAAV
Rural Planning consultant
For and on behalf of Acorus Rural Property Services

APPENDIX 4

AREA 2 EQUINE THERAPY CENTRE
SPOFFORTH
North Yorkshire

based on the following assumptions:-

- a) For the year commencing from 01.06.05 (estimated date of completion of all works).
- b) Construction of new roadway (work commences ca 15th November 2004
- c) The ability to operate 24.7
- d) Incorporating current annualised accounts plus the increased business as a result of the proposed extensions.
- e) The substantial percentage of the additional business has been confirmed to the producer of these projected accounts by personal conversations with various potential customers in the U.K and Ireland.

The report has been produced by

*Robert Hogg M.A.A.T.
Grafic House
Tom Dando Close
Normanton
West Yorkshire W6 1 TP
Tel: 01 924 223883*

Trading and Profit and Loss account

For the period 01.06.05 -31.05.06

Income

current income	note 1	£54,901.00
acute injuries	“ 2	£21,000.00
additional therapy	“ 3	£15,000.00
sports therapy	“ 4	£3,000.00
lecture and teaching	“ 5	£1,800.00
supplements/remedies	“ 6	£1,200.00
		<hr/>
		£96,901.00

Expenses

current expenses	note 7	£21,099.00
additional wages	“ 8	£35,000.00
additional operating costs	“ 9	£6,300.00
voluntary/community exp.	“ 10	£2,500.00
		<hr/>
		£64,899.00

Notes

(Income)

- Note 1: 'Current Income' has been calculated utilising the last three months of the turnover for the current year for which accounts have been produced.
- Note 2: 'Acute Injuries'. When the veterinary clinic unit has been completed and the ability to offer 24 hours 7 days per week 365 days per year care is in operation it has been calculated that on average a minimum of 2 horses per day (additional) with specialist treatment will be treated. No other facility is available in North Yorkshire and surrounding areas.
- Note 3: 'Additional Therapy'. With the improved facilities it is estimated that a minimum of 2 further hydrotherapy cases will be admitted.
- Note 4: 'Sports Therapy'. With the improved access more horses will attend the daily hydrotherapy unit, for improved competition performances.
- Note 5: 'Lectures & Teaching'. A programme of monthly lecture for the welfare and care of the horse will be undertaken inviting specialist from all aspects of the equine industry.
Training lectures will be given on an ongoing basis to all students and those wishing to enter the profession, training will also be offered to overseas students to attend and to undertake courses. These are recognised qualifications in line with N.V.O guidelines. Requests have

(Expenditure)

- Note 7: 'Current Expenses' current expenditure has been calculated utilising the last three months of the turnover for the current year for which accounts have been produced.
- Note 8: 'Additional Wages' Additional personnel will be employed to enable 24/7 supervision. 2 additional full time personnel to carry out the day to day running of the centre. Part time lecturers for presentation of lectures and the teaching of students.
- Note 9: 'Additional Operating Costs'. These costs are normal operating costs for running expenses excluding feed stuffs and supplements which have already been accounted for in the trading figures. Insurance costs, staff costs etc, have all been included.
- Note 10: 'Voluntary/Community Expenses'. With the new facilities it is the intention to open up the facilities for the disabled to continue improving their knowledge of horse welfare. These facilities will be free of cost to the participants. They will include refreshments, carers' facilities, educational books and information etc.

Robert Hogg
05.11.2004

