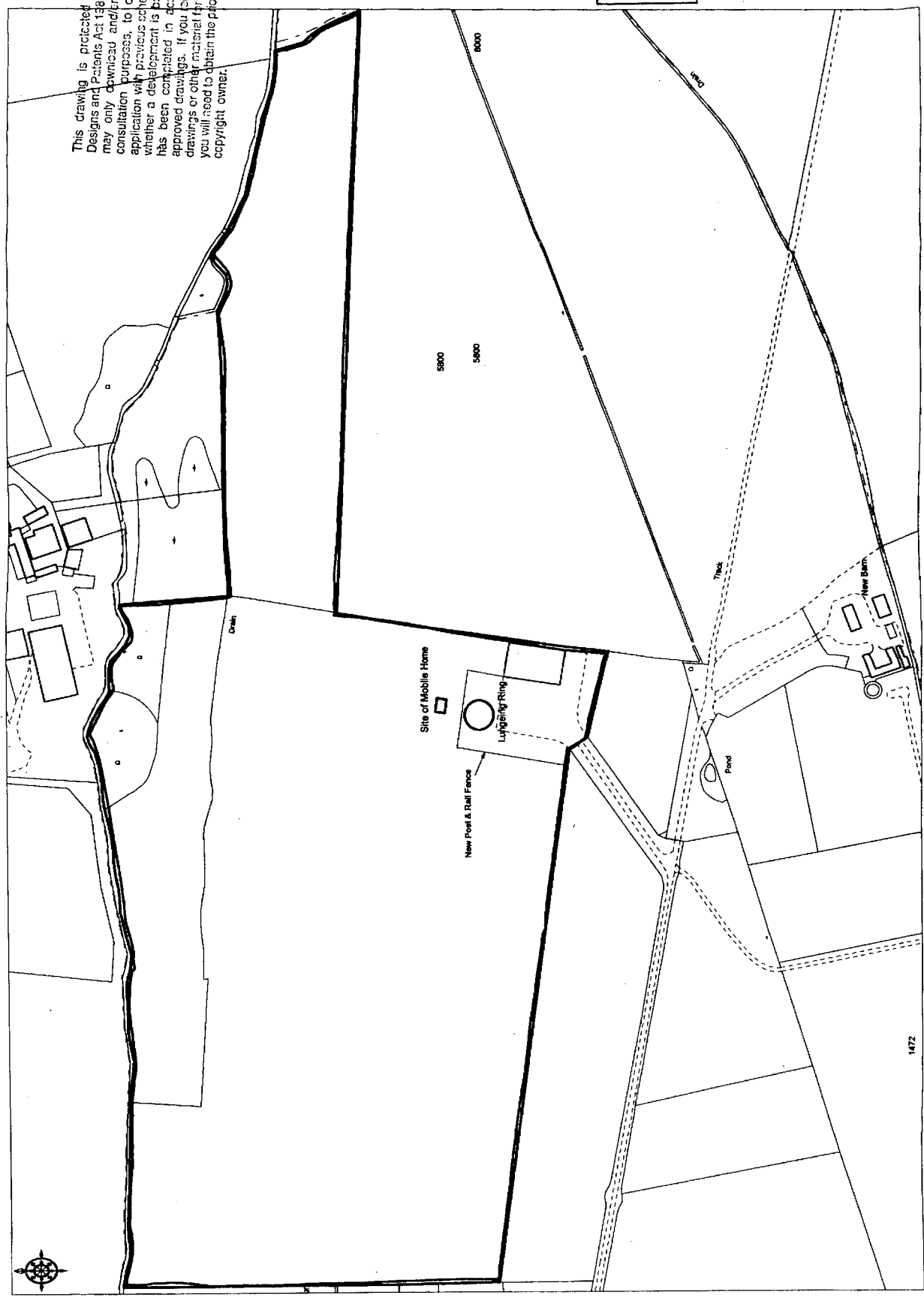


AS

SITE PLAN

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VALE COUNTY COUNCIL
DISTRICT COUNCIL
RECEIVED 08/06/2007
COMMUNITY DEVELOPMENT



HAT 20322

01/06/2007

Drewatt Neate

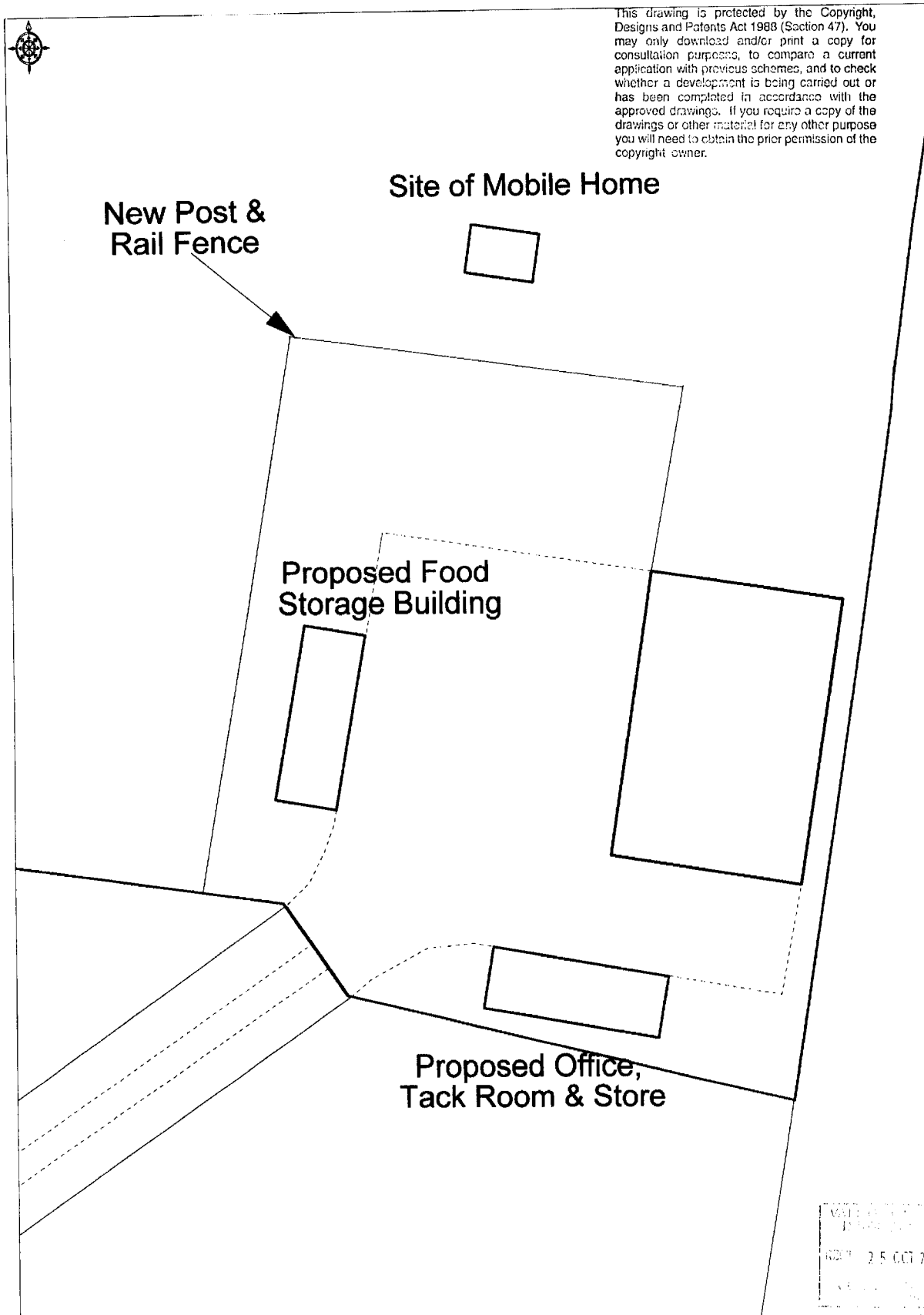
1472

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OS Survey



SITE PLAN



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DATE OF ISSUE	01/10/2007
DATE OF REVIEW	25 OCT 2007
DATE OF NEXT REVIEW	

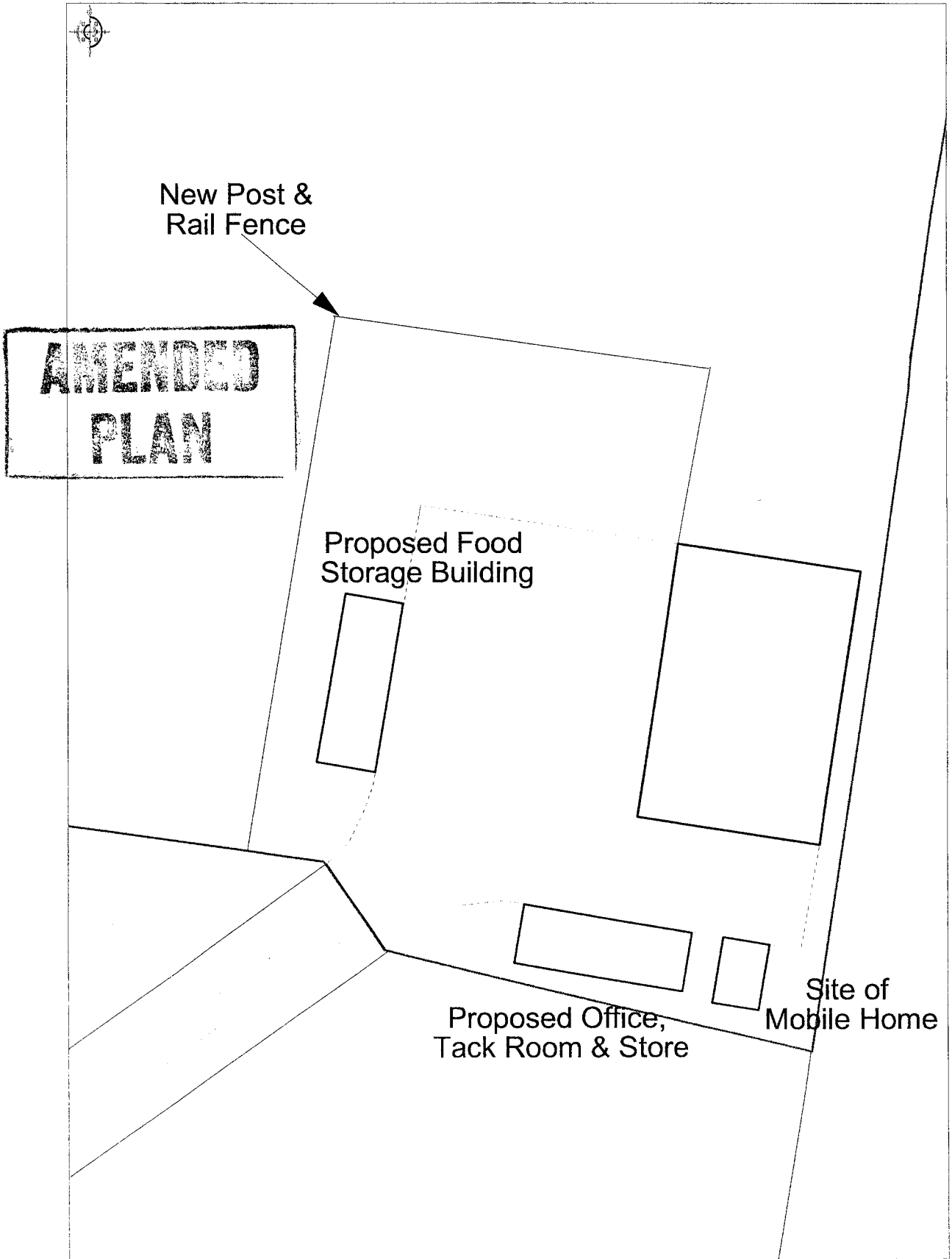
07/01621/000, NAT/20322

Received Site March 2008

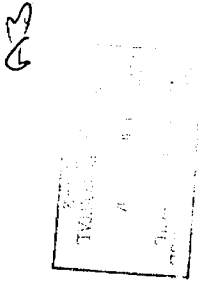
HAT / 20322

APPENDIX 1

SITE PLAN



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Client

Job Title

New Barn Farm

Hatford

Farington

Oxon

Drawing Title

Proposed Office &

Tack Room

Site & Location Plan

5/10/07/16/07
HAT/20322

Scale

As Shown

Date

July 2007

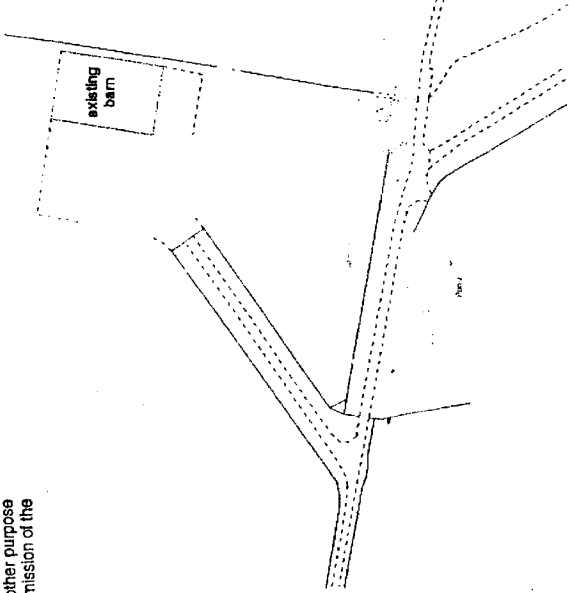
Drawn by

G.T.Bennett

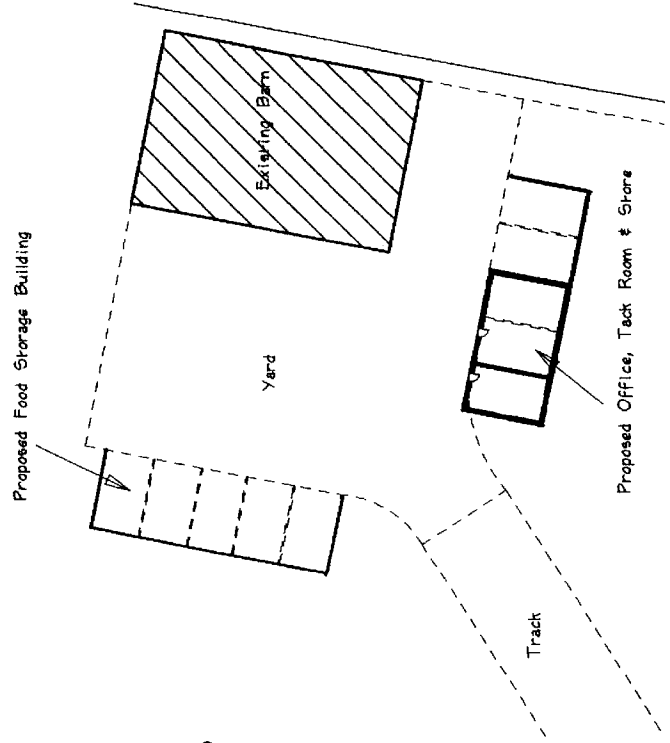
MRICS

Drg. No.

GTB-DN-20-3



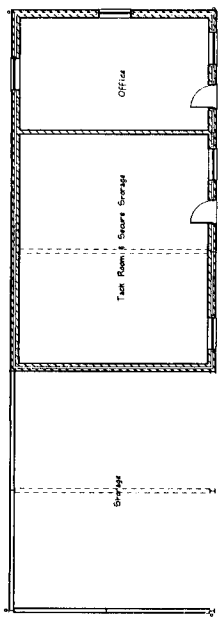
1:1250
Location



1:500
Site Plan

MS

Proposed Office & Tack Room



1:100

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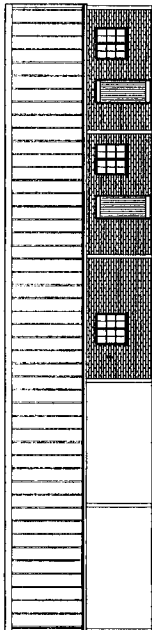
Client
 Job Title
 New Barn Farm
 Hatford
 Farlington
 Oxon

Drawing Title
 Proposed Office & Tack Room
 MS/2007/22

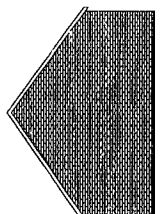
Scale
 As Shown
 Date
 July 2007
 Drawn by
 G.T. Barber
 MRCS

Draw. No.
 GTB-DN-20-2

APPENDIX 1

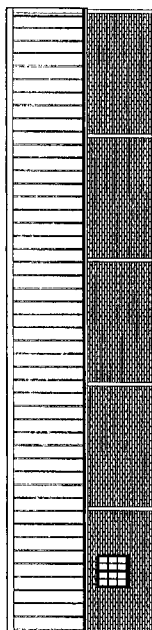


North Elevation

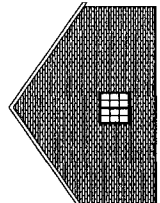


East Elevation

1:100



South Elevation

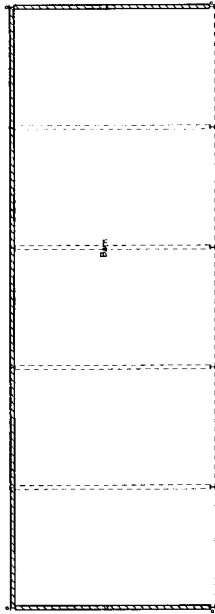


West Elevation

1:100

APPENDIX 1

AA



1:100

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Client

Job Title

New Barn Farm
Hatford
Farrington
Oxon

Drawing Title

Proposed Storage Barn

GTB-DN-20-1
14/07/07

Scale

As Shown

Date

July 2007

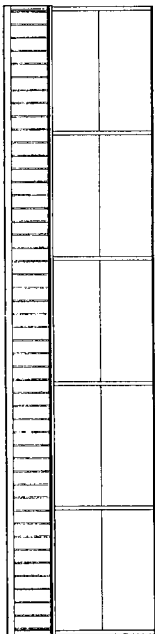
Drawn by

G.T. Bennett

MPCS

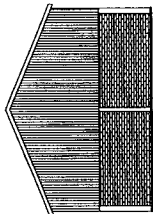
Dwg. No.

GTB-DN-20-1

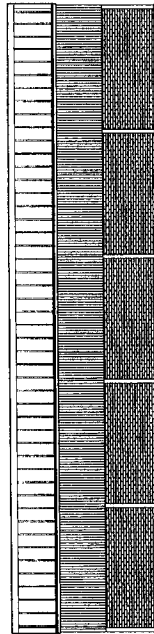


East Elevation

1:100

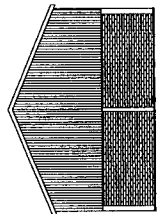


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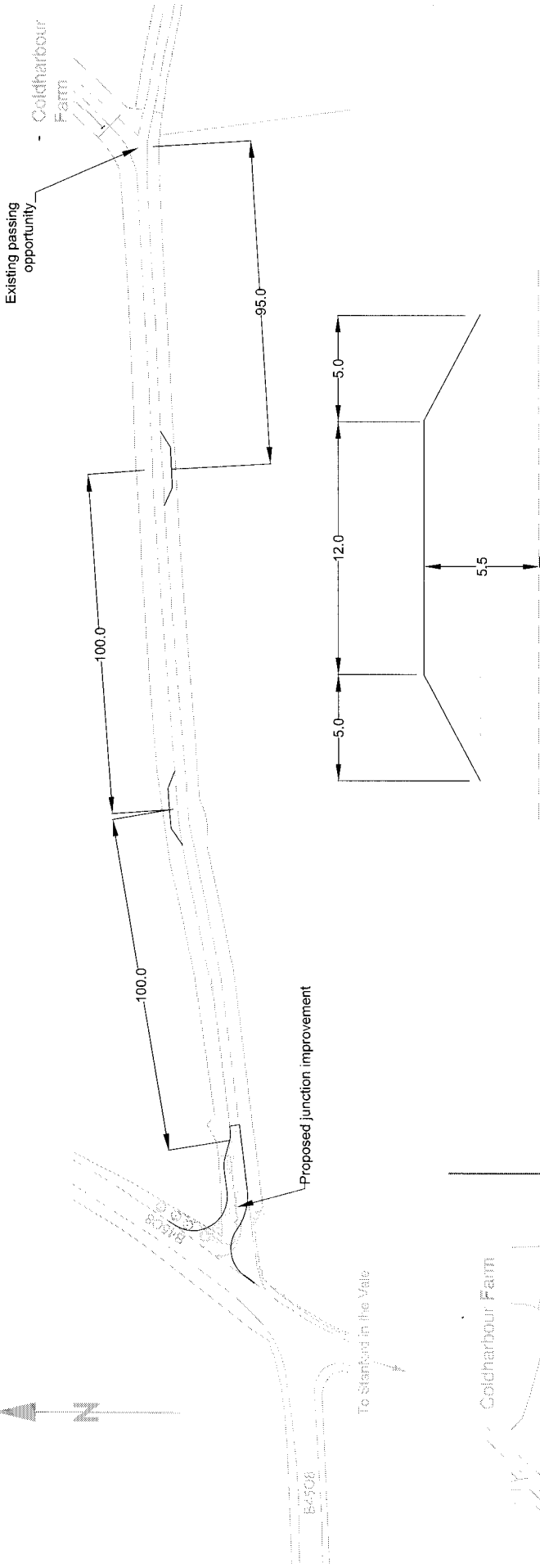


West Elevation

1:100

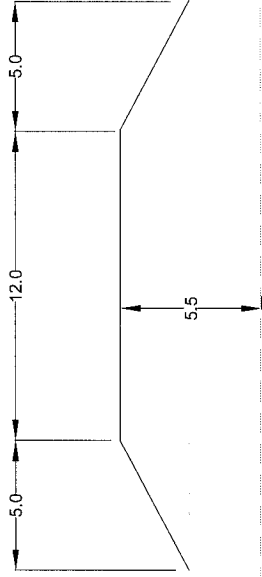


North Elevation

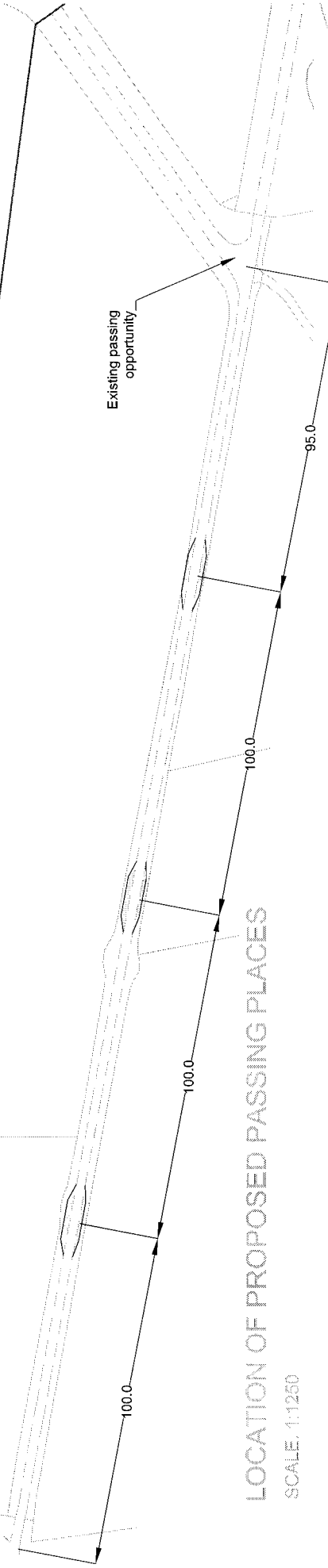


DETAIL OF TYPICAL PASSING PLACE

SCALE: 1:200



Grey Rect

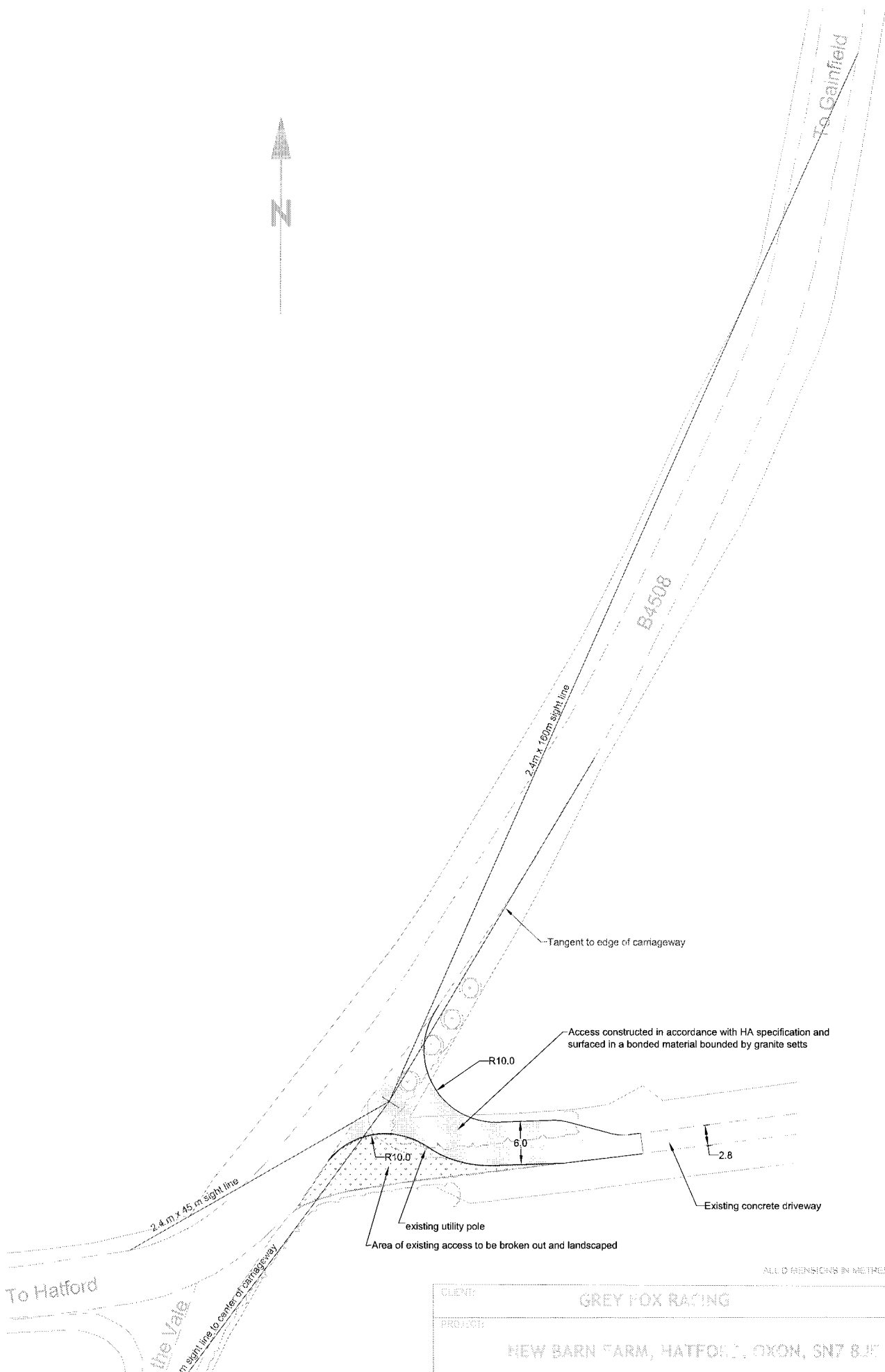


LOCATION OF PROPOSED PASSING PLACES

SCALE: 1:1250

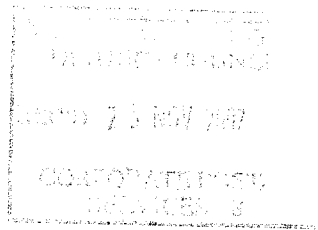
ALL DIMENSIONS IN METRES

CLIENT: GREY FCY RACING	DRAWING	PROPOSED PASSING PLACES	MICHAEL WHEAT HIGHWAY PLANNING CONSULTANT THE SPURS 12 GREENWICH WOODCOCKE READING RG8 0RG TEL & FAX: 01491 681790
	SCALE	AS SHOWN	
PROJECT: NEW BARN FARM, HATFORD, OXON, SN7 8JE	DWG NO.	GFR/08/02	



ALL DIMENSIONS IN METRES

CLIENT:	GREY FOX RACING
PROJECT:	NEW BARN FARM, HATFORD, OXON, SN7 8JF



PARISH/TOWN COUNCIL RESPONSE FORM

The observations of Chairman Of Hatford Parish Meeting
Council

Parish/Town

Register No. 07/01621/FUL

Officer Miss Emma Parkes

Application Number HAT/20322

Amended plans yes/no

Address of Proposal

Grey Fox Stables, Hatford, Faringdon, Oxon,SN7 8JE

Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1. Fully Support for the following reasons:

[Empty box for reasons]

2. No objections.

3. Do not object but request the following issues be given consideration:

[Empty box for issues]

4. Object for the following reasons

Please see attached.

Signed by: June McAus

Dated: 19th November 2007

HATFORD PARISH MEETING

Chairman: Mr John Baylis
Woodlands, Sandy Lane, Hatford, Oxfordshire SN7 8JH

Parish Clerk: Mrs Jane Marcus
Church House Hatford Oxfordshire SN7 8JF

19th November 2007

Your Ref: HAT/20322

For the Attention of Miss Emma Parkes
Vale of White Horse District Council
Planning Department
PO Box 127
Abbey House
ABINGDON
Oxfordshire
OX14 3JN

Dear Miss Parkes

Grey Fox Racing Stables : Erection of office, tack room, store, storage barn and temporary dwelling (retrospective) and change of use of land to equestrian.

Thank you for your letter dated 26th October 2007 regarding the above application and your agreement for an extension of time to look into the matter further.

During consultation with Hatford Parish Meeting, some people raised the following concerns, and objections.

1. This property was bought in the full knowledge that no accommodation was available on site. We are very uncomfortable with the fact that a mobile home has been erected, and which in our experience invariably leads the way to an application for a permanent building in the future.

When the original application for a barn with equestrian use was received, it was viewed in conjunction with the house 'New Barn', and therefore had accommodation in situ.

APPENDIX 2

2. We are also concerned with a statement in the final conclusion referring to the buildings being the minimum required to operate the business. Does this mean that there will be more planning applications in the future should the business grow as intended. We do not feel that the area is equipped to deal with a racing stable of significant size. In fig 3 - businesses associated with the horse racing industry. There are none in our area north of Wantage.

3 Our other major concern is the movement of traffic on the tight bend on the B4508 and the lack of visibility to the entrance from that road. The Committee feels that the site entrance is totally inadequate. As you are probably aware there has been a fatal accident on the bend very recently, and we would ask you to consider this point very carefully.

4 Change of use from agricultural to equine will increase the traffic flow through the villages in the area particularly Hatford, given that there will be visitors to the stables on a regular basis together with any events held there, as has recently been the case.

We have no wish to discourage a country business but feel that this situation must be looked at carefully and would appreciate your consideration in this matter.

Yours sincerely

 Jane Marcus.

Mrs J P Marcus
Parish Clerk



APPENDIX 3

Miss E. Parkes
VWHDC
Abbey House
Abingdon
OX14 3JE

Electronic Version

Our Ref:KCC819
Your Ref:
Date: 8/02/08

BY EMAIL

Dear Miss Parkes

RE: 07/01621/FUL: NEW BARN FARM, HATFORD

I respond to your consultation request of 20th December 2007. My colleague, Verity Drewett, visited the farm on 9th January 2008 in the company of the Applicants and their agent Mr Boreham. Additional financial information was received on 1st February 2008.

The Proposal

The development proposed is the "erection of office, tack room, store, storage barn, temporary dwelling and change of use of land to equestrian".

The Enterprise

Grey Fox Stables is a racing yard. There are currently of the order of 18 horses stabled at the yard. The intention is to increase to about 25 horses in training.

The facilities include a barn with 25 stables, a gallop, and associated storage barns. The development proposes additional buildings plus a mobile home.

It is intended to stable about 25 horses by 2009. These will be in work for about 8 months of the year, and expected to race. There will be five staff once the enterprise reaches its full complement of horses in 2009.

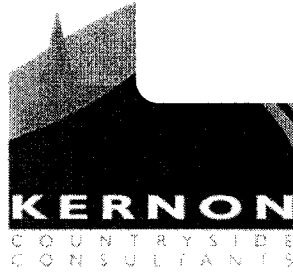
Policy

This assessment focuses mainly on the mobile home part of the application. Policy guidance is set out in Annex A of Planning Policy Statement 7 "Sustainable Development in Rural Areas" (2004). For new enterprises, which

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info@kernon.co.uk

Tony Kernon MRICS FBIAC Sarah Kernon

APPENDIX 3



Electronic Version

this comprises, a temporary dwelling may be permitted where all the criteria of paragraph 12 of Annex A are satisfied. These are:

- i) clear evidence of an intention and ability to develop the enterprise;
- ii) a functional need;
- iii) clear evidence that the enterprise is planned on a sound financial basis;
- iv) no other dwelling could meet the need;
- v) siting, access etc are acceptable.

Assessment

Buildings

The proposed buildings appear to be reasonable in terms of their need (for the enterprise). The holding has permission for a greater number of stables than are currently in use, I understand, and therefore the proposals are not dependent upon extra buildings. However, a separate food storage building plus a separate and secure tack room (as proposed), would be advantageous for the holding.

Mobile Home

Intention and Ability. Having met the applicant, and the trainer, we have no reason to doubt either intention or ability. It is evident that there has been investment in the holding, and the proposals necessitate additional expenditure. There is no reason to doubt Mr Curran's ability as a trainer, nor Mr Power's intentions as a financial backer.

Overall, therefore, the PPS7 test is met.

Functional Need. A functional need assessment is an evaluation of the potential for emergencies or the need for essential care at short notice out of normal working hours, of any resident worker to identify those problems and be able to do something about them, and of the losses or suffering if they do not.

There will be 20+ horses in stabling and in training for much of the year, although with a quiet period in the summer when a proportion of horses will be at grass rest. These horses will be valuable, highly bred and highly strung racehorses. With all horses there is a risk of colic or them becoming cast. Additionally, with

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racehorses it is of particular importance to identify and calm down any agitation before any injuries are sustained.

Protection of livestock from theft or injury is, PPS7 advises, a contributory factor but a critical one with very valuable horses being stabled.

In our opinion it will be, and indeed already is, essential for the proper functioning of the enterprise for there to be a resident worker at most times. There will be some days when the trainer is away from the yard for long periods due to his attendance at race meetings, but on those days other members of staff will remain on the holding throughout.

Overall, we consider that the functional test of whether there is a need for a resident worker, is met in this case.

Financial Considerations. The application report sets out detailed budgets for the years ending 31st August 2007, 2008 and 2009. These are based on predicted average horses in training of 12.75, 17.3 and 23.5 for the respective years.

By the 2008/2009 year, the enterprise is predicted to make a healthy profit of £65,000. This is after the trainer's salary, and after all staff costs. The budgets contain detailed budget figures for income and expenditure.

On 1st February 2008 we received actual figures for 2006/2007. These showed a loss of £13,363 against a predicted loss of £8,627, due to lower-than-predicted income from fewer-than-predicted horses. Many costs were lower than predicted. The actual figures generally bear out that the projected costs are reasonable.

On the basis that the predicted figures appear reasonable and achievable, and that there is a realistic potential for the business to grow to the predicted numbers of horses, we conclude that there is clear evidence that the enterprise has been planned on a sound financial basis.

Other Dwellings. The need for a worker to be readily available at most times necessitates a dwelling on or very close to the enterprise. In our opinion there is no other dwelling sufficient proximate to enable the enterprise to be supervised properly.

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Siting etc. The proposed siting is acceptable to meet the functional need. A site closer to the point of access would act as a greater deterrent to unwelcome visitors, but that would probably necessitate moving the proposed position of the food storage building.

Conclusions

Against the key tests for the mobile home, we conclude:

- i) there is evidence of intention and ability;
- ii) there is and will be a functional need for a resident worker;
- iii) there is clear evidence of sound financial planning;
- iv) no other dwelling could meet the need; *→ Explain*
- v) siting is acceptable from a managerial perspective.

Please feel free to ask any other questions or seek points of clarification.

Yours sincerely

TONY KERNON

*if it was
needed could
impact on residential
quality??*

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