



## Need for rural accommodation

To justify the need for a rural worker dwelling in the UK, applicants must demonstrate both a functional need for the dwelling and a financial viability of the associated rural enterprise. This often involves proving that a worker's presence on-site is essential for the operation of the business, such as for animal welfare, security, or to address emergencies. Additionally, evidence must be provided that the business is financially stable, profitable, and has a reasonable prospect of remaining so. To demonstrate this, I have collated this document as the supporting statement for the necessity to have on-site accommodation at the Newell Stud, Limekiln Farm.

Here's a more detailed breakdown:

### 1. Functional Need:

- **Demonstrating essential on-site presence:**

This document clearly articulates why a worker needs to be on-site at all times, or at least a significant and sometimes unpredictable portion of the time.

### **Animal welfare:**

#### **Breeding of horses:**

We have a stallion on site, and we offer 'AI' facilities with an on-site vet administering the insemination. This starts as early as February and continues till the end of August for insemination and October for those on site for examinations, insemination as well as the follow up scans until the mare returns home usually after around 8 weeks providing there are no issues, with mares returning to Limekiln Farm to foal, if they are not on broodmare livery. A foal is generally considered safe in development when it has reached a gestation length of around 320 days. Foals born before this point (315 days or less) are considered premature and may have health problems. A foal born after 360 days may, of course, also have complications.

### **Qualifications**

The applicant, Mrs Stephanie Newell, has received training as a stud technician and will shortly receive formal certification. This will be made available to HDC on request.

A more detailed look:

- **Premature Foals:**

Foals born before 320 days are considered premature and may face challenges like difficulty regulating body temperature, weak immune systems, and a higher risk of infections. Foals born significantly before 300 days have a much lower chance of survival.



- **Normal Gestation:**

The average gestation period for a mare is around 340 days, but can range from 320 to 370 days.

- **Post-Term Foals:**

Foals born after 360 days of gestation can also have challenges, possibly related to placental problems or developmental issues from being in the womb too long.

The last part of a mare's gestation, roughly the last 90 days, is critical for foal development, with the foetus gaining approximately one pound per day. This period also sees significant growth in size and weight, with the foetus reaching around 76-147 cm and weighing 30-60 kg by the end of the term. Mares may also show signs of distress or lethargy during this time.

In summary:

- **Third Trimester Growth:**

The final trimester, roughly from day 226 to birth, is characterized by rapid foetal growth

- **Weight Gain:**

The foetus gains weight at a rate of approximately one pound per day during this period.

- **Size Increase:**

The foal's size increases significantly, with the final size often reaching 76-147 cm and weighing around 30-60 kg.

- **Mare's Behaviour:**

Mares may display signs of distress, lethargy, and reduced appetite in the last part of pregnancy.

- **Key Considerations:**

This stage also sees an increase in the risk of complications like placental insufficiency or dystocia (difficult birth). Close monitoring of the mare is crucial during this time to identify any signs of distress. It is important that they are supervised, and someone is always present for any sudden or urgent treatment which is sometimes life saving for the mare and foal

## Breeding of Alpacas:

Alpaca do not have a specific breeding season; they are induced ovulators, meaning the act of mating triggers ovulation. This allows breeding to occur at any time of the year. Alpaca females are generally ready for breeding around 14-18 months old, while males typically mature at around 2 years



A more detailed look:

- **Induced Ovulation:** Unlike many other animals, alpacas are induced ovulators. The male's "ogling" sound during mating stimulates the female to ovulate.
- **Year-round Breeding:** Because they are induced ovulators, alpacas can be bred at any time of the year.
- **Gestation:** The average gestation period for alpacas is 11.5 months but can range from 11 to 12 months.
- **Cria:** Alpacas typically have one baby, called a Cria, each year.
- **Re-mating:** Female alpacas can be re-mated 10-14 days after giving birth.

## Security:

Protecting livestock, horses, alpacas and or valuable equipment and machinery from theft or vandalism which over the last 2 years has proven to be high risk at this stud, with several reported incidents to the Sussex Rural Police team.

- **Responding to emergencies:** Response to rare events like flooding, fire, power cuts, and injury to livestock or equines can depend on rapid intervention by an on-site worker.
- **24/7 operations:** During foaling or rehabilitation of a horse for medical purposes (not merely for retraining).

## Details of the daily operations:

1. Feeding
2. Mucking out the stables and barn areas
3. Hay distributed
4. Grooming of animals (this includes shearing, clipping and washing)
5. Administering medication
6. Administering other medical care
7. Cleaning of external areas e.g. sweeping yard and fields
8. Turning in and out of the horses, and moving of the sheep and alpacas
9. Water supply/filtration checks
10. Perimeter checking mainly for damaged fencing/repairing
11. Completing reports and paperwork
12. Liaising with clients and vets
13. Exercising of animals
14. Changing of rugs/fly masks etc
15. Completing checks over all the animals for sickness, injury or and abnormalities



## Justify the need for a full-time worker:

1. Security
2. Health and Safety
3. Welfare of the animals
4. In the event of emergency fire/flood/power cuts and acts of god

## Financial Viability:

- **Establish business longevity:**

We have been running on a much smaller scale without the 'AI' and covering of mares on our farm. Now we have the planning application approved and building going ahead, allowing us to expand, we expect to increase our turnover and production by 85%. We have proven our ability to breed and look after the horses and alpacas and will continue to do so with our expansion, offering more services with a professional approach and facilities. I have been involved with breeding horses in Greece as well as the UK for over 20 years, and have the support of the local vet and our onsite stud vet

- **Demonstrate current financial stability:**

We have been able to support ourselves financially even with the additional expense of rental to secure more land. Money has been invested back in to the business, it has no debt and is growing in reputation and popularity.

- **Show the potential for future profitability:**

Attached is the business plan used for Limekiln Farm's application for the barn, stables and school. We have also added the plan with the 'AI' from the horses' breeding

- **Justify the dwelling size:**

For accommodation for two staff members, legal requirements typically focus on ensuring a safe, healthy, and habitable environment, including minimum space requirements and separate sleeping quarters. Specific regulations may vary by location, but generally, accommodation should provide a suitable living space with access to sanitary facilities and essential services, for example cooking and clothes washing.

## Key Legal Considerations:

- **Minimum Space:**

Each staff member should have a reasonable amount of space, with guidelines suggesting a minimum of 4-5.5 square meters of floor space per person in a shared accommodation.



- **Sleeping Quarters:**

Accommodation should be divided into separate sleeping quarters, ideally with a maximum of two people per compartment.

- **Sanitation:**

Adequate toilet, handwashing, and shower facilities should be provided and readily accessible.

- **Safety:**

The building should be structurally sound, and fire safety measures, including adequate escape routes, should be in place.

- **Maintenance:**

Accommodation should be maintained in good repair and clean working order, including windows, appliances, and common areas.

- **Cleanliness:**

The accommodation should be maintained in a clean condition and refuse storage must be provided (re-cycled and other).

- **Accessibility:**

The accommodation should be accessible to all staff, including those with disabilities, and reasonable adjustments may be required to meet specific needs

With 2 staff members the accommodation should provide the following:

1. 2 bedrooms (1 each)
2. Bathroom with toilet and shower
3. Utility room to clean clothes and store work clothes and shoes/boots keeping the rest of the dwelling clean
4. Kitchen and communal area

Additional needs:

- Office – to store legally required medical records, animal passports and other confidential items
- Medical room – for medicines for the horses and storing the sperm of the stallion in a controlled temperature with special medical fridges, and a machine to freeze and defrost the sperm ready for ‘AI’

We have added the office to the dwelling for security and as a necessity to the stud facility, not included in the planning application for Limekiln Farm. ( Horsham ref. DC/23/1325) To include an office in the dwelling ensures added security and an independent door for accessibility for clients and meetings to be held to discuss the breeding program etc

### 3. Supporting Evidence:



- **Design and Access Statement:**

We have a Design and Access Statement. It is a separate document included within the planning application.

- **Business Plan:**

A detailed business plan outlining the operations, financial projections, and future development plans has been included in the application.

- **Local Planning Policy Review:**

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Horsham District Council local planning policies and guidelines

Policy 20 considers rural workers' accommodation and states that:

*"Outside the defined built-up area new housing for rural workers will be supported provided*

*that:*

*1. there is a functional need for the dwelling and the occupation of the dwelling is to support*

*the established business use.*

*2. evidence is submitted to demonstrate the viability of the rural business for which the housing is required.*

END/23-05-2025