CAMELIA BOTNAR FOUNDATION

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Charitable Incorporated Organisation No. 1191611

Re: Clockhouse Farm – Planning DC/26/1212

8th October 2026

Dear Tamara

To assist you in understanding the background to our application.

The Camelia Botnar Foundation was founded by Octav Botnar in 1979 following the death of his daughter Camelia, acquiring the main site HQ called Ivories and subsequently further land and buildings locally in Cowfold were acquired, which now total c.505 acres and includes livery yards, farm buildings, farmland and residential property.

The Foundation acquired Clockhouse farm with approx 60 acres of land in the mid 80's and at the time it was rented for the sum of £3,700 to a nearby farmer for his additional cattle grazing and silage production on a long term lease. The farm buildings and barns, as evidenced in a portfolio assessment were in better condition at the time of an appraisal in 2008 than they are currently, regrettably repairs and tenant maintenance were not effectively dealt with by our predecessors at the time.

Following the tenants departure in 2015 the farm was offered by our agents for rent and new cattle farming tenants were found and a 10 year lease was agreed, however the internal brick built buildings were of an insufficient size and of a poor design to be included within the tenancy as to be economically of any importance or significance in the rearing of cattle.

The brick built buildings are a mix of cattle areas and smaller stabling probably for equine use. So these buildings have been unoccupied for at least 11 years and as such, being open to the elements, and having no effective maintenance, they have become poor in condition in places with no feasible rental features that our commercial agents could place on the open market 'for rent'.

It is as farm deemed now too small for commercial use and indeed our current tenants of the associated land have invested into purpose built buildings on their own farm that are fit for purpose for cattle farming.

The Foundations main base at Ivories has numerous outbuildings and workshops for the training facilities we offer to our young people and sadly due to the location of the farm there have been no logical or economic reasons to try and repurpose these buildings into any viable use for their training.

The advice recently received to relocate one of the barns into another field location has now been approved by Horsham and this project will commence next year as single barn use for storage or potentially other uses, has we have been informed by agents easier to achieve and provides also another opportunity if the Foundation wish to utilise it, as it is almost opposite our own Garden centre.

Our planning advisor and architects we believe have conceived a very good balance for the application by utilising the brick built stables to be converted into much needed residential accommodation with newly built commercial buildings at the very rear of the site, which will attract local employment opportunities. The planting scheme and BNG have been carefully thought through along with vehicle access, car parking and outside space for the enjoyment of the occupiers with a variety of views of the adjoining countryside.

The Foundation is not immune to rising costs that now affect every individual, business and organisation, and therefore gaining a planning consent will allow the essential investment into regenerating this site and unused farm into a residential/commercial part of semi-rural Cowfold, and once the residential properties and commercial units are let, they will produce an additional income stream, which will be a major financial boost to the upkeep and running costs of the Foundation's running costs, which have risen substantially.

Yours sincerely
For and on behalf of the Camelia Botnar Foundation

[redacted]

Ellis Rodda
Property & Development Manager