Considerations

Whilst we have maximized the amount of safe available grazing on the holding by moving and installing fence boundaries, the site of the dwelling remains unusable. By virtue this area is incapable of a reasonably beneficial use in its existing state. It is classed by the Rural Payments Agency as "Permanently Ineligible" for the Single Payment Scheme. A previous purchase notice was defended on the basis that a prospective buyer would use the site either as pony grazing or as an ancillary storage area for manure or fertilizer. The arguments for the purchase notice were weak and unsupported. Any vet or animal welfare agency would confirm the area as unfit for grazing due the large expanse of concrete in the middle of it. This poses a hazard, particularly in wet and icy conditions. Broken or damaged limbs usually lead to the destruction of livestock. The storage of manure and fertilizer is not possible as rules regulating the run off of nitrates in to water courses and groundwater would forbid it, there is a run off drain located in the concrete area, (see DEFRA Code of Good Agricultural Practice 3.2 and 4.3 Manure Management Plan). Expensive farm machinery could not be stored there either. There would be no protection from the elements and no security from theft or damage. There is nothing contained within the TCPA 1990 that prevents the serving of further purchase notices.

We have overwhelming support from the local community. Every resident of Newbold Heath, that we have spoken to, have no objection and are in favour of the rebuilding of the dwelling. Newbold Verdon Parish Council have been consulted and again there was no objection to the proposal. The Government have announced that planning matters should acknowledge and involve the local community.

We currently travel by car to the site 3 or 4 times daily to check on the welfare and security of our animals and equipment. This equates to a minimum of 42 journeys per week or 2184 journeys per year. Living on site would reduce this number to nil and represent a substantial saving on fuel as well as reducing the associated pollution. Security is a major concern as we have suffered 2 instances of burglary.

The site has always been intended for and is already set up for residential use. No new means of access is required and the site already benefits from a supply of mains electricity and mains water as well as a cesspit, although the cesspit will need to be upgraded.

The rebuilding of the dwelling would provide work for local trades and businesses as well as releasing a family property within the village. It would also provide a job for a minimum of 1 self employed worker in agriculture setting up and maintaining a small holding.