



Our Ref: 5829kr-1 Add
Your Ref: 14/0034/FUL

13 June 2014

For the attention of Kimberley Rowley

Three Rivers District Council
Leisure and Environment Department
Three Rivers House
Northway
Rickmansworth
WD3 1RL

Dear Ms Rowley

Application No: 14/0034/FUL
Proposal: Retention of temporary mobile home for occupation by rural enterprise workers
Location: The Mulberry Bush, Dawes Lane, Sarratt

The following text should be seen as an addendum to an earlier response submitted to Three Rivers District Council on 27th May 2014 which concluded that the planning application for a temporary dwelling at *The Mulberry Bush, Dawes Lane, Sarratt* met the requisite tests for such an application; but that the information submitted in support of a permanent dwelling was not met. These conclusions were based on the information submitted to the Council with the two planning applications and supplemented with information gained at a site visit undertaken on 9th April, 2014. Since that time a further report (allied to site visits) has been prepared by Mr A Kernon of Kernon Countryside Consultants (KCC) in order to provide a second opinion.

Reading Agricultural Consultants' report of April 2014 concluded:

- the functional need to live on site to provide for the needs of poultry on the site is not in dispute - and this was wholeheartedly endorsed by KCC.
- the financial sustainability of the business had yet to be proved.

The financial sustainability assessment was based on the data made available at the time of drafting (April 2014) and was based on accounts data made available - by Mr Norris - to March 2013. Subsequently, KCC has been provided with further accounts data to March 2014 which seem to demonstrate farm (only) output profits of approximately £50,000 for the year to 2014, and £43,000 to the year to 2013 - both of which would be sufficient to meet the financial test for a permanent agricultural worker's dwelling.

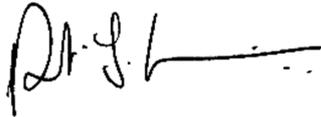
For the record, when I assessed the financial performance of the farm to y/e March 2013, in the absence of formal business accounts, I noted that although the business was growing the profit seemingly reported to HMRC in 2013 was only £18,856. I also noted that over the past four years the actual average profit (reported to HMRC) was £2,299 and would not have been sufficient to reward the owner with an income equivalent to the minimum wage.

However, the HMRC data that I relied upon was, in fact, entitled "*In Progress (1% complete)*" and perhaps should not have been considered the final figures; and thus the data Mr Kernon has seen is more robust.

Fundamentally, the new data provided to KCC demonstrates the continued soundness of the business, sufficient to meet the tests for a permanent dwelling at the farm.

I trust that this report will assist you in your deliberations.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Williams', with a long horizontal stroke extending to the right.

Peter Williams