

Outmarsh Farm – Planning Application Supporting Documents

Applicant: Robert Miles Vaughan

Site Address: Outmarsh Farm, Outmarsh, Semington, Trowbridge, Wiltshire, BA14
6JX

Appendix 1 – Functional Need and Planning

Justification Statement

Outmarsh Farm is a small agricultural holding under active development, managed solely by Oscar Vaughan on behalf of the landowner, Robert Vaughan. The enterprise currently includes sheep, goats, poultry, and several beehives, alongside a developing orchard producing apples and pears. The long-term aim is to establish a viable small-scale farm producing meat, eggs, honey, and orchard products for local sale.

The livestock and beehives require close and regular monitoring, particularly during lambing and kidding seasons and during adverse weather. Immediate on-site access is essential for animal welfare, security, and the effective day-to-day management of the land. The static caravan, which has been on-site since October 2024, provides the only practical means of ensuring a continuous on-site presence. It enables prompt response to emergencies, supports animal care during critical periods, and deters trespassers and predators — issues that have affected the property in recent years due to its proximity to the public road.

Access and Site Relationship

Although there is a farmhouse nearby, direct access between the house and the main fields is not possible. The two areas are separated by internal fencing and a steep embankment, with a small gate at the bottom that cannot be used by vehicles. There is also no permission to use the nearby bus gate, meaning that to reach the fields from the farmhouse requires driving the long way around — a journey of roughly ten to fifteen minutes each way, depending on traffic and conditions.

This access arrangement makes it impractical to manage livestock effectively from the farmhouse, particularly during lambing, bad weather, or emergencies. A future application may seek to reopen a historic gate to improve agricultural access to the site, but at present the caravan provides the only realistic solution for maintaining regular supervision of the animals and the land.

Functional, Welfare, and Security Need

During the last lambing period, Oscar stayed regularly in the caravan overnight to monitor the flock and provide assistance when needed. This direct, on-site presence proved essential for ensuring animal welfare. On several occasions, he was able to intervene immediately during birthing complications and to deter foxes approaching the poultry area at night — situations that would not have been manageable from the main farmhouse given the travel time and lack of vehicle access.

Sheep and poultry require daily checks for feeding, watering, and welfare, while the beehives and orchard also demand frequent attention during the season. Delays in attending to these tasks can lead to preventable losses or health issues. The ability to act quickly, particularly in emergencies or during extreme weather, is critical to maintaining animal welfare standards and a functioning agricultural business.

Security is an additional and serious concern. Over the past few years, there have been multiple burglaries at the farmhouse and outbuildings, resulting in the loss of tools and farm equipment. The caravan provides an essential visible presence on the land, acting as a deterrent to trespassers and protecting livestock, feed, and equipment from further theft or damage.

Robert Vaughan continues to operate a separate full-time business and is frequently away from the property. The agricultural enterprise is therefore managed entirely by Oscar, who requires on-site accommodation to carry out his responsibilities safely and effectively.

Visual and Environmental Considerations

The caravan is sited approximately 90 metres from the highway, well screened by existing trees and hedgerows. Additional native bushes are currently being planted to further enhance screening and biodiversity. The caravan is finished in neutral tones that blend with the rural setting. The siting is low-impact, fully reversible, and consistent with the agricultural use of the land.

Temporary Nature and Future Intentions

This application seeks retrospective permission for the static caravan for a temporary period of three years, supporting the continued growth of the agricultural enterprise. During this period, the business will expand its flock, increase poultry numbers, and strengthen local produce sales through farm-gate and community outlets. At the end of the term, the need for on-site accommodation will be reviewed in light of the farm's progress.

If the enterprise demonstrates sustained viability, a further application may be made for continued or alternative accommodation in conjunction with improved access arrangements.

Conclusion

This proposal represents a practical, proportionate, and fully justified measure to support a genuine and developing agricultural enterprise. It ensures animal welfare, provides essential site security, and enables effective day-to-day management of the holding. The development aligns with the National Planning Policy Framework (NPPF) and Wiltshire Core Policies CP34 and CP48, which encourage sustainable rural enterprise and temporary agricultural accommodation.

For these reasons, it is respectfully requested that temporary planning permission for a period of three years be granted for the static caravan at Outmarsh Farm.

Robert Miles Vaughan
Applicant and Landowner

Oscar Vaughan
Farm Manager and On-Site Resident

October 2025

Appendix 2 – Agricultural Business Plan and Supporting Statement For Temporary Siting of a Static Caravan (Three Years)

1. Agricultural Registration

The holding is officially registered with the Rural Payments Agency (RPA) and DEFRA:

County Parish Holding (CPH) Number: 45/176/0378

Single Business Identifier (SBI): 2006442006

These registrations confirm that the holding is recognised for the lawful keeping and movement of livestock under DEFRA regulations, and that it operates as a legitimate agricultural enterprise.

2. Current Agricultural Operations

Over the past year, the following operations have been established and managed on the land:

- Livestock: 15 sheep and 2 goats
- Poultry: 20 laying hens
- Beekeeping: 3 active hives
- Orchard: A mixture of apple and pear trees

These activities have formed the foundation of a developing agricultural business. I have already invested in livestock, fencing, feed, and infrastructure, and continue to expand the operation year by year towards full-time viability.

3. Three-Year Development Plan

Year 1

- Expand to 20 breeding ewes, producing around 30 lambs annually, generating approximately [REDACTED].
- Increase poultry operation to 60 laying hens, producing roughly 300 eggs per week, generating around [REDACTED].
- Grow to 4 beehives for honey and wax products, producing an estimated [REDACTED].
- Begin regular local sales through farm gate, small shops, and community markets.
- Establish rotational grazing to improve soil and pasture health.

Estimated Year 1 estimated annual income: [REDACTED]

Year 2

- Increase flock to 25 breeding ewes, producing around 40 lambs annually, worth approximately [REDACTED].
- Expand to 70 laying hens, producing roughly 350 eggs per week, generating around [REDACTED].
- Maintain 5 beehives with improved yields, generating approximately [REDACTED].
- Set up a small farm-gate stall or mobile unit for eggs, honey, and orchard produce, adding around [REDACTED].
- Continue investing in fencing, water systems, and equipment to support long-term growth.

Estimated Year 2 estimated annual income: [REDACTED]

Year 3

- Reach 30 breeding ewes, producing around 45 lambs, with a mix of direct and liveweight sales, generating approximately [REDACTED].
- Maintain 80 laying hens, producing up to 500 eggs per week, generating around [REDACTED].
- Operate 6 beehives for honey and wax production, producing approximately [REDACTED].
- Expand orchard output with seasonal produce and value-added goods such as jams, chutneys, and beeswax items, generating approximately [REDACTED].
- Supply local shops and markets directly to increase margins and introduce small-scale farm experiences such as honey tastings or farm visits, contributing around [REDACTED].

Estimated Year 3 estimated annual income: [REDACTED]

By the third year, the holding is expected to provide a full-time workload and generate a sustainable income, demonstrating the clear need for on-site accommodation to manage and grow the enterprise effectively.

4. Need for On- Functional Site Resident

A full-time on-site presence is essential for the proper running of the holding.

- Animal welfare: Lambing requires supervision around the clock, and prompt intervention can mean the difference between life and death for ewes and lambs.
- Security: Livestock, poultry, and equipment are vulnerable to theft and predation
- Daily management: Feeding, watering, egg collection, and animal checks are required every day
- Emergencies: Quick response is often needed for lambing complications, illness, or extreme weather Staying on-site will allow me to manage these responsibilities effectively and safeguard the welfare of the animals.

5. Summary and Conclusion

This plan outlines how I intend to grow the holding into a viable, full-time agricultural enterprise over the next three years. The proposed temporary siting of a static caravan is essential to manage the holding properly, maintain animal welfare standards, and ensure the continued development of the business.

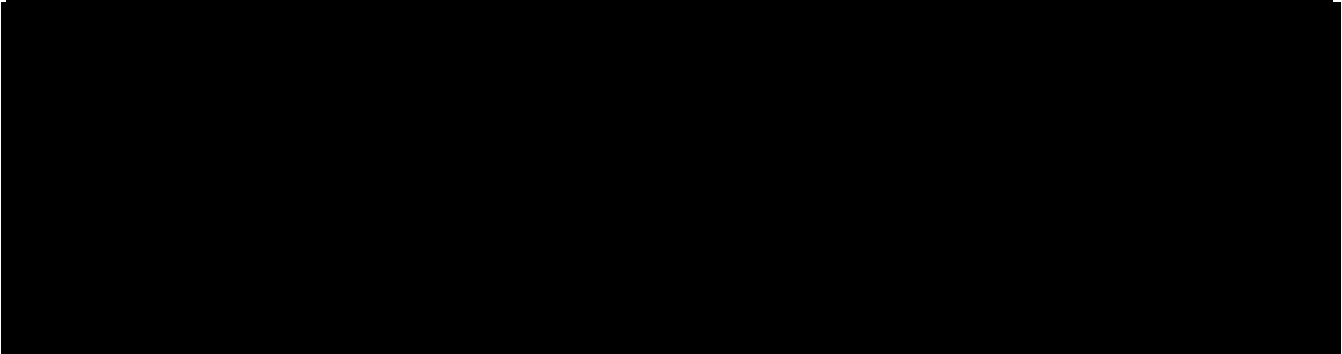
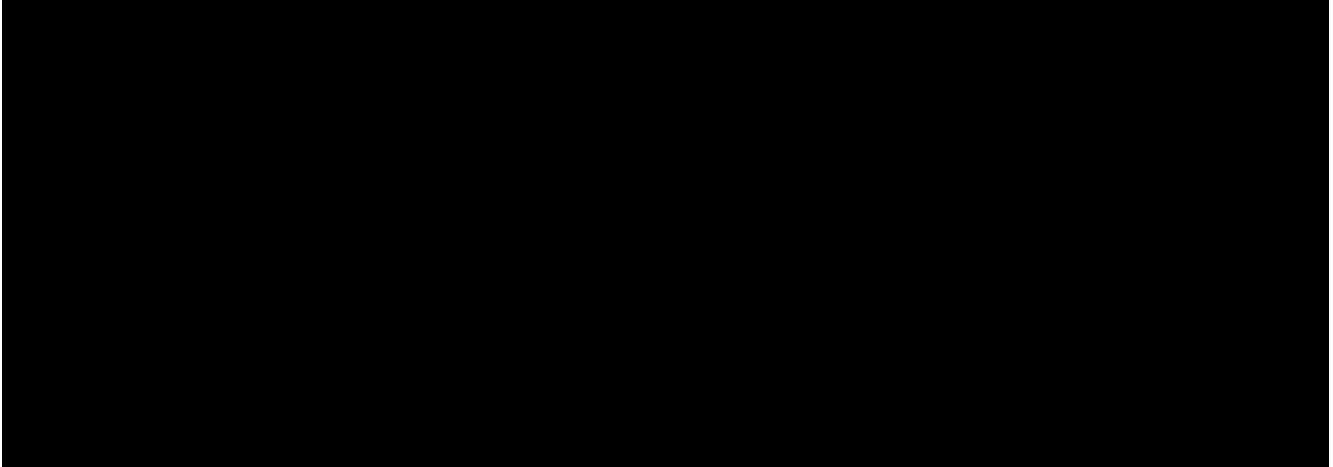
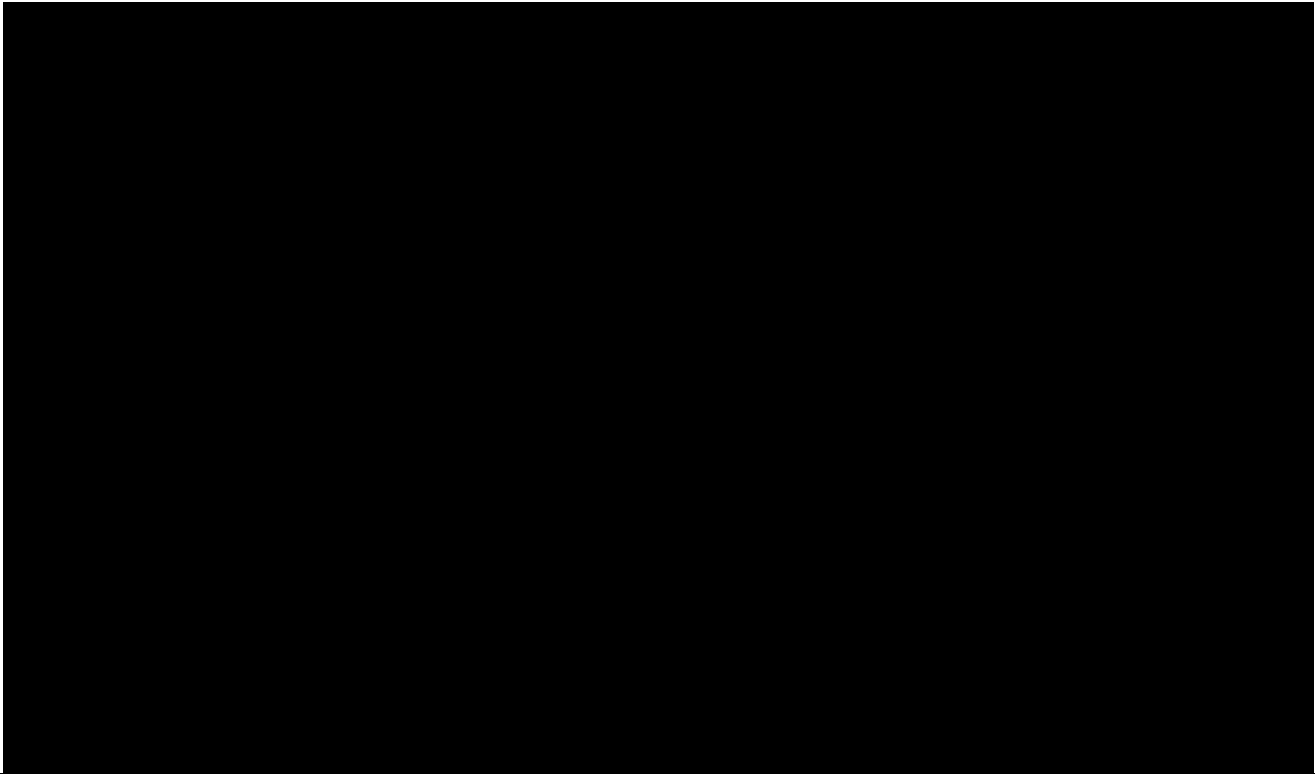
My goal is to build a small but sustainable farming operation that contributes to local food production, supports biodiversity, and aligns with Wiltshire's rural planning policies.

Statement of Intent

I am fully committed to developing this holding into a full-time, self-sufficient agricultural business. Temporary on-site accommodation is essential to achieve this goal and to ensure the proper welfare of the animals and the success of the enterprise.

Appendix 3 – Receipts and Supporting Evidence

Farm Receipts



Images of the Caravan





