

Application APP/22/00406 The Cow Pen, Manor Farm, Manor Road, Hayling Island, PO11 0QW

The applicant is applying for Class E Office use on a redundant farm building.

The building was once used to house cattle. Manor Farm ceased trading as a Dairy in the 1990's and the building is no longer required or suitable for the current Arable operation that exists today.

It is also important to recognise that many farms today rely on income from Diversification projects to support the farming business. Manor Farm is one such farm.

It is recognised that Hayling Island has very little in the way of good quality office space to rent which prohibits business growth and employment. Local people are forced to travel off the Island to work.

The proposed development would join several existing units, let on long term Leases, at Manor Farm that already provide job & business opportunities for local people.

A security gate controls access into the farm site. The security gate only allows access between the hours of 7.30am – 7.00pm Monday to Friday. Weekend access is by prior arrangement with the owner only. The proposed office building is located within the farmyard which is secured by CCTV.

The owner lives on site and personally selects Tenants with low impact businesses to minimise noise and traffic movement. Businesses with heavy traffic use or large visitor/customer numbers would not be considered. Restrictions and opening hours are clearly outlined in the Lease terms offered to prospective Tenants.

It is proposed that the office will accommodate approximately 8 people during normal working hours of 8am -6pm.