

**Request for Further Information**

**Local Review Body Reference 13/0002/LRB**

**Business Case for locational and operational need for a house  
development on the proposed site at Arduaine Farm**

**28<sup>th</sup> May 2013**

Arduaine Farm is run by the applicant and his wife, Mr and Mrs Campbell alongside Arduaine Farm Services Ltd, a family contracting business which operates from the farm premises. Mr and Mrs Campbell currently reside with their two sons in a property in Arduaine, about a kilometer along the A816 main road from the yard at Arduaine Farm. Administration of the business is carried out from a home office in their current residence.

Arduaine Farm Services Ltd is a successful contracting company specialising in the installation and servicing of private water supplies. It was established by the applicant in 1997 and over the years has installed and maintained a significant number of private water supplies in the Argyll and Islands area. Originally started to supplement the farm income, over the years it has grown into a significant business in its own right now providing the family with it's main source of income. The business currently employs three full time employees and provides an important local service installing and maintaining a large number of commercial and domestic water supplies in the area. In recent years the company has carried out a substantial amount of work in association with Argyll and Bute Council's grant scheme aimed at improving the quality of existing private water supplies in the area.

The company owns and operates a wide range of vehicles, plant and equipment which are required to carry out these operations. When not in use these are stored in the farm yard or adjacent shed. Because of the specialist nature of the work, a wide range of parts and materials are held in stock to ensure the company can provide a quick and efficient service. As a consequence of this, the business receives regular deliveries to the farm and current arrangements demand several trips to and from the farmyard each day to facilitate this. Although the applicant's residence and office are not a huge distance from the farmyard, travelling back and forth still requires the use of a vehicle and the interruption to the workflow is disruptive and time consuming. This all results in a less efficient operation.

In addition to land based equipment, the business also maintains a motor boat which is used regularly to service and repair water supplies in island locations, which are difficult, costly and time-consuming to reach by road and ferry. When not in use, the boat is kept on a mooring adjacent to the slipway on the north shore of the farm. A storage area and shed at the slipway house additional tools and equipment.

The lack of a permanent on-site presence at the farm makes it more difficult to ensure adequate security for vehicles, premises and contents which now have substantial value. This situation is aggravated by the farmyard's location adjacent to the main A816 road.

Arduaine Farm Services Ltd recently identified the installation of small scale wind turbines as a potential business opportunity. The company's established customer base matches the key target market for this technology. The skills, plant and equipment required to undertake this type of work broadly exist within the company and operating in this new market sector complements the existing business. The company is now embarked on a "wind and water" strategy as detailed in the attached business plan summary. This diversification into the wind energy market is proving successful and has compounded the logistical problems previously described.

The proposed site for the new farmhouse is located a short walking distance from the existing farmyard and buildings. The applicant wishes to construct a high-quality, modern home which will not only meet the needs of his growing family but go on to serve future generations on the farm. An office facility would be incorporated in the design of the house to enable the farm and contracting business to be run more efficiently from a single site.

The applicant believes that consolidating his living and working arrangements on the same site by establishing a new family residence on the farm, provides the best all round solution to the problems currently experienced and will ensure a stable platform on which to continue to build and expand his business. Establishing a central farm residence would also be highly beneficial to the farming operation.

Mr Campbell believes his current personal and business circumstances provide a credible claim of operational and locational need for the proposed new farmhouse on the identified site.

J.R.Litster 28th May 2013