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Your Ref: NYM/2018/0835/OU

Our Ref: R 2186

8 March 2019

National Park Officer
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

NYMNP

11/03/2019

For the attention of Mr Chris France

Dear Mr France

NEW FARM HOUSE AT FOX HOUNDS FARM HIGH KILBURN

Further to our useful site meeting on Tuesday with my client, Mr Paul Dean, I now enclose a copy of the extra information you requested on the tenure of part of the holding. This is in the form of an 'appendix' to the report prepared last year by Duncan Winspear of Savills.

Mr Dean has a good relationship with his main landlord (who sold him the land and buildings at what is now known as Fox Hounds Farm), and has rented land from him for over six years. Since establishing the business Mr Dean has discussed with the landlord the possibility of at some time buying the rented land. You will see from the enclosed details that should the situation arise, then Mr Dean would have the financial means to buy the land.

As we discussed on site, the soon to be constructed general purpose farm building will add to the flexibility of the farming enterprise. Details of various farming options are shown in the table on page two of Mr Winspear's report.

I hope that with this additional information you will be able to recommend the approval of this application. As was explained to you on site, the Parish Council's comments on the application do not take on board your specific policies relevant to the consideration of the proposal. I trust, therefore that the application can now be determined via the scheme of delegation as Mr Dean is hoping to make some progress on the matter as it is now over seven months since I submitted the pre-application enquiry. Should you have any further query, please do not hesitate to get in touch.

Yours sincerely

Paul Elm

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Copy to: Mr Paul Dean

Appendix 1

To Agricultural Appraisal for a New Dwelling at Fox Hounds Farm, Kilburn (October 2018)



Fox Hounds Farm, Kilburn

1. Background

- 1.1 Further to the report we produced in October 2018, Mr Dean has asked for a number of points to be expanded upon to aid with the understanding of how his farming business is structured, this is detailed in the following paragraphs:

2. Long Term Nature of the Farming Business

- 2.1 The land that is rented is done so on a rolling annual basis, such agreements are common particularly in the grassland areas of North Yorkshire. The agreements Mr Dean has, have been rolling on for over 6 years, and generally in the sector the sudden ending of such an ongoing business relationship would be very unusual. Additionally Mr Dean has a very good relationship with his main landlord, which gives the business a good level security in terms of the land base farmed.
- 2.2 Mr Dean has had discussions with his landlord about the possibility of purchasing the rented area, and Mr Dean's accountant has confirmed that the applicant has the financial means to make this purchase. This further aids the relationship with the landlord and adds increased certainty to the area farmed.
- 2.3 Although it would be very unlikely that there would be a reduction to the area farmed, Mr Dean has been adding to his business to ensure that any change to fields grazed would have minimal impact on the farm enterprise.
- 2.4 This adaptation includes gaining planning permission for a general purpose livestock building at the farm site. The permission is for a building with 756 metres of floor area. This additional shed will give the business a lot of flexibility and would mitigate the unlikely loss of rented land.

Fox Hounds Farm, Kilburn

- 2.5 The table below details the gross margins this shed could generate if either used for growing cattle or “Bed and Breakfast” pigs. As a comparison the gross margin income earned from the rented land (which broadly equates to the sheep flock) is also shown:

Shed Potential Gross Margin						
	Floor Area m2	Floor Space per Animal	Number of Animals	Batches Per Year	Gross Margin £ per Animal	Total Gross Margin £
Finishing Cattle	756	6	126	1	150	£18,900
B&B Pigs	756	0.7	1080	4	6	£25,920
Sheep Gross Margin on Grass			Number of Animals	Batches Per Year	Turnover £ per Animal	Total Gross Margin £
Breeding Sheep			240	1	65	£15,600

- 2.6 In the unlikely scenario that the business lost the use of all of the rented land, the new shed would allow either finishing cattle or pigs to be kept, both these enterprises have a higher gross margin than the sheep flock on the rented area.

3. Reports by Other Advisors

- 3.1 In 2017 Fraser Hugill undertook a review of the business in connection with the planning permission for the general purpose shed. Mr Hugill concluded the business was both financially secure and had a long term future. This is further confirmed by the granting of the planning permission for the shed, and the expansion of the business since 2017.

4. Conclusions

- 4.1 The business has a secure long term future, the fact that the core of 65 acres of land, plus buildings is owned gives it a strong asset base. The annual rental agreements have been rolling on now for six years, which demonstrates the strength of the relationship with the landlord. The financial ability to buy the rented land further adds to this security. In order to mitigate the small risk of their being a change to the rented area, Mr Dean has obtained planning permission for a general purpose livestock shed. The enterprises that could be run in this shed such as Bed and Breakfast pigs or finishing cattle would generate a greater gross margin than the ewe flock currently does on the rented land, and both these enterprises are less weather dependant than a sheep flock. Therefore any risk of a change in land area would not impact on the business’s financial sustainability.

Duncan Winspear • BSc (Hons)
Farm Consultant (Associate Director)

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11/03/2019

Fox Hounds Farm, Kilburn



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savills.co.uk

