

NYMNP

12/04/2019

**From:** Duncan Winspear  
**Sent:** 12 April 2019 09:34  
**To:** Jill Bastow  
**Cc:** Paul Elm; Paul Dean  
**Subject:** Fox Hounds Farm, High Kilburn

Dear Jill

Further to the correspondence you have received regarding the planning application at Fox Hounds Farm, High Kilburn by Paul Dean and his planning advisor Paul Elm,

Please see the attached further information regarding the farming enterprise

If you need any further details please let me know

Best regards

**Duncan Winspear BSc(Hons) Agriculture**  
**Associate Director**  
**Food & Farming**

River House, 17 Museum Street , York, YO1 7DJ



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Before printing, think about the environment

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# Appendix 2

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

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## Fox Hounds Farm, Kilburn

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### 1. Background

- 1.1 Further to the report we produced in October 2018 and Appendix from March 2019, Mr Dean has asked for a number of points to be expanded and clarified to aid with the understanding of how his farming business is structured, this is detailed in the following paragraphs:

### 2. Business Strategy

- 2.1 The focus of the business is adding value to grazing livestock, by taking animals through to being finished and then niche marketing as much of the produce as possible. (For clarity the reference to B&B pigs and finishing in the March 2019 Appendix 1, was in response to questions regarding options for the business in the unlikely scenario that some of the grazing land used, became no longer available).
- 2.2 The business is relatively young, therefore the initial focus has been to add value to the premium cattle enterprise, which consists of the Wagyu herd. This has been achieved through the supply of Wagyu meat to a number of "high-end" restaurants and retailers. One highlight of the Wagyu enterprise was that Mr Dean's sirloin beef was very successfully used on the BBC's "Great British Menu" and referred to as "probably the best steak in the country" by judge Oliver Peyton. The customer base includes "high-end" restaurants and retailers through the UK, from Edinburgh to London, including local enterprises such as the highly rated Black Swan in Oldstead run by Tommy Banks.
- 2.3 Additionally, the business markets successfully through the use of a website - <http://www.oldsteadwagyu.co.uk> - and social media such as Facebook. These generate a range of organic enquiries and creates brand awareness.
- 2.4 In order to produce the highest quality beef, the animals are slaughtered locally at Horners abattoir in Kilburn, less than 1 mile away, resulting in nearly zero food miles. The ability to avoid undue stress in turn adds to the eating quality, which also helps market the cattle.
- 2.5 Once each carcass is produced by the abattoir it is assessed by Mr Dean to see which customer would be the best option for the meat. Therefore the price achieved for each Wagyu animal does vary, but typically prices per head equate to £4,000 to £6,000, which is three times the value of normal commercial cattle. A small number of the cows that don't quite reach the standards set by Mr Dean are bred to a pedigree Blonde d'Aquitaine bull, rather than Wagyu, with the offspring being sold as commercial beef animals. The Blonde cross animals do aid business cash flow, as they finish earlier than Wagyu animals that make up the majority of the growing cattle.

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- 2.6 A key aspect of the premiums that Wagyu beef achieves is due its high level of intra-muscular marbling compared to other breeds. In order to ensure this aspect of the Wagyu herd continues to improve Mr Dean has had his animals ultrasound scanned so they can be scored for marbling, and those animals that have good levels are actively selected for when making breeding decisions.
- 2.7 As the business develops, Mr Dean will look to also niche market the lamb produced by the sheep flock. When Mr Dean obtained planning permission for a shed in 2017, he was running a Manx Loughton flock. This breed are hardy, but unfortunately do not achieve the size in terms of carcass weights that consumers and buyers are looking for. Therefore in order to provide what consumers want, the main breeds now used are either Suffolk or Texel cross ewes (bred from a Mule). A pedigree flock of Bleu de Maine sheep has also been established as a further way of adding value to the livestock on the farm, and to provide tups to go onto the main ewe flock.

### 3. Investment in the Business & Building of the New Shed

- 3.1 The strategy to continue to develop the business is confirmed by the investments made in livestock and machinery over the last 3 years, these include but are not exhaustive to:
- A Kuhn Euromix diet feeder for £5,250
  - A Fendt tractor for £35,000
  - Can-Am quad bike for £5,900
  - Wagyu cattle and AI straws
  - A pedigree Blonde d'Aquitaine bull for £3,000
  - 15 Bleu de Maine sheep for £7,500
  - Switch from Manx Loughton to Suffolk and Texel cross ewes
- 3.2 Mr Dean has not yet built the shed he was granted planning permission for in 2017. The reason for this are that he wanted to ensure the adjustments he made to sheep breed were successful, which he is now confident they are. In addition, some maps show a path line through the site of the proposed shed, which contradicts the National Park's on site signage. Mr Dean wants to seek clarification on the route before starting the work. Mr Deans bank confirm that funding is in place for the shed.

### 4. Clarification on Land Area and Livestock Numbers

- 4.1 The land areas detailed in our previous report and those mentioned in the design and access statement vary slightly, the reason for this is the information on land areas was from outline discussions with Mr Dean. The tenancy agreement and landownership data has now been double checked, and the area of rented land is 116.81 acres and the area of owned land is 69.84 acres, giving a total holding size of 186.65 acres.

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- 4.2 There was also some variation in livestock numbers between the data used for the 2017 shed planning application and the October 2018 report, this is due to the change in sheep breed and natural fluctuations in numbers. In the 2017 shed application, a total of 1,000 sheep is mentioned, this was made up of 500 Manx Loughton ewes and approximately 500 lambs. The switch to Suffolk and Texel cross ewes has reduced the total number of breeding sheep to 240 ewes plus 6 tups, this is because these new animals weigh typically twice as much as the Manx Loughton, so cannot be stocked at such a high rate per acre. However they have a better lambing percentage and heavier lambs, so the total weight of ewes on the farm and lambs produced (which is the key aspect of stocking rate on a pastoral system) is broadly the same. As shown below:

	Sheep Breed	Number of Ewes	Number of Lambs Produced*	2017
<b>2017</b>	Manx Loughton	500	500	
	Animal weight kg/ head	40	30	<b>Total Kg</b>
	Total Live weight of Sheep kg	20,000	15,000	<b>35,000</b>
	100%* lambing typically			
	Sheep Breed	Number of Ewes	**Number of Lambs Produced	2019
<b>2019</b>	Suffolk & Texel X	240	384	
	Animal weight kg/ head	80	42	
	**160% lambing			<b>Total Kg</b>
	Total Live weight of Sheep kg	19,200	16,128	<b>35,328</b>

- 4.3 Overall cattle numbers have increased since the 2017 report regarding the shed, as detailed in the table

	2017	2018
Breeding Cows & Heifers	30	33
Calves under 12 months	20	21
Stores 12 months plus	5	7
Bulls	2	2
Total	57	63

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**Duncan Winspear**  
Farm Consultant (Associate Director)



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