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CHARTERED TOWN PLANNER & ARCHITECTURAL DESIGNER

15 Crabmill Lane Easingwold York YO61 3DE

Our Ref: R 2186

19 December 2018

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

Dear Sir

**OUTLINE APPLICATION FOR THE CONSTRUCTION OF A FARMHOUSE AT
FOX HOUNDS FARM HIGH KILBURN**

Please find enclosed a completed set of application forms and supporting documentation in connection with the above proposal.

The application has been submitted following a pre-application site meeting with Mrs Jill Bastow, and the applicant has then discussed the matter in detail with Mr Duncan Winspear of Savills Food and Farming Department. A copy of his agricultural appraisal is included with the application.

Whilst the application is in outline form, it is my client's intention to use the existing field gate as the point of access to the site. The house plot will be delineated by a post and wire stock proof fence, on the garden side of which will be planted a hedge of mixed species. This will be made up of 60% Hawthorn; 20% Blackthorn; 10% Holly; 5% Field Maple; and 5% Dog Rose. These will be 40/60cm whips planted in two rows at 30cm centres, four plants per metre – staggered. This should create a traditional hedge to match adjacent ones on the farm.

My client accepts that the house will be built of stone under a roof of clay pantiles, and all other matters will be determined at the detailed stage, should he be successful with this outline application.

Should you have any query, or require further information in connection with the application, please do not hesitate to contact me.

Yours faithfully

Paul Elm

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Design and Access Statement

Outline application for the construction of
a farmhouse
at Fox Hounds Farm
River Lane
High Kilburn

November 2018

Paul Elm
Chartered Town Planner



Background

After farming in Scotland for a number of years Mr Dean moved back to Yorkshire to be closer to his family. He purchased a house at the northern end of Oldstead and rented some land nearby. The traditional farm buildings associated with the unit had been sold off to be converted to residential use, and the farmland split up.

Due to a change in the circumstances of his landlord, the tenancy of the rented land came to an end.

Farming can be a very indefinite business at times, and it can be difficult to put together a new enterprise once an old one has been fragmented. However, from the enclosed appraisal you will see that Mr Dean has managed to piece together a viable business on land owned (85 acres) and rented (120 acres).

He purchased the block of land and a range of modern farm buildings off River Lane, to the south east of the small village of High Kilburn. The farm currently runs to 205 acres of grassland to support a suckler herd of Wagyu cattle and a herd of breeding sheep.

Planning permission for the construction of a general purpose farm building was obtained last year.

To maximise the potential of the business it is now essential that a farmhouse be built at the holding to facilitate the efficient tending to the livestock and ensuring as much as possible the security of the unit. As well as unfortunately suffering a string of thefts over the last few years, there have been several instances of stock wandering off after field gates have been left open by walkers.

The site for the house

Looking for a suitable site for the dwelling was the subject of a 'pre-application enquiry' (Your Ref: NYM/2018/ENQ/14606). At the subsequent on-site meeting it was agreed that the most appropriate location for the house was in the field immediately to the north of the farm yard. It was accepted that there should be a small buffer area between the proposed site and the farm buildings to allow for any possible new/replacement buildings.

A house in this position would be between the farm and the public road, so it would offer an element of security. It would be possible to see the yard and a large area of the farmland from the house.

There is an existing field gate which could be used to provide the access to the house plot. The field boundaries around the holding are mainly mature mixed hedges. It is proposed that the boundaries around the house plot should be planted to match, largely of hawthorn but with an assortment of other indigenous species mixed in.

The agricultural case

It can be seen from the attached appraisal, prepared by Mr Duncan Winspear of Savills Food and Farming Development, that there is a recognised essential need for a dwelling at the holding to allow for the efficient tending of the stock at the farm and improving security.

The yard is now the hub of the enterprise which has been evolving over the last four years. Unfortunately it is remote from Mr Dean's house in Oldstead.

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Since setting up this stockbreeding business Mr Dean has worked tirelessly to increase its profitability, but this is now being threatened by the lack of a house at the yard to allow the safe supervision and security of the animals and the holding in general. On site supervision is essential to the future viability of the enterprise.

It can be seen from the Agricultural Appraisal enclosed with this application that there is currently more than 1 labour unit needed for the management of the stock. This will continue to increase as the number of animals kept at the farm rises to improve profitability and general efficiency.

General

The proposal is in line with central and local government guidance and policies relating to farming matters. These have been covered in the Agricultural Appraisal included with the application.

Mr Dean has gone about the establishing of the business at Fox Hounds Farm in a professional way, picking up the pieces of older farms in the area which have been broken up over the last few years. He has assembled a viable unit and managed to run it from his house in Oldstead, but has now reached the situation where he has to live at the site to ensure its growth and security.

R 2185

November 2018

Fox Hounds Farm, High Kilburn


Plan identifying owned land in red and rented land in blue

Not to scale

Owned

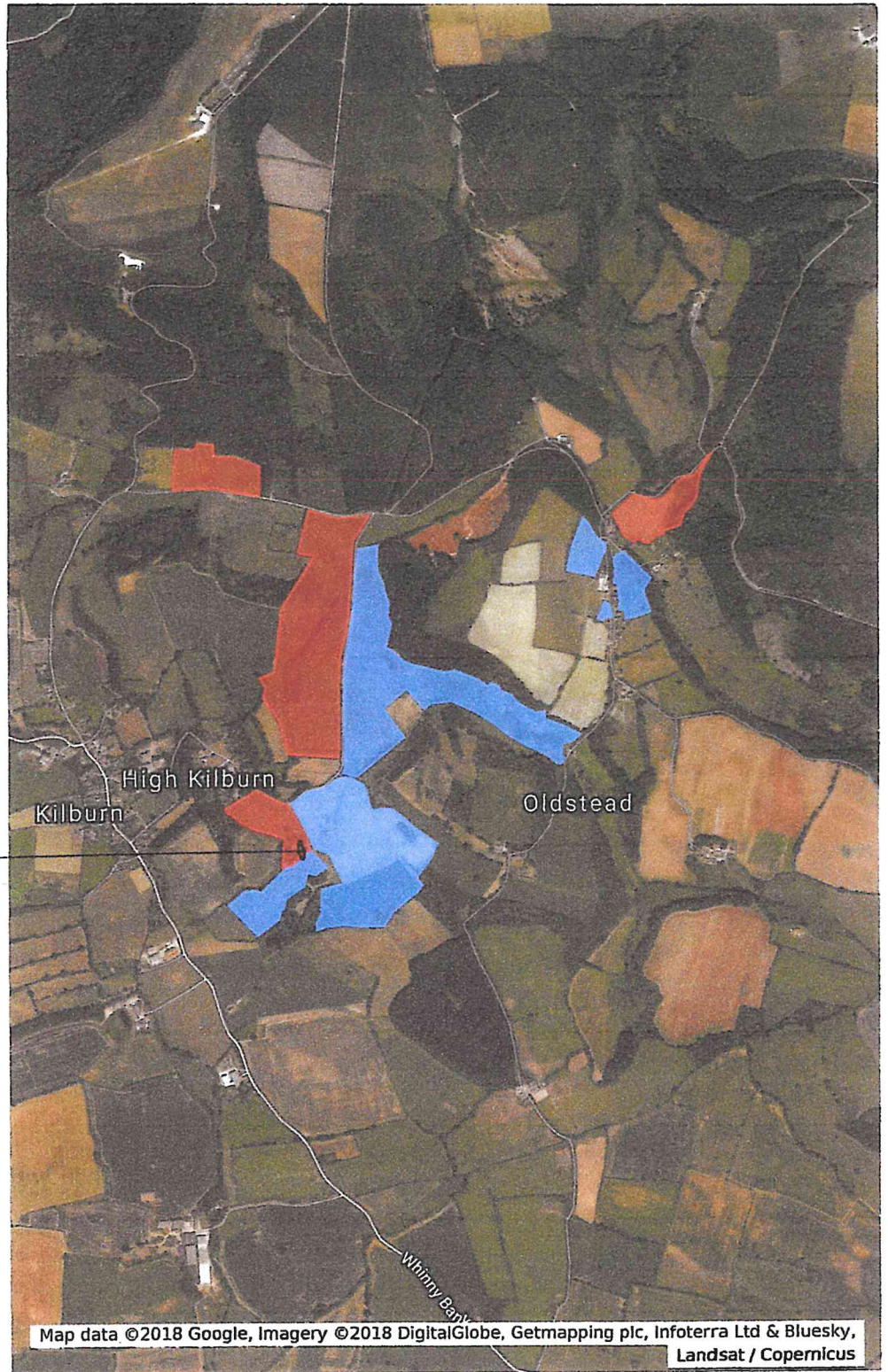
 All items

Rented

 All items

Land owned/rented.

Site of farm complex



Agricultural Appraisal for a New Dwelling at Fox Hounds Farm, Kilburn



1. Background

- 1.1 Duncan Winspear of the Savills Food and Farming Department has been asked by Paul Dean to complete this report into the requirements for an agricultural dwelling for his farming business.
- 1.2 The existing farm buildings and proposed dwelling site are located at Fox Hounds Farm, River Lane between High Kilburn and Oldstead. The yard and buildings there were established some time ago (prior to Mr Deans ownership).
- 1.3 This report examines the agricultural need for a dwelling in the context of agricultural industry standards and planning policy, in particular the requirements of the North York Moors National Park Authority's Local Plan Preferred Options Policy CO10 - Housing in Open Countryside.
- 1.4 In the Local Plan Preferred Options, the following policy is outlined:
 1. Where there is an essential need for a dwelling in the proposed location to support established farming, forestry or other essential land management activities. It must also be demonstrated that:
 - a) The need for the accommodation cannot be met through the reuse or alteration of an existing suitable building;
 - b) The proposed accommodation is essential to the functioning of a financially sound enterprise which has been established for at least three years;
 - c) The dwelling will be used only in connection with that enterprise;
 - d) The size and specification of the dwelling is commensurate with the functional need for accommodation.

2. Current Farming Enterprises

- 2.1 Mr Deans farming enterprise extends to 250 acres, of which 65 acres are owned and the remainder rented on a variety of tenancy agreements.
- 2.2 After farming in Scotland for a number of years, Mr Dean returned to Yorkshire with his wife and children to be closer to family. Initially 80 acres of land were rented at Oldstead. Mr Dean subsequently purchased a house in the village, in order to be close to his livestock. However, due to a change in the circumstances of the landlord at Oldstead, the tenancy came to an end.
- 2.3 The emphasis of the business has changed, it is now centred around the land owned at Fox Hounds Farm to the south east of High Kilburn. Here there are buildings for cattle housing and for feed and machinery storage, but no dwelling.
- 2.4 Planning permission has recently been obtained for the construction of a general purpose agricultural building at the yard.
- 2.5 The business has over the last few years been able to support the renting of more land close to Fox Hounds Farm, with the aim of increasing livestock numbers.
- 2.6 Currently the business is running 20 breeding Wagyu cows, and 15 breeding Wagyu heifers. All the males calves are also taken through to being finished, adding to total cattle numbers. The Wagyu cattle are highly valued for the quality of the beef they produce. Mr Dean markets the cattle directly to local high end pubs when the opportunity allows, as a means of adding value to this enterprise.
- 2.7 A flock of 240 breeding sheep is kept at the farm, with the resulting lambs being taken through to be finished or sold as strong stores.
- 2.8 All the farm land is in grass, and when a surplus of forage above that used by the cattle and sheep for grazing and winter feed occurs, this is sold as hay or silage to third parties. Therefore giving the business a means of spreading some risk away from the livestock only enterprises.

3. Planning requirements as outlined in the Local Plan preferred options::

- 3.1 **The need for the accommodation cannot be met through the reuse or alteration of an existing suitable building;**
- 3.1.1 Due to the land occupied by the business being moved away from the family's current house in Oldstead to being centred around the existing yard at Fox Hounds Farm, the house in the village is no longer suitable to meet its requirements. It is remote from where calving and lambing takes place, and too far away from the land to allow for proactive management without Mr Dean continually having to travel by car from Oldstead to the land at Fox Hounds Farm.

- 3.1.2 At the farm unit there are no existing buildings suitable for conversion to a dwelling. The traditional buildings are small and adjoin the livestock housing in the tight group around the yard. The more modern buildings are open sided cattle sheds, again positioned around the yard, so not suitable for conversion.
- 3.1.3 There are no other dwellings close enough to the yard that would meet the functional needs of the business.
- 3.2 The proposed accommodation is essential to the functioning of a financially sound enterprise which has been established for at least three years**
- 3.2.1 The proposed new accommodation is essential to the farming enterprise, as although the farm has been making a profit, performance has been compromised by not having a dwelling at the site of the cattle buildings. The Wagyu suckler cows require around the clock monitoring and care, particularly in the days leading up to and after calving. The cattle at Fox and Hounds Farm calve on a year round basis. Prior to calving the cows are susceptible to a number of metabolic diseases such as hypocalcaemia (commonly called milk fever). If cattle are not treated within minutes of showing symptoms then these metabolic diseases can cause death or long term ill health. During calving it is necessary for someone to be available 24 hours a day to deal with any problems that occur. Post calving the cows and newly born calves require considerable monitoring.
- 3.2.2 The impact of losses of cattle are further magnified in financial terms at Fox Hounds Farm, because of the niche markets the Wagyu can be sold into, they are worth two to three times per head more than more conventional breeds. Therefore each loss of an animal has a relative greater impact on the business. Currently Mr Dean is having to travel several times of day and night to check on calving animals, and when a calving becomes protracted, sleep in his car at the buildings.
- 3.2.3 The sheep enterprise is also being affected by a lack of a dwelling at the unit. Lambing in March/April can take place during bad weather which requires Mr Dean to travel backwards and forwards to the site. To compensate for this he has now moved lambing to later in the spring, but although the weather is usually better in May, the downside is that when lambs are sold at the markets in the autumn they are small compared to those born at the conventional time, thereby failing to realise a good price. Having a dwelling onsite would allow the lambing period to be adjusted to produce finished animals at a time when more seasonal premiums can be earned.
- 3.2.4 The sheep enterprise has also suffered from incidents of worrying, as Mr Dean does not live close to the main lambing fields. This is particularly a concern as sheep are giving birth, as both the ewes and new born lambs are more vulnerable at this time to being harmed by loose dogs. Worrying greatly increases the chances of in-lamb ewes aborting, and young lambs are not large enough to fend off even small dogs.
- 3.2.5 There have also been occasions when machinery and equipment have been stolen. This could be repeated as thieves will know that there is no dwelling at the site. Mr Dean has installed security cameras in and around the buildings, but this has not deterred thieves who as a matter of course wear hooded jackets. The police have indicated that there is little that they can do to protect the site, due to its isolation.

- 3.2.6 Being within the National Park and with several public footpaths on the farmed land, a large number of walkers cross the fields. Unfortunately there have been a number of instances where gates have not been secured allowing livestock to wander out onto the public roads
- 3.2.7 Due to the location of Mr Dean's current house, he is unable to respond to signs of the worrying of livestock, gates being left open, or occurrences of theft once he has returned to Oldstead for meals or at night. If the dwelling was located at farm, then these problems would be overcome.
- 3.2.8 Fox Hounds Farm is a financially sound enterprise, as can be confirmed by Mr Dean's bookkeepers DSC Bookkeeping. The business has been running for well over three years, having started in 2010. A farm dwelling at Fox Hounds Farm would further enhance the business's profitability and overall resilience, as it would give Mr Dean the ability to closely monitor and manage the land and livestock, and respond immediately to unforeseen events such as the worrying of sheep or calving difficulties with cattle.

3.3 The dwelling will be used only in connection with that enterprise

3.3.1 The proposed dwelling at Fox Hounds Farm would only be used for the farming enterprise as shown by the labour calculation as detailed below. The scale of the farming enterprise means that Mr Dean would not have sufficient time for any other businesses:

Fox Hounds Farm- Labour Requirement				
Date from the Agricultural and Budgeting Costing Book May 2018				
Assuming one labour unit is 2,200 hours per year				
Crop	Hours/Year	Acre/	Acres	Total Hours
Silage Area (for sold silage, above livestock requirement*)	5.5		60	330
Livestock	Hours/Year	Head/	Head	Total Hours
Suckler Cattle	18		20	360
Breeding Heifers	16		15	240
Growing cattle 12-24 months	14		15	210
Growing Cattle 24 months +	16		15	240
Breeding Sheep	4		240	960
TOTAL HOURS FOR FARM				2340
NUMBER OF LABOUR UNITS NEEDED				1.1
* Total farmed area is 250 acres of grass, but the field work time for the area used for cattle and sheep is accounted for in the livestock figures				

3.3.2 The location of the farm means that the proposed dwelling would not be suitable for any alternative non-farming uses, as it will closely form part of the working farm unit.

- 3.4 **The size and specification of the dwelling is commensurate with the functional need for accommodation.**
- 3.4.1 The dwelling will reflect the needs of the farming business in terms of office space, including the ability to store medicines and records needed in connection with the running of any livestock enterprise. This is now common practice in the industry. The building will also allow for the need to accommodate Mr Dean's family.
- 3.4.2 These details will be resolved following the grant of outline approval for the construction of the house at the site.
4. **Conclusions**
- 4.1 Mr Dean has over the past few years built up a sustainable and financially sound business. The enterprise has been able to adapt to the loss of the land farmed at Oldstead by the renting and purchase of a greater area around Fox Hounds Farm. However, this means that the location of the applicant's current house is remote from the focus of the livestock enterprise. This is increasing Mr Dean's workload in terms of travel time and making the monitoring of livestock during periods when they need additional care, such as at calving or lambing, more difficult. The potential losses that Mr Dean could experience if problems occurred at calving would be magnified by the high value of the Waygu cattle.
- 4.2 The lack of a dwelling at the site is also making it harder to control and react to incidents of theft, worrying of livestock by dogs, and gates being left open allowing stock to stray onto the public roads. Having the new dwelling on site would avoid these problems becoming more significant concerns in the running of the farm.

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

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