

Rachel Smith

From: Anthony Atkinson [anthony.atkinson@acorus.co.uk]
Sent: 13 March 2014 15:50
To: Rachel Smith
Subject: Planning applications regarding Westfield Field, Westow, Ref: 14/00124 & 00125 & 00128

Rachel

Following your call of earlier I have reviewed the report as submitted with the applications and hopefully section 7 (as copied below) will explain the farming regime as proposed.

Although a few additional points for clarification are as follows:

The land at Westfield Farm will be used for summer grazing by the suckler cows (and calves), together with the other grassland as managed by the farming business (see para 3.6 of the report).

The land at Westfield Farm will be used for out-wintering of some of the sucker cows (see below).

The beef rearing animals will not be grazed, they will be reared/fattened in the buildings at Westfield Farm (as below and 3.10 of the report)

7. DEVELOPMENT PROPOSAL

- 7.1 The development proposal involves a further cattle building at Westfield Farm to develop the beef enterprise, together with part of the existing storage building (as approved via a notification approval re: 07/00949/AGNOT) being used for cattle housing, and additionally the relocation of the existing static caravan at the site to provide residential accommodation (i.e. temporary residential accommodation).
- 7.2 Consent for the static caravan at the site (temporary residential accommodation) is considered to be required to oversee the beef enterprise at the site. Given that the farming business is developing and expanding, with continuing reliance on employed labour and contractors, the further expansion of the beef enterprise will require a full-time stockman to be employed and housed at Westfield Farm.
- 7.3 Provided consent is granted for the further cattle accommodation, and the cattle enterprise develops as planned, the intention will then be to apply for a permanent dwelling at Westfield Farm.
- 7.4 The additional livestock building will provide accommodation for bought-in calves and for the rearing of bought-in and home produced beef youngstock.
- 7.5 The proposed livestock agricultural building is as follows:
- Dimensions: 27.4m x 12.2m (90' x 40')
4.2m (14') eaves height.
- Construction: Steel portal frame building
Concrete panel walls with timber space boarding to eaves.
Grey reinforced fibre cement roof with clear perspex roof lights.
Open fronted feed fence on south side (excluding two bays enclosed for calves).
- 7.6 The building will accommodate up to 80 head of cattle; ranging in age from 2 week old calves to 12 month old beef cattle.

- 7.7 Five bays of the existing storage building are proposed to be used for cattle housing (i.e. 5 bays at 15', and 30' wide). The building will be used to accommodate beef cattle bought-in for fattening, and will accommodate a minimum of 50 head of store cattle. A planning application is being submitted for this use because originally consent was only applied for and approved as agricultural storage.
- 7.8 The existing Roundhouse will continue to be used for the suckler herd and the beef youngstock progeny. The suckler herd (cows and replacement heifers) will be maintained at 80 head with a proportion of the cows being out-wintered on the land at Westfield Farm, i.e. those cows recently weaned. The roundhouse would therefore accommodate 50 suckler cows (30 cows out-wintered) and 80 calves/beef rearing stock (i.e. the calves from the suckler herd).
- 7.9 As is the present regime, the beef cattle will be fed on home grown cereals, silage/hay and straw. The cattle will be bedded on the straw, which will then be returned to the land as manure (i.e. valuable organic manure).
- 7.10 The cattle building at Haybridge Mill will be used for general farm activities and also for any cattle that are identified to be reared and retained for pedigree sales.

Please do not hesitate to call if you need further clarification/explanation.

Anthony Atkinson | Acorus Rural Property Services Ltd
Chartered Surveyors & Planning Consultants

Direct Tel: 01524 793900 | Mobile: 07785 366698 | Team Administrator, Rose Haines: 01902 625024

Pendeford House, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5AP

anthony.atkinson@acorus.co.uk | www.acorus.co.uk

Information in this email message and any attachments is confidential. The message is intended solely for the attention and use of the named recipient(s). Copying, retransmission, dissemination and other use of, or taking of any action in reliance upon, this information is prohibited. Unless explicitly stated otherwise, the contents of this email and attachments are subject to contract and intellectual property laws; any views or opinions offered in the message may be personal and shall not create a binding legal contract or other commitment on the part of Acorus Rural Property Services Limited. BURY ST EDMUNDS - EXETER - LEEDS - WOLVERHAMPTON Acorus Rural Property Services Ltd. Registered in England No. 04514547 Registered Office: The Old Market Office, 10, Risbygate Street, Bury St Edmunds, Suffolk. IP33 3AA Directors: Ted Rogers FRICS, Brian Barrow MRICS, Mike Bamforth MCIQB, James Whilding MRICS, Anthony Atkinson RICS FAAV Associates: David Ellis MBIAC