

EXECUTIVE SUMMARY

The report has been prepared to accompany an outline planning application for a farm workers dwelling on land owned by the Fawcett family at Kirk Balk Lane, Sand Hutton.

The report sets out the justification for the proposed dwelling within the context of national and local planning policy and the needs and aspirations of the business. The reports main aim is to justify the need for a farm workers dwelling on land off Kirk Balk lane with a full description of the business and the clear need.

The proposal at Kirk Balk farm is for a modest 150 square meter farm workers dwelling to accommodate the applicant oldest Son, Edward and his family. The proposed dwelling will be sited close to an existing hedge and within the farm yard adjacent to an existing building and yard.

The business farms 480 acres of arable and grassland and manages a herd of 50 suckler cows with followers, 250 breeding ewes, 350 other sheep and up to 160 other store cattle and rearing calves.

It is well known that Identification of animals in distress either as a result of lambing, calving, illness or injury is essential for efficient management of both breeding cattle and sheep herds and with the applicants high number of breeding stock this is a major consideration of the report.

The report has shown that the applicant has fully justified the labour requirements for a second dwelling with a requirement for over 5 full time workers required to run the business. In addition, the report has also demonstrated there are no other suitable dwellings in the local vicinity to serve this holding to help meet the functional needs, i.e. within sight and sound of the farm buildings.

In summary of the applicants situation it is clearly evident that's there is a significant need for constant supervision to allow the business to maintain a high standard of management and ensure the continued welfare of their high value cattle and sheep.

Therefore, it is hoped that the proposed permanent dwelling that is identified in the application and report will receive Ryedale District Councils support and help the applicants meet the essential supervision, security and functional need that the holding and business require.