

BoultonCooper

**PLANNING, DESIGN AND ACCESS STATEMENT
FOR A PURPOSE BUILT DAIRY COW HOUSING
AT
WOOD FARM, ACKLAM, MALTON
YO17 9RH**

**ON BEHALF OF
R INMAN AND SONS**

FOR SUBMISSION TO RYEDALE DISTRICT COUNCIL

PREPARED BY

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1.0 INTRODUCTION

The Planning, Design & Access and Agricultural Statement has been prepared and submitted on behalf of R Inman & Sons (hereinafter referred to as the Applicant). This document is fully supported and supports the documents and drawings submitted as part of the Planning Application which seeks full Planning Permission for a new purpose built dairy cow cubicle housing.

GENERAL INFORMATION

- a) **Applicant: -** R Inman & Sons
Wood Farm
Acklam
Malton
YO17 9RH
- b) **Agent:-** Beth Dickinson BSc (Hons) MRICS FAAV
Boulton Cooper
St Michaels House
Malton
YO17 7LR
- c) **Site Address: -** Wood Farm
Acklam
Malton
YO17 9RH
- d) **Accompanying Documents: -**
Scaled Drawings 1:100 @ A1
Block Plan – Scale 1:500 @ A3
Location Plan – Scale 1:2500 @ A4

2.0 BACKGROUND

The farming business operates as R Inman & Son (hereinafter named the Applicant). The main farming enterprise carried out by the Applicant is a dairy enterprise which is managed through old facilities with the most recent developments being completed 20 years ago. There is some infrastructure which is now considered in need of improvement.

The current dairy housing infrastructure currently being used to support the dairy enterprise, along with a lack of available infrastructure is restricting the performance of the dairy herd along with the ability to push the enterprise to its full potential and capabilities. As a consequence and

additional factor the Applicant's further consider that the quality of life they are experiencing is also affected by the resources available to the business and the working conditions

The entirety of the land occupied by the business is owner occupied. The Applicants carry out the majority of the farming operations in house and provide the significant majority of the labour required for the function of the business and the husbandry of the dairy enterprise for the family.

2.1 PLANNING APPLICATION SUBMISSION:

In accordance with the Town and Country Planning Act 1990 (as amended) in the Town & Country Plan (Development Management procedure) Order 2015 (as amended), the Planning Submission comprises the following documentation:-

- Application forms, including Certificates of Ownerships and Notices, duly completed
- Planning & Design & Access Statement
- Site & Location Plans
- Proposed elevations

2.2 STRUCTURE OF THIS PLANNING, DESIGN AND ACCESS AND STATEMENT OF NEED

This Statement provided for Planning Application purposes on behalf of R Inman & Son and is divided in to 7 sections and following this instruction, (Section 2) the structure follows:

- **Section 3 – Requirement for the Development**
- **Section 4 – The Farming Business**
- **Section 5 – The Proposed Development**
- **Section 6 – The Planning Policy**
- **Section 7 – Conclusion**

3.0 REQUIREMENT FOR THE DEVELOPMENT

The Application is for a purpose built livestock building for dairy cubicle housing, which will assist with the operations of the existing farming enterprise.

The Applicant currently relies on some buildings that are considered in need of improvement and replacement which are located at Wood Farm Acklam. The new proposed building will improve the standard of accommodation at Wood Farm for housing the heifers and consequently will improve the welfare of the dairy herd at Wood Farm.

The Applicant has established an expanding dairy cattle herd within the cattle enterprise in recent years and is in need of additional purpose-built livestock housing. The current infrastructure on the farm does not provide enough housing for the number of cattle and calves being bred and reared on the holding.

4.0 THE FARMING BUSINESS

4.1 Description of the Subject Holding

4.1.1 Situation

The Holding lies immediately west of the village of Acklam. Acklam is approximately 6.5 miles south of Malton and 13 miles north east of York.

The majority of the land is located within a ring fence and surrounding the farmstead area.

4.1.2 Services

Water and electricity.

4.1.3 Existing Farm Infrastructure

The farm buildings comprise the following:

- Collecting Yard
- Dairy Parlour
- General Purpose Dairy Store and Office Feeding Yard
- Fold Yard x 2

- Loose Yard x 2
- Cubicle Shed x 2
- Slurry Lagoon x 2
- Silage Clamp x 2
- Weeping Wall Slurry Store
- Feed Store x 2
- Pole Barn
- Calf Shed

The Applicant has a range of machinery and implements used for the husbandry of the farm and to look after the livestock, with some of them being stored within the existing buildings along with the livestock.

The appearance of all the buildings on site are in keeping with that typically expected of an agricultural building in its environment. The proposed building will utilise similar materials.

4.1.4 Land

All of the land is farmed by the Applicant and the majority of the land is laid to grass. The remaining land is included within an arable rotation of cereals predominantly being wheat, barley and oats.

The slurry produced on the Holding is spread on the land from the slurry storage facilities.

The slurry will be spread on the land either by tanker or more commonly using an umbilical pump.

There is a network of cattle tracks around the farmland which allows the dairy cows to access the grassland. The majority of the grassland is grazed by the cows and followers. A proportion of it is mown and stored in silage clamps within the farmstead. This provides part of the feed for the cows throughout the winter months.

4.2 Dairy Enterprise

The Applicants are currently milking approximately 300 cows, which comprise mainly Holstein Friesian breeding. Currently the dairy herd are calved all year round. The Applicant is increasing milking cattle and expects to be milking 340 cows by the spring of 2021.

The dairy cows are housed on a slurry based yard system throughout the winter months. The cattle are grazed where possible during the spring and summer months.

The main dairy herd is currently operate under a low cost, low input system with particular emphasis placed upon maximizing production from forage and fixed cost minimization.

5.0 THE PROPOSED DEVELOPMENT

5.1 General

The proposed development will create purpose-built accommodation with cubicle housing and accompanied feeding areas for the housing of heifers. The building will include 4 rows of cubicle housing and the accompanied 3 rows of concrete feed passages.

Part of the vision of the proposed development is to exceed any regulatory requirements to significantly improve the welfare standards of the milking cow accommodation by creating a sawdust based cubicle system featuring a new purpose built building.

The investment into a new and modern infrastructure will allow the current farming business to expand and will improve the facilities available for handling the cattle, thus in turn improving welfare and will also create facilities for more efficient handling, thus freeing up further time to increase the management of the stock. The capacity of the facilities will be increased which will improve an output and in turn improve the economics of the farm business.

The proposed development will shelter the business from increasing costs and scarcity of bedding straw, improve overall herd health and remove time inefficiencies to allow for increased management time. A consequential benefit of the development will be an improvement in the quality of the life to the business partners.

The dairy cows are currently housed at Wood Farm on a straw bedding system. The cost of straw has increased considerably in recent years from circa £40/t up to £110/t, which puts extra financial pressure on the economics of the business. There is a multitude of reasons which give rise to the increase in the price of straw, including less of it being produced; in some circumstances more livestock are being reared on straw based systems; straw is considered an organic fertiliser for the land which is now

chopped at the point of harvest and is therefore not available for other uses; and an increased demand of bio-fuels for power stations. By the Applicant changing the housing policy to a cubicle based system this will reduce the reliance on straw for bedding which will also mitigate the economic volatility of using straw as bedding.

Cow health is also a significant consideration of the Applicant. Mastitis incidents as indicated by celomatic cell counts, can be problematic in straw – yard systems without meticulous management. Sawdust based cubicle systems typically demonstrate mastitis incidences of less than 10 cases/100 cows/year, compared with the current incidence of 35 cases/100 cows/year on the straw yard system at Wood Farm. There is a current agenda by the Government and DEFRA to significantly reduce antibiotic use in agriculture due to evidence of antibiotic resistant in human medicine and it is a certainty that antibiotics will become less available unless supported.

Digital Dermatitis is also a serious problem on many dairy herds on straw yard systems. If a high proportion of the herd is affected it can have a severe impact on yields and fertility. Cubicle housing with sawdust based systems aid in minimizing the number of Digital Dermatitis cases and consequently increase the welfare of the dairy herd and the productivity.

Careful consideration has also been given to the size of the proposed building. The proposed cubicle building has been designed in accordance with the minimum welfare requirements for the 600kg Holstein dairy cow. As dictated by the Red Tractor Dairy Farm Assurance Scheme standards that must be complied with in order to sell milk to the farm milker producer. The building design has also been taken account of the best practice guidelines provided by the Agriculture and Horticulture Development Board, together with a standard set out in *BS5502:40(2005) Buildings and Structures for Agriculture – Code of Practice for Design and Construction of Cattle Buildings*. A building of the proposed size is necessary to ensure that there are no compromises to animal health, welfare and performance.

5.2 Design

The proposed building has been designed to be in keeping with the existing buildings on site and the appearance of the building has also taken in to account the rural setting on the outskirts of the village of Ackalm and to minimise the visual impact on the surrounding area.

The 7 bay building will be of a steel portal frame construction, measuring 42.67 x 24.38m. The building will measure 5.18m to the eaves and 8.45m to the ridge, having a 15° roof pitch. The elevations will comprise a range of

concrete panels measuring 2-3m with Yorkshire boarding over. The east elevation will be open and adjacent to the neighboring farm building. The west elevation will also be open with Yorkshire boarding from the eaves to the ridge.

5.3 Site Location and Layout

The layout of the proposed development is shown on the accompanying location and site layout plans.

The building is being located in close proximity to the existing farm buildings on site in order to minimise the visual appearance of the development to the surrounding area. The building will not be visible to any residential dwelling in the nearby village.

5.4 Use and Appearance

The use of the building is purely for agricultural purposes and in connection with an existing agricultural business carried out by the Applicant.

The external design and construction materials have been chosen to allow the new building to minimise any visual impact to the surrounding landscape as far as possible and to be designed to be similar to the existing buildings on site and other agricultural buildings within the area.

5.5 Access

An existing access to the farm will be utilised. No new or additional movements will be created as a result of the development. Therefore, it is considered that no further consultation with the Highways Authority is necessary.

6.0 PLANNING POLICY:

This assessment of agricultural need is an independent assessment by the Agent, taking in to account Planning Policy relating to development in the countryside and in support of the rural economy.

Paragraph 83 of the National Planning Policy Framework (NPPF) states that:-

“Planning Policies and decisions should enable

- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) The development and diversification of agricultural and other land based rural businesses;
- c) Sustainable rural tourism and leisure developments which respect the character of the countryside.

Section 6 – Supporting a Prosperous Rural Economy

The proposed development will support the sustainable growth and existence of an already existing farming enterprise.

Section 12 – Achieving Well Designed Places

The building has been located and designed to take account of existing landscape features.

Section 15 – Conserving & Enhancing the Natural Environment

The proposed building has been designed to integrate into the surrounding environment where possible.

7.0 CONCLUSION:

Having assessed the requirements of the Applicant and the farming business, the proposed building will help sustain the Applicant's business and help improve the welfare of the cattle. The site and design of the building will not adversely affect the visual amenity of the site or the surrounding landscape.

The proposal is supported by policies within the National Planning Policy Framework.

Beth Dickinson BSc (Hons) MRICS FAAV

Date: 04/03/2021