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Your ref:
Our ref: CPG/EST/INB/PA/3/21/853
Date: 28 November 2012

For the attention of Graeme Thorpe

Dear Sir

**APPLICATION NUMBER 3/2012/0886
PASTURE HOUSE FARM, WEST MARTIN
GRID REFERENCE 871508**

28 NOV 2012

FOR THE
ATTENTION OF

I refer to your consultation letter concerning the above application and have the following observations to make.

Introduction

A planning application has been submitted by Philip Ormerod for a new goat house building. I undertook an inspection of the application site on 19 November whilst the applicant was also present and the information provided forms the basis of this appraisal.

Background Information

Mr Ormerod operates a goat dairy farming operation from Pasture House Farm which commenced in 2006 shortly after being granted an agricultural tenancy of this farm unit. Significant investment in new buildings was made by the applicant at the outset and these have been erected and are fully operational. In addition to the purpose built buildings which were erected there were existing agricultural buildings at the farm and these were also utilised for goat housing in particular rearing female herd replacements. The applicant did not retain any male goats born from the dairy herd.

There are a number of changes in circumstances on the farm which has resulted in the need for a new building and these include the following:

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1. The applicant intends to rear the male goats for meat which will be sold at approximately six months of age and during this time they will be housed.
2. The existing agricultural buildings are not considered to be of a suitable design for goat rearing and I was advised that the applicant has experienced problems managing the goats using these buildings. In addition the applicant keeps suckler cattle and has been utilising the existing buildings for keeping these.

The proposed building is designed to match the earlier buildings erected by the applicant for goat housing and its siting is felt to be in the most appropriate location as it keeps all the goat management to the same part of the farmstead area and this is felt by the applicant to be important as it enables him to be flexible as far as the use in the sense that if the applicant wished to increase the size of the dairy herd then the goats housed in this location would be in the right location for droving to the milking parlour.

Agricultural Land

Pasture House Farm extends to 72.8 hectares (177 acres) which is occupied by the applicant on an agricultural tenancy. The applicant also owns 8.9 hectares (21.9 acres) located at Gisburn.

Agricultural Enterprise

The principle enterprise is a goat dairying operation with a herd of 950 goats and the rearing of the herd replacements of which there are in the region of 500 of varying ages up to approximately 12-15 months of age when they first kid. The goats are housed continually throughout the year which I understand is the common recognised method of managing commercial goat operations.

In addition to keeping goats the applicant also has seven suckler cattle kept for breeding and 60 breeding ewes. The cattle and the sheep graze land which the applicant cannot crop for feed for the goats.

Existing Buildings

The goat dairying operation is undertaken utilising the three steel portal frame buildings approved planning permission following the submission of planning application 3/2006/0059. These are modern steel portal frame buildings, one being double span measuring 76.2m x 42.6m x 4.2 m eaves height and the other single span structure measuring 26m x 9m x 4.2m eaves height. Although the buildings are of modern conventional design the internal layouts of the buildings are of purpose built design for both goat housing and dairy and milking parlour use.

There are a range of traditional buildings and steel portal frame buildings which existed at the time when the applicant took on the tenancy of the farm. These are utilised for silage crop storage, cattle housing and general storage.

Proposed Development

The application building is of steel portal frame design measuring 79.2m x 18.7m x 4.2m eaves height. The building will be fully enclosed comprising of 1.8m high concrete walling with box profile cladding above and fibre cement roof. The siting of the building will form an extension to the existing triple span range erected in 2006. As the proposed site is sloping ground the proposed development will require cut and fill to create a level site.

Assessment

I note the relevant planning policy governing development in this area will be ENV3 which relates to Open Countryside. The Plan Policy emphasises the importance of the character of this land and as such aims to protect this against inappropriate development and refers to scale and design.

With reference to the proposed development I can advise that the need for the building relates to an expansion of the agricultural operations on the unit. The management of goats requires continual housing and as the existing buildings are being fully utilised I consider there is a need for an additional building to meet this need.

The proposed building will be of the same design as the existing goat house buildings as such I feel it is appropriate. Its size is also comparable to the existing buildings of which each house 500 adult goats. As such I feel that the proposed size is appropriate.

With reference to siting I feel there are operational advantages to site the building where they closely relate to the existing goat buildings and as such feel the proposed siting is appropriate.

I would be grateful to receive a copy of your Decision Notice in due course.

Yours sincerely



Estates Surveyor
On behalf of the Assistant Director of Property