
Further Justification

Erection of rural enterprise
dwelling and associated works

Torriad Farm
Bowling Bank
Wrexham
LL13 9RT

P/2021/0729

Prepared for Hoseley Farms

Roger Parry & Partners LLP
www.rogerparry.net
oswestry@rogerparry.net
Tel: 01938 554499



**Roger
Parry**
& Partners

Please see below response to queries raised following submission of revised agricultural appraisal:

- **Details are provided about the number of working hours and how this translates into the number of workers that are required, but doesn't offer any further explanation. Do seven people currently work at the farm? Where do they currently live? Further evaluation is provided in Section 7, however, this raises more questions than are answered.**

The evaluation of 7 members of staff is based on John Nix Guide book, however farm workers work over and above the 'standard man days' therefore the farm employees are fewer than the guide book suggest. Farm workers and especially the owners, go above and beyond any standard hours of work and holiday regularly working 12 -14 hour days.

Andrew Jones is the son of Hoseley Farms and the applicant. Andrew works on the farm full time along with two other full time workers. The two workmen work 5am-10am then again 3pm-6.30pm on average.

Mike is responsible for milking on the farm and lives in Coedpoth (25 minutes away)

Christian for the feeding of the herd and lives in Borrass (20 minutes away)

Andrew who is the farm manager and owner lives in Rossett (15 minutes away)

- **How is the farm currently managed and how are emergencies currently dealt with?**

The farm is managed by Andrew, Andrew works on average 12 hr days and also covers the evening calving's. Currently Andrew relies on CCTV to monitor the herd in the evenings however despite Andrews best efforts monitoring and traveling to the site as soon as possible in an emergency calves and cows have been lost due to the delay. Please see attached Vets letter.

- **How long has the farm been operating?**

The farm began operating in April 2021

- **How many workers are required to live at the farm and what are their accommodation needs?**

There will be one farm worker (Andrew) living on site along with his family. Andrew is required to reside on site to manage the farm 24hrs per day.

- **Are there any existing houses within the Hoseley Farm Estate, how far away are they and who lives in them?**

Hoseley Farms own a farm dwelling at Yew Tree Farm and Hoseley Bank Farm where the farm manager of each enterprise resides.

- **Reference is made to transporting stock to other land – where is this land and how long would this be for?**

Please see attached plans showing all land the land owned and rented. All rented land is on long term tenancy.

Will the business continue to be financially viable in 5 years as suggested by TAN6? No evidence has been provided in relation to this.

Please see attached accounts for Torriad farm and future projections for Torriad farms.

- **I'm still not convinced by the functional need and specific detail about why it is necessary to live on site has not been fully addressed – these questions still need to be answered:**

How often does calving happen?

Calving at Torriad farm is all year our with up to double figures of cows, calving in one evening. Please see attached Vets letter.

- **Section 7 of the Assessment of Agricultural Need lists some managerial functions (not all of which will require someone to live on site) - are these all associated with just Torriad Farm or the whole Hoseley Estate?**

The managerial functions highlighted in the Agricultural Need list relate purely to those at Torriad farm.

- **The Accounts that have been submitted refer to Hoseley Farms, with the name of the Business stated as Hoseley Bank Farm. It's not therefore clear what the connection is with Torriad Farm – is it a separate farm/operation within the Hoseley Farm? It's not clear, a complete picture of the farming enterprise needs to be provided, with the functions of Torriad Farm, for which the house is required clearly listed and explained.**

Financial records have been provided but it is not clear to what aspect of the farming business these relate to – it appears to be the whole of Hoseley Farm. Whilst profits have been shown for the 3 year's provided, no information has been given about future projections.

We have included Torriad accounts and future projections which form part of the wider farming business.

Appendix 1

Supporting Vet Letter



29 March 2022

To Whom It May Concern

I am a veterinary surgeon at Sandstone Vet Group who provide veterinary care to the dairy cattle owned by Mr Andrew and Mrs Nia Jones at Tornad Farm. Currently the herd is made up of approximately 600 Holstein Friesians with on average two calvings per night however this can reach double figures. The farm produces high quality milk to high welfare standards for Tesco.

As part of our continual aim to maintain and further improve the welfare of these cattle, we have reviewed all aspects of the herd's performance over the past twelve months. One area that we have identified as an area for improvement is the number of accidents affecting the cattle. Both frequency and severity of accidents have been significantly higher at night when the farm isn't staffed. Examples of these incidents include bilateral hindlimb paresis or paralysis incurred during calving when assistance was required but unavailable due to no staff being present on site. Most of these cases could have been avoided with earlier intervention. I firmly believe that these accidents compromise animal welfare and results in both reduced productivity and even death of the animal.

Whilst we accept that a small number of accidents occur in a herd of this size, the numbers that have been experienced are above target. As previously mentioned, most of these occur when the farm isn't staffed despite the use of CCTV technology. Therefore, based on welfare grounds, I have recommended that the farm is staffed overnight.

In my professional opinion, a farm of this size with no overnight staffing arrangements is highly irregular and raises concerns about the welfare of the animals located there. If you would like to discuss this further, please do not hesitate to contact me.

Mark Holsten PhD, BVSc, BSc, MRCVS

Appendix 2

Field Maps



Appendix 3
P&L Accounts and Future Budgets

5th April 2022



Lyndsey Fisher
Roger Parry & Partners
The Estates Office
20 Salop Road
Oswestry
SY11 2NU

Kite Consulting
The Dairy Lodge
Dunston Business Village
Dunston
Staffordshire
ST18 9AB
T: 01902 851087
F: 01902 851058

Dear Lyndsey

Re - Torriad Farm, Bowling Bank, Wrexham, LL13 9RT

Further to our recent discussions, please find attached:

1/ P&L accounts from the Xero accounting package for Torriad Farm from May 2021 to Feb 2022. This shows a profit before depreciation of £88,268 for the 10 month period.

2/ Budgets for April 2022 to March 2023 – ie the first full trading year for the business. This shows a profit forecast of £165,027 for the year. The farm is now fully up and running, so I would not anticipate any major changes to the profits in subsequent years, as the business sells milk to Tesco on a cost of production model. Hence the profit margins are relatively fixed as the milk price fluctuates directly in line with movements in the cost of production.

Your sincerely

Neil Blackburn, Managing Partner, 07980 917555

Kite Consulting is the trading name of Kite Consultancy Services Ltd.
Registered Office: The Dairy Lodge, Dunston Business Village, Dunston, Staffordshire, ST18 9AB
A list of members services is upon request from our registered office.