



SUPPORTING STATEMENT

‘Proposed erection of farm workers dwelling house
and agricultural shed’

at

Lands of Catcraig Farm
Craigie
Ayrshire
KA1 5NB

Client

Messrs J & A Brown.



Client: Messrs J & A Brown
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Agent: Stairhill Architecture Ltd
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Background Information

Messrs J & A Brown are a specialist dairy farm, milking 100 cows through their robotic parlour. The farm consists of 122 acres with an additional 20 acres of rented grassland to produce silage for winter forage.

The farm has continually invested in the business over recent years with the last significant investment being a robotic milking system in 2019.

Due to this investment the business is now in a financial position where they are able to erect a farm workers dwelling house and further agricultural shed to secure the future of the farm for the next generation.

Farming practice

The farm is run as a specialist dairy herd milking 100 cows through a robotic milking parlour. They farm a total of 142 acres of land of which 122 acres are owned and 20 acres are rented for silage production. Milk is sold off to Graham's Milk.

The farmland is split into two distinctive land parcels, the dairy herd grazing land to the South of Craigie which surrounds the farm steading and the silage and youngstock grazing which sits to the North of Craigie separated by the Main Street.

Emerging legislation from Europe is moving away from 24hr 365day cattle housing similarly to how poultry has done the same. This will require all milking cattle to have access to summer grazing.

This will be achieved by utilising the parcel of land that surrounds the existing farm steading on a rotational plan. This will allow cattle to graze and have daily access to the robotic milking system without crossing any public roads. The parcel of land to the north of main street will then be utilised for silage production, young stock and calving cows.



Our clients daughter Georgia (18) currently works on the farm but is seeking to enter further education and plans to move to student accommodation. This will have a big impact on an already under strain team of work staff. This has been the catalyst for our client to seek planning approval to provide accommodation for a skilled stock man which will help alleviate the demanding workload.

The labour requirement for the farm is 3.11 labour units.

Proposals

The proposal is for the erection of a new dwelling house and shed to provide shelter for winter grazing cattle and calving cows.

This proposed set up will allow for the farm managers to have a more balanced work life and aims to create a working environment that is beneficial to both the mental and physical health of all managers and employees.

The criteria required for the proposed dwelling and shed are as follows;

- Retain all grazing land of existing farm steading.
- Able to view youngstock grazing from within new dwelling.
- Ample space for dwelling house and shed.
- Close to all relevant services.
- Improve overall farm security

There is an area of rough land to the north of the farms outer limits which will be utilised for the new agricultural shed and bungalow which will retain all current grazing land in use for the business.

Site Analysis

Planning policy and design guidance looks to encourage good design within the countryside where it can be justified that the dwelling house is required on an agricultural basis.

The labour requirement report breaks down the farming business and details the labour requirement for the entire farming unit. The fam business requires a total of 3.11 labour units.

Planning policy looks to group buildings together to create a uniform farming base, with the possibility of converting redundant buildings or using brownfield land opposed to green field sites.

The most important issue within the brief was to retain the existing land around Catcraig Farm steading to allow for maximum herd allocation and herd health when new regulations are introduced for grazing access giving the farm options to grow the existing business further.



Due to lack of buildings suitable for conversion within the steading we have studied the entire land holding of the farm and assessed where potential sites meet our client's criteria whilst also meeting with current planning policy at both national and local level.

The land holding is split in two 3 distinctive sections, the grazing land surrounding the farm to the south of Craigie, the grazing land to the north of Craigie and Craigie Hill with rough grazing / gorse.

Due to the farms compact land holding in terms of modern farming our client is keen to utilise every acre possible for productive grazing and silage production.

This has led us to look at the poorest quality farm land on Craigie Hill , due to the elevated nature we have studied the contours to find a site that sits down within the hills side allowing for the proposals to become part of the landscape.

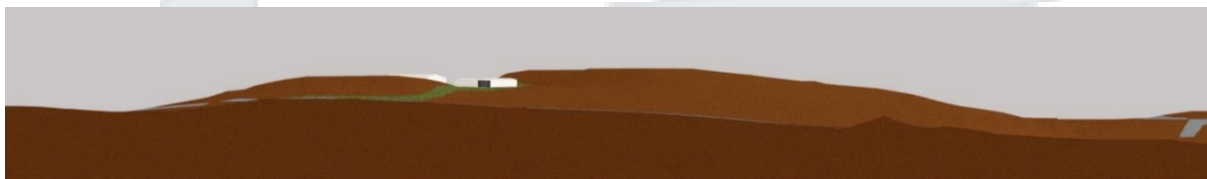
The site identified is located approx. 200m to the North West of Craigie Village accessed from Craigie Road directly opposite Laigh Langcraig Farm road. The site sits at approx. 148m AOD sitting within a hollow of the hill side surrounded by land at 152m AOD and rising. The site equates to a total of 2880m² of rough grazing land surrounded with gorse bushes and is bounded to the south with an agricultural stob and wire stock proof fence.

This proposed site will retain all the farms best quality grazing land adjacent to the existing steading whilst also providing vital care and support to the livestock on the land to the North of Craigie village. The elevated nature of the site allows for the new dwelling to have a vantage point overlooking the farmland.

Preliminary 3D landscape analysis is shown below showing how a proposed shed and dwelling house would fit within the landscape from critical viewpoints. The analysis shows only the landform and no existing buildings or vegetation etc.

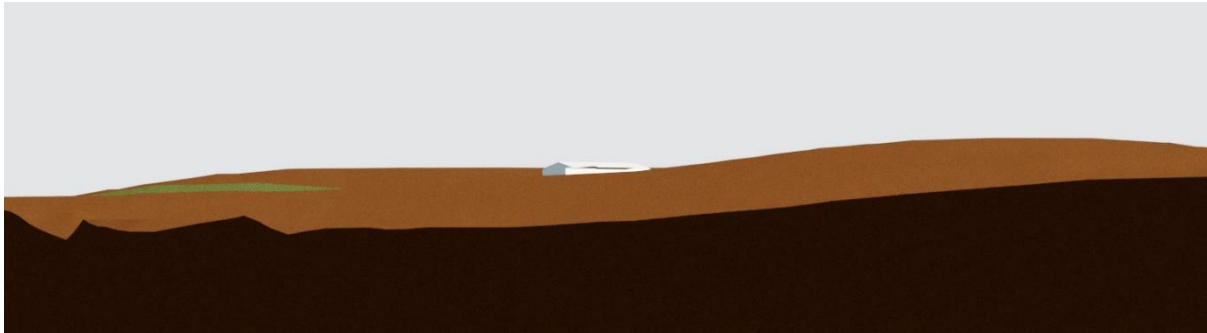
The views clearly show scope for the design to fit within the landscape as per the proposals.

View looking towards site from proposed new access



View looking towards site from Craigie Village





Electricity and water are in close proximity to service the site.

In summary the proposed site utilises a derelict piece of land with little to no agricultural value. Sits below the skyline, offers views across the farmland where the young stock graze. The current application is for planning permission in principle only and a full application will be submitted with the design for the proposed shed and house that demonstrates how the design will fit within the rural landscape and be screened by the natural topography and setting.

The application will be supported by the following documents;

Labour assessment report.

Proposed Plans

Conclusion

It is considered that the application for the proposed new dwelling house meets the criteria set out in South Ayrshire Council LDP and is fully justified within the labour justification report.

The farm has no buildings suitable for conversion and has not sold or by other means separated any property in the last 5 years.

The proposed dwelling house and shed are required to facilitate on site supervision for the forward thinking and expanding agricultural business.

The proposed site does not equate to the loss of any agricultural land of merit and is in full ownership of our client.

The application is for planning permission in principle only and a full detailed application for design and siting of the dwelling and shed in line with rural design guidance shall be submitted under a further application.

The application is in line with all relevant policies as detailed in the above document. It is for these reasons that the planning authority should use there duly elected powers to approve this application.

