

# HARVEY HUGHES

INDEPENDENT RURAL CONSULTANTS

## **Mr Joe Houghton**

Silver Warren

Moss Lane

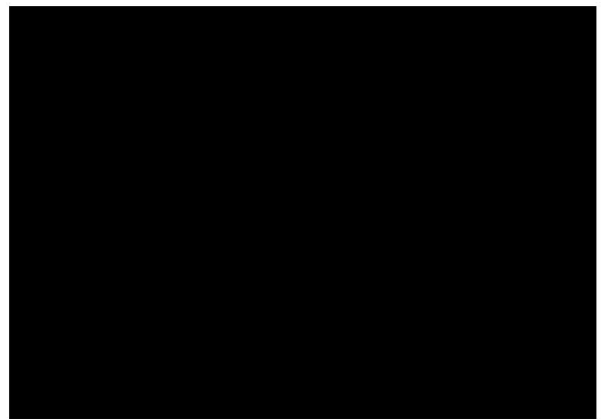
Tiverton

Tarporley

Cheshire

CW6 9HN

An Appraisal for the Agricultural Justification for a Temporary  
Agricultural Workers Dwelling and Extension of existing  
building.



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## 1.0 Introduction

- 1.1 This Appraisal has been prepared on the instructions of Mr Joe Houghton (applicant) trading as Cheshire Poultry of Tarporley. It is submitted to Cheshire West and Chester Council support of a planning application for a Temporary Agricultural Worker's dwelling at Silver Warren.
- 1.2 This report has been prepared by [REDACTED] who is employed as an agricultural consultant for Harvey Hughes Ltd in Northwich, Cheshire. The appraisal has been designed to demonstrate the functional need for a temporary dwelling of this type on site as well as the financial viability of the enterprise.
- 1.3 The planning policy context of this appraisal follows the information provided within the National Planning Policy Framework (NPPF – February 2019). Paragraphs 77 – 79 of NPPF detail the requirements for rural housing, highlighting that rural housing must be sustainable, meeting a local need and exceptions for isolated homes.
- 1.4 The Planning Policy Guidance (Ministry of Housing, Communities & Local Government, 2019) provides additional detailed guidance on assessing the sustainability and need for an agricultural worker's dwelling.

## 2.0 Brief Outline of Proposal and Description of the Unit

- 2.1 The agricultural unit known as Silver Warren, Moss Lane Tiverton, Tarporley, Cheshire, is approximately 5.5 acres (2.23ha) in size and comprises of grassland used for grazing and a range of buildings for the keeping of livestock
- 2.2 The holding operates under the County Parish Holding (CPH) number of 06/208/0188.
- 2.3 The site is easily accessible from Moss Lane leading off the A51 Nantwich Road in Tarporley.
- 2.4 The site was granted planning permission in 2019 relating to application number 19/00345/FUL for the erection of a building for the breeding of rabbits and poultry, Appendix 4.0 shows the building on the map
- 2.5 The business operates several enterprises including the breeding of sheep, pigs, rabbits, guinea pigs and rare breed poultry.

- 2.6 The applicant, has a strong agricultural background having a family history in farming.
- 2.7 The application is for a is for temporary on-site accommodation for a key worker to manage the enterprise and an extension to an existing shed.
- 2.8 Currently, the performance of the business is being affected by the lack of a key worker on site.
- 2.9 A location plan of the holding can be found in Appendix 3.0.

### 3.0 Farm business description

- 3.1 Cheshire Poultry of Tarporley, operates a diverse range of enterprises, comprising of the breeding of sheep, pigs, rabbits, guinea pigs and rare breed poultry, all of which are sold to other businesses nationwide or to the general public.
- 3.2 The number of animals on site at any one time varies throughout the year however breeding stock number remain consistent at:

Type	Females	Males	Sales
Guinea Pigs	4,000	500	
Rabbits	470	30	
Jacob Sheep	20		
Sows	30		
Hens			
Ducks			

- 3.3 The business markets stock through its website, details of which can be found at <https://silverwarren.co.uk/>. The business also has a strong social media platform and regularly posts on Facebook and Instagram. The farm has built a reputable repour with various businesses, such as Pets at Home of whom
- 3.4 The business has made significant investments into the infrastructure on the farm to date, to improve the facilities, such as sheds and drinking water systems.
- 3.5 As well as Mr and Mrs Houghton the business also employs an additional 3 fulltime staff and 4 part time staff whom live in surrounding towns and villages.

## 4.0 Planning Policies

4.1 Paragraph 79 – section A of NPPF – February 2019 states the following:

*“Planning policies and decision should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply...*

*... there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside”*

4.2 After reviewing the NPPF – February 2019, agricultural dwellings are mentioned only once and does not go into specific detail, as such Planning Policy Guidance (PPG) – July 2019 details a more appropriate planning policy to refer to in this report for an agricultural worker’s dwelling.

4.3 In addition to the guidance which is provided within NPPF – February 2019 additional guidance is also provided under the Planning Policy Guidance (PPG) under *housing needs of different groups*. As far as demonstrating the essential need for the agricultural worker’s dwelling the report follows the guidelines of PPG.

4.4 As has been highlighted previously, the planning policies relevant to making this appraisal are contained within PPG. A full copy of relevant PPG section has been included within Appendix 1.0.

In essence of PPG requires the applicant to consider the following criteria when assessing the need for an agricultural worker’s dwelling:

- *Evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise*
- *The degree to which there is confidence that the enterprise will remain viable for the foreseeable future*
- *The provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process*
- *Whether the need could be met through improvements to existing accommodation on the site*
- *In the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period*

The justification will assess each of the criteria separately, as laid out in the following sections or the report:

- Essential Need (Functional/Time Test)
- Financial Test
- Successional Test
- Alternative Suitable Accommodation (Other Dwelling Test)

## 5.0 Agricultural Functional/Time Test

- 5.1 NPPF (July, 2021) requires the functional need of a permanent dwelling to be outlined.

Taking each part of the statement in turn:

***“Evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise”***

There are several reasons why there is a requirement for an agricultural worker to be always present on site, these have been outlined below.

- 5.2 ‘If workers are needed to be on hand day and night’ to assist with problems that can occur.
- 5.3 All the enterprises on the farm require a worker to be on hand throughout the year. Due to the nature of the various business enterprises the business will always have vulnerable stock on the farm throughout the year.
- 5.4 The rabbits, guinea pigs and hatchery are particularly vulnerable to technical failures, such as the changes in temperature, electrical failures and faults occurring with the water system.
- 5.5 Problems with the water drinkers can result in cages becoming flooded and the animal becoming cold and drowning, it is estimated that deaths can occur in as little as five minutes. In situations like this the viability of the business will be affected and photograph of occasions when this has happened have been included within Appendix 11.0.
- 5.6 The photographs shown within Appendix 11.0 represent an occasion when the water system failed due to a split pipe, this led to flooded cages and the death of animals. Although the system is pressure alarmed, the system failed and nobody was alerted.

- 5.7 Due to the vulnerable nature of the livestock within the shed, it is important that the temperature within the shed is regulated, problems with the temperature within the shed can result in livestock getting cold, which will subsequently lead to illness and potentially losses.
- 5.8 The business is currently hatching over 65,000 eggs per year, the hatching process, requires eggs to be kept within incubators with a consistent temperature of 37.5°C and humidity of 50% until the eggs have hatched. Fluctuations in temperature both above and below this temperature will have significant effects on the success of the hatching process.
- 5.9 A review of research carried out by Brinsea Products Ltd, states that increased temperatures of above 40.5°C of this process can lead to various problems including total failure of the hatching process. Fluctuations in temperature and low temperatures can result in a proportionate of the eggs failing to hatch and embryo development problems. A copy of this article has been included within Appendix 10.0.
- 5.10 The breeding ewes begin lambing in march for approximately 8 weeks, during lambing time, it is vital for someone to be present on site 24 hrs a day in order to minimise losses. Ewes experiencing lambing difficulty must receive immediate assistance.
- 5.11 It is vital that newborn lambs receive enough good quality colostrum within two hours of birth. Colostrum provides both newborn lambs with vital antibodies and nutrients in order to protect them from disease and support growth.
- 5.12 The business also has 30 breeding sows, producing 600 piglets throughout the year, during the farrowing process it is important that someone is onsite to monitor the process and to maximise the number of live piglets. Manual assistance may be required for the farrowing process as well being on hand to separate piglets from the placenta and rubbing the piglets down to prevent a chill.
- 5.13 During the winter months it can be difficult to access the site due to poor weather conditions, included within appendix 11.0 is a photograph taken during snowy conditions the Mr Houghton has difficulty accessing the site during poor weather which resulted in the loss of multiple piglets.
- 5.14 All of the enterprises specified will require intensive monitoring and management, as both breeding animals and young animals are at risk of various health issues, which will jeopardise the life of both adult breeding stock and young vulnerable animals and ultimately the viability of the business.

- 5.15 Due to the multiply enterprises the business operates and the number of animals on site during any given period, there will always be a constant workload.
- 5.16 Several other husbandry tasks will also need to be carried including, routine vaccinations, and parasite control.
- 5.17 The farm operates to high standards of animal health and welfare and in accordance the RSPCA's 5 freedoms, which are; freedom from hunger and thirst; freedom from discomfort; freedom from pain, injury, or disease; freedom to express normal behaviour; and freedom from fear and distress. This is something that is supported by its regular buyers of livestock and the farm is inspected against these standards regularly, please see appendix 12.0 for supporting letters from Pets at Home and other breeders.
- 5.18 Should any periods of the livestock's husbandry be affected due to poor or insufficient management, then the viability of the farming business is at risk for the whole financial year. Animals need to be regularly inspected to detect the early signs of disease or ill health.
- 5.19 The applicant has consulted with its practicing vets, [REDACTED] of Southwell Poultry Services and [REDACTED] of Rose Cottage Veterinary Centre. Both vets share the opinion that there is a requirement to have 24-hour supervision on site in order to minimise the risk of problems going undetected, which would have detrimental impacts on the animal health and welfare of the animals kept at the site, and in some cases as severe as death. [REDACTED] also identifies that someone on site would enhance security of the site, and identifies a farm business of this nature more at risk to opposing groups. Copies of these letters from both vets can be found in Appendix 5.0.
- 5.20 Having demonstrated an established functional need, it is now appropriate to demonstrate the size of that need.
- 5.21 To assess the functional need, the labour requirement is calculated using standard data published in 'The Agricultural Budgeting and Costing Book 96th Edition November 2022', however information around labour requirements for rabbits and guinea pigs is not available. A copy of relevant sections is included in Appendix 6.0.
- 5.22 The labour requirement for the farm's business activities at the application holding at full capacity is 4850 hours per annum.



- 5.23 The standard man-day (SMD) described in the agricultural budgeting and costing book is for 2,200 hours/annum, allowing for holidays and days off.
- 5.24 This gives rise to a requirement for at least two full-time workers on the farm unit (2.56 workers). The Labour calculations can be seen in Appendix 6.0.
- 5.25 Functional Test Conclusion.
- 5.26 In my opinion, the livestock system proposed requires a stockperson to be resident on site. The livestock require regular supervision throughout the year to ensure that mortality rates are kept to a minimum. This supervision is in addition to the routine issues such as husbandry of sick or injured animals. These instances can, and do, often occur during both the day and the night-time period; therefore, this supervision can only be practically provided by a resident stockman. Although business has invested significantly in alarm systems, this cannot be relied upon, due to incidences which may occur such as power cuts or connectivity problems.
- 5.27 The site is fitted with various alarms, such as water pressure, temperature, fire, and intruder, which alert Mr Houghton's phone, however such technologies are impractical with the poor phone signal in the area, a power cut or problem with a Wi-Fi connection.
- 5.28 Consideration must be given for time to 'React, Respond and Resolve', and after evaluating the current situation, there are too many variables that may delay reaction time for example a connectivity issue. Given that mortality of animals could occur in just five minutes that gives very little time for Mr Houghton to respond particularly as he is currently living offsite, before the viability of the business is impacted.
- 5.29 After considering all the factors above, including the scale of the farm business, it clearly demonstrates that a resident stock person will be required to be on site, not only to carry out routine duties but also to be on hand in case of an emergency.

## 6.0 Financial Test

6.1 PPG states that:

- ***“The degree to which there is confidence that the enterprise will remain viable for the foreseeable future”***

- 6.2 The business uses Atkinson Accountants, chartered accountants to produce business accounts, four years of accounts have been included in a separate document, showing the current business viability.
- 6.3 The financial accounts show that the business has increased turnover year on year over the last 4 years, subsequently resulting in increased profits each year. These accounts are included within Appendix 7.0
- 6.4 Contained within Appendix 8.0 are detailed cash flow budgets for the business over the next two financial years, showing continued growth in sales and profits.
- 6.5 It has been clearly demonstrated from the business accounts that the business is financially sound and the projected financial budgets to year ending 2024 show the business further increasing turnover and profit. From this profit there will be an allowance for drawings, tax, and reinvestment in to the enterprise.
- 6.6 The budgets in Appendix 8.0 demonstrates the businesses' profits for the next two years. A summary of the key figures can be found in the table below.



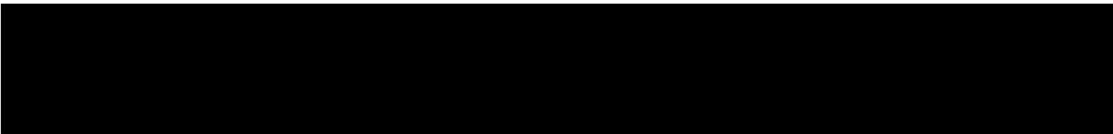
## **6.7 The Financial Test Conclusion**

- 6.8 The applicant has made significant investments already in the equipment and infrastructure at the farming including the building of a purpose-built building for the breeding of rabbits and poultry, which included several alarm systems, more
- 6.9 The applicant proposes to make further investments to the infrastructure of the farm business by expanding on the current building and growing the business further, by increasing the number of livestock.
- 6.10 The farm business is already a well-established and viable business which is reflected in the current financial accounts, year on year the business increased turnover and profit.

## 7.0 Availability of Suitable Accommodation

- 7.1 It has been clearly shown that it is essential for the functioning of the business that 1 full time agricultural worker is resident on site.
- 7.2 It is essential that this agricultural worker is within sight and sound of the buildings to be able to deal with incidents that occur during the out of hours night time period.
- 7.3 Being within sight and sound of the buildings will allow an agricultural worker to pick up audible and visual signals from the alarms installed within the buildings, it will also enable the stock to be monitored and visually inspected during the night time.
- 7.4 Currently with Mr Houghton living offsite the time to respond to such an alert could be 15 to 20 minutes, however on occasions where Mr Houghton is unable to drive as long as 30- 45 minutes.
- 7.5 There are no existing properties in the surrounding area for sale or rent which are within sight and sound of the farm buildings, this has been detailed within a property search included with Appendix 9.0.
- 7.6 There are two properties for sale within half a mile of Silver Warren, however the lowest priced property on the market is priced at £1.4 million, even if it was in close enough proximity to the building to be able to hear an alarm the property is clearly not affordable by the enterprise.
- 7.7 In conclusion it is evident that there is no suitable accommodation within an acceptable distance of the livestock buildings at Silver Warren, therefore the only reasonable solution is for the construction of a Temporary Agricultural workers dwelling.

## 8.0 Successional Test

- 8.1 In order to ensure the continued and future viability of the business it is essential that the farm can retain a member of staff who is always resident on site to meet the essential needs of the business.
- 8.2 
- 8.3 As part of the PPG, it is outlined that *“the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process”*.
- 8.4 The application which is being assessed within this report is for a new agricultural worker’s dwelling in order to continue to develop the current agricultural enterprise on site, the site does not currently have an existing dwelling on site, as such it is not appropriate to consult the *“additional dwelling”* section of the PPG statement.

8.5



8.6 With regards to the continued viability of the business it is part of the natural progression of the business to continue expanding and growing in order to remain viable, this has been proven by the establishment of the buildings at Silver Warren.

## 9.0 Other Planning Matters

9.1 Other planning matters are being dealt with by Mr Steve Goodwin of Goodwin Planning Services.

## 10.0 Conclusion

10.1 In conclusion the agricultural unit known as Silver Warren has the need for an agricultural worker to be always on site in order to ensure that the livestock on site are provided with adequate levels of supervision.

10.2 The labour calculation which has been included within Appendix 6.0 details that there is the need for at least 2.56 full time labour units.

10.3 Farm business accounts and projected financial budgets demonstrate that the business is viable and will continue to be viable over the next 2 operational years. enterprise.

10.4 There are no adequate dwellings in the surrounding areas which are within sight and sound of the farm buildings at Silver Warren, as such sufficient supervision cannot be provided to livestock out of the usual working hours.

10.5 It is essential that Mr Houghton is located at the centre of the businesses operations in order to progress the business into the next generation, this will be achieved through the development of the land at Silver Warren.

10.6 The positioning of the proposed agricultural worker's temporary dwelling will provide adequate levels of "sight and sound" from the livestock.

10.7 Drawing from the points and issues raised above it is evident that the need for a temporary agricultural worker dwelling on site has been met, as such this agricultural appraisal supports the planning application at Silver Warren.

## References:

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## Planning Policy Guidance (PPG) – 22<sup>nd</sup> July 2019

### **How can the need for isolated homes in the countryside for essential rural workers be assessed?**

Considerations that it may be relevant to consider when applying paragraph 79a of the NPPF could include:

- Evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);
- The degree to which there is confidence that the enterprise will remain viable for the foreseeable future;
- Whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;
- Whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate considering their scale, appearance, and the local context; and
- In the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.
- Employment on an assembly or food packing line, or the need to accommodate seasonal workers, will generally not be sufficient to justify building isolated rural dwellings.

***Paragraph: 010 Reference ID: 67-010-20190722***

*Revision date: 22 07 2019*

*Published 22 July 2019*

**Planning practice guidance**

## NPPF – February 2019:

### Rural Housing

#### Paragraph 77

In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

#### Paragraph 78

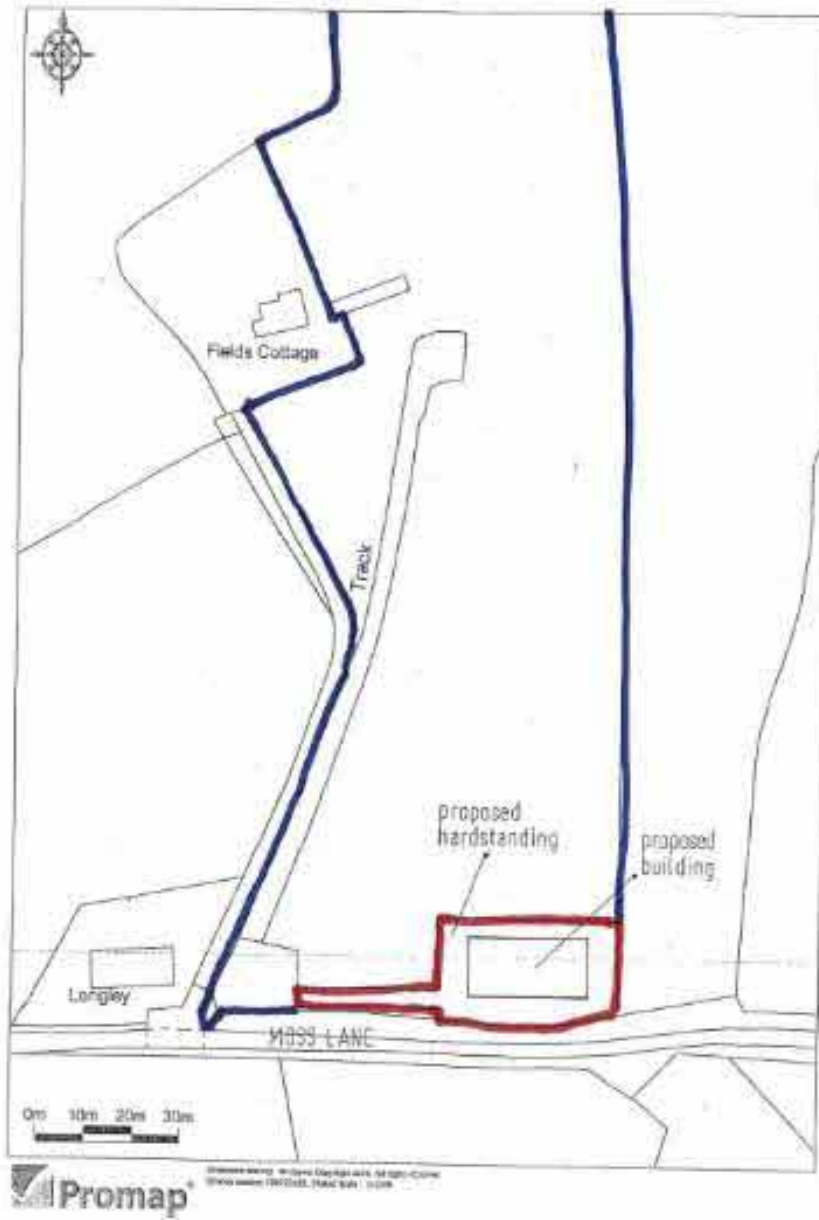
To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

#### Paragraph 79

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it:
  - o is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
  - o would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Appendix 3.0 – Building Location- 19/00345/FUL





Appendix 4.0 – Location Plan.



## Appendix 5.0 – Vets Letters



trading under the name of Minister Veterinary Centre Ltd

**Mr Jo Houghton. Silver Warren Moss Lane Tiverton Heath Tarporley Cheshire  
CW6 9HR**

I, [REDACTED] have worked as a veterinary surgeon since 2015 and have been involved in companion animal and large animal care throughout. I recommend that Mr Jo Houghton is granted planning permission for a residential property at Silver Warren Moss Lane, Tiverton Heath, Tarporley, Cheshire, CW6 9HR for the following reasons.

### **Animal Health**

Maintaining a high health status is crucial to the successful operation of the business. In many cases, progeny are born in the early hours of the morning as this is generally a quieter time of the day. Given the sheer divergence of stock at Silver Warren, constant vigilance is required to maintain health, particularly when offspring are being born. Some animals may require help during the birthing procedure with this requiring one, or potentially two, people to be present (to avoid the hazards associated with lone working). Some breeds of animals on-site currently are nocturnal creatures and, as such, are more likely to display signs of ill-health in the early hours of the morning rather than in the middle of the day. Due to the scale of the breeding and rearing enterprise at Redhill farm, it is very important that any signs of ill-health are acted upon immediately, making night vigilance an important feature of health surveillance. Having a residence at the site will mean that Mr Houghton is more readily available at all hours to attend his animals.

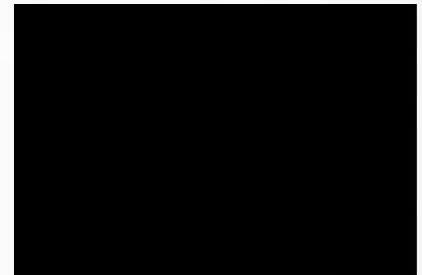
### **Animal Welfare**

The high welfare status of all animals on the farm is of maximum importance, and under constant review to ensure constant improvement and high



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death. Having staff on site at all hours would allow for this problem to be dealt with and mitigated regardless of time of day.

### **Security**

All commercial animal owners have a heightened awareness of groups of people that are opposed to the rearing and selling of animals either for food or pleasure. Attacks and filming of animal premises has become quite commonplace. The common time for this to occur is at night, particularly if it is known that there is no 24 hour occupancy of the animal unit. The damage and distress to both animals and owners alike is immeasurable with long lasting effects being felt by both parties. Having staff on site will allow this risk to be mitigated.

### **Temperature Control**

All animals can regulate their own body temperature, but this ability to regulate their own body temperature has very narrow margins. Temperature control of an animal house is reliant on an ongoing electricity supply and the risks to animals are as great when an animal house is overheated as it is when they are underheated. Overheating leads to respiratory distress, kidney failure and dehydration. Underheating, particularly when the external temperatures reach freezing and below, leads to reduced temperatures in the animal house. This can significantly stress animals and cause their mortality, particularly if they are neonates. Having staff on site at all times of day will allow constant temperature monitoring and more accurate control throughout the year.



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standards. In order to facilitate this, constant monitoring of the animals' environment and health status is paramount. This is most effectively achieved by the presence of on-site management throughout the day, which would be greatly aided by having a residential facility available.

### **Fire Risk**

The risk of fire in any operation is a very real risk, especially with climate change and increasingly warm weather countrywide. There are fire prevention measures in place on the farm via the supply of fire extinguishers, but due to the nature of the operation, any fire occurring could be particularly catastrophic. This is especially true in the guinea pig and rabbit unit where there could be a total loss of all animals in a very short space of time, due to their bedding material being of a highly flammable nature. Even if animals are not killed outright by a fire, the inhalation of smoke can do serious damage to their respiratory system, from which they may not recover. Speed is of the essence here to quench any fires as soon as is practically possible (day or night) and to avoid smoke inhalation, and so having staff living on site around the clock in a residential site is vital for safety.

### **Power Loss**

Power loss, particularly during the winter, is a potential risk. The provision of a generator is not practical due to the noise element produced by the machinery. Many breeds of animal do not like high pitched noises as they find it stressful, and when subjected to this, can have an adverse effect on their health and welfare. During the winter months, if a power cut were to occur during the early hours of the morning when ambient temperatures naturally drop, young neonates could suffer from low body temperatures and risk hypothermia and



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### **Water availability**

The availability of water at all times is a must in any animal house. Unfortunately, water availability can be reduced for a number of reasons, including local waterpipe maintenance, blocked pipes and leakages. Animals may be able to survive without water for a couple of hours, but beyond this point, serious effects can be seen on their health and welfare. If, for arguments sake, the water went off at 6pm when the animal keeper left, this would not be re-instated before 8am the following day. In this situation, we would anticipate mortality occurring. When animals, like humans are deprived of water this can lead to serious aggression, mortality, cannibalism and ill-health due to kidney failure. Having staff on site at all times of day would reduce the risk of this occurring and allow prompt identification and resolution of the issue.

### **Deliveries**

Due to motorways and local roads being busy during the normal working day (9am to 5pm), many feed manufacturers prefer to make deliveries onto animal units outside of these hours with commonly deliveries beginning at 4 a.m. Without an animal worker being resident on the site at these times, this is not possible. Having staff on site at all times will facilitate easier deliveries and reduce delivery traffic at busier times of day.

For all of the reasons mentioned above I think it is imperative that Jo Houghton of Silver Warren, Moss Lane, Tiverton Heath, Tarporley, Cheshire, CW6 9HR, is granted permission for his proposed residential property on site.

Rose Cottage Veterinary Centre



Planning Dept. Cheshire West Council  
Cheshire West & Chester Council  
Nicholas Street  
Chester  
CH1 2NP

14<sup>th</sup> July 2023

Dear Sirs,

**Ref: Planning application Silver Warren, Moss Lane, Tiverton Heath.**

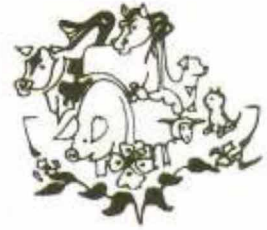
I am writing in support of the above application for a dwelling at Silver Warren, Moss Lane, Tiverton Heath, Tarporley, in order to allow the owners to live on site.

I have been the primary veterinary surgeon for the unit since 2013. Over this time I have seen the vast improvements that have been made in order to maximise welfare and to give the best possible environment for all of the animals kept. Currently animals kept at the site include around 10,000 birds, 3000 breeding guinea pigs plus their offspring, 400 breeding rabbits plus their offspring, and a small number of pigs and sheep. These animals are actively breeding, with youngsters being born or hatching all year round.

At present there is no accommodation on site and therefore no provision for 24hour care for the resident animals. This presents a number of issues which have potential to significantly affect animal welfare, including;

- Increased risks of breaking and entering, with the potential for damage and vandalism, animal escapes, and injury to, or theft of animals.
- Delays in identification of issues with feed or water provision, for example, leaks, spilt buckets or feed troughs, or failure of automatic systems.
- Delays in identification of medical problems, particularly important when a number of individuals are in the late stages of pregnancy, and will usually give birth overnight.
- Delays in identification, and therefore resolution, of any failure of power. This has the potential to affect the provision of light and heating to the animals which at certain times of year is essential for their health and comfort. It also increases the risks of escapes due to potential failure of electric fencing.

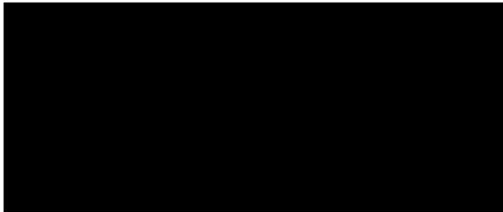
Rose Cottage Veterinary Centre



In order to meet modern, best practice standards for animal welfare, I believe it is essential that a unit of this type has a provision for 24hour supervision of animals. Without this there is a significant risk of problems going undetected for several hours, leading to avoidable, negative effects on health and welfare. In the most severe cases this has the potential to lead to unnecessary and avoidable animal deaths.

If you require any further information please do not hesitate to contact me.

Kind regards,



## Appendix 6.0 – Labour Calculation.

In order to calculate the labour requirement on the site standard figures have been taken from The Agricultural Book of Costings 96<sup>th</sup> Edition.

Based on the current livestock number the total hours required on site has been calculated at 4,750 hours per year.

The labour requirement has been calculated as follows:

<b>Livestock/ Operation</b>	<b>Number</b>	<b>Hours/ year</b>	<b>Total</b>
Sheep	20	2.5	50
Pigs (Sows)	30	14	420
Pigs (upto finishing)	300	0.6	180
Hen (Based on growing pullets)	11250	0.24	2700
Ducks	5500	0.1	550
Guinea Pigs	7500	0.1	750
Rabbits	2500	0.1	250
<b>Total</b>			<b>4900</b>
Additional 15% Management time			735
<b>Total hours per year</b>			<b>5635 hrs</b>

A labour unit of one person is a standard 2200 hours, and therefore there is a requirement for more than one full time worker.

$$5,635 / 2,200 = 2.56 \text{ full time workers}$$



Appendix 7.0- 4 Years Accounts (READ ONLY)

## Appendix 8.0 – Budgets (READ ONLY)

# Appendix 9.0 – Property Search.

The screenshot displays a real estate search interface. At the top, the search ID 'CW69HN' is shown. The map view is centered on a location in Tarporley, with a search radius of 1/2 mile. The map shows roads like A49, A51, and A52, and landmarks such as 'Tiverton' and 'Tistone Fearnall'. A red pin marks the search location. The right-hand sidebar contains filters for 'Min Price', 'Max Price', 'Min Beds', 'Max Beds', 'Property Type', and 'Filters'. Below the map, there are two property listings:

- 6 bedroom detached house for sale**  
Tistone Fearnall, Tarporley  
Substantial, impressive and delightful Old Vicarage, set in a private plot of 0.91 acre, located five minutes drive from Tarporley village, with outstanding refurbished swimming pool outbuilding.  
[See full property details](#)
- 5 bed, house for sale**  
The Abraham Estate Lot 9, Abraham, Tarporley, Cheshire  
[Redacted]

At the bottom, there is a section titled 'There aren't any matching properties nearby' with the text 'But there are some a little further away that fit your criteria...'. The interface also includes a 'List View' button, a 'Create Alert' button, and an 'Edit search area' button.

## Appendix 10.0- Brinsea Incubators

# Brinsea

## Incubation Specialists



### How Temperature Affects Egg Incubation Or

#### WHAT IF THE POWER GOES OFF?

This is a question frequently asked by anxious bird breeders; usually after an unexpected power failure and the question is 'what damage is likely to have been done?' Occasionally the power shutdown can be predicted and the concern is to keep damage to a minimum.

With the emergency situation in mind as well as the more subtle question about daily cooling of eggs during incubation, Brinsea Products have attempted to set out some of the more fundamental research information together with our own experiences and suggestions.

#### Long term temperature effects

A review by H. Lundy of research carried out by a number of scientists over many years identified five temperature zones characterised by major affects on the developing embryo. These zones are not clear cut. There is some overlapping and the time for which the embryo is exposed and the age of the embryo blur the limits.

#### Lundy's five incubation Temperature Zones



In common with most scientific work on incubation, this data assumes a fan assisted with virtually no temperature differences within the incubator and was based on chicken eggs.

#### Zone of heat injury (above 40.5°C/104.9°F)

At continuous temperatures above 40.5°C (104.9°F) no embryos would be expected to hatch. However the effect of short periods of high temperature are not necessarily lethal. Embryos up to 6 days are particularly susceptible, older embryos are more tolerant. For example, embryos up to 5 days may well be killed by a few hours exposure to 41°C

(105.8°F) but approaching hatching time they may survive temperatures as high as 43.5°C (110°F) for several hours.

#### Zone of hatching potential (35 - 40.5°C/104.9 - 84.5°F)

Within a range of 35 to 40.5°C (84.5 - 104.9°F) there is the possibility of eggs hatching. The optimum (for hens) is 37.5 °C (99.5°F), above this temperature as well as a reduced hatch there will be an increase in the number of crippled and deformed chicks. Above 40.5 °C (104.9°F) no embryos will survive.

Continuous temperatures within this range but below optimum will slow development and increase mortalities. Again it is early embryos that are more susceptible to *continuous* slightly low temperatures than older embryos. From 16 days on it may be beneficial to lower the incubation temperature by up to 2°C (3.6°F). The effects of short term reduction in temperature are different and are discussed later.

#### Zone of disproportionate development (27 - 35°C/80.6 - 95°F)

Eggs kept above 27°C (80.6°F) will start to develop. However the development will be *disproportionate* with some parts of the embryo developing faster than others and some organs may not develop at all. Below 35°C (95°F) no embryo is likely to survive to hatch. Typically the heart is enlarged and the head development more advanced than the trunk and limbs.

The temperature at the lower end of this range is sometimes referred to as 'Physiological zero' - the threshold temperature for embryonic development. Unfortunately different organs appear to have different thresholds resulting in an embryo that cannot survive.

#### Zone of suspended development (-2°C - 27°C/28.4 - 80.6°F)

Below about 27°C (80°F) no embryonic development takes place. Prior to incubation, eggs must be stored in this temperature range, ideally around 15°C/59°F.

#### Zone of cold injury (-2°C/28.4°F)

Below this threshold ice crystals will start to form in the egg and permanently damage may be done to internal structures meaning the egg cannot hatch. Eggs may lie for some considerable time in temperatures close to freezing without suffering damage.

The analysis above gives us a fair idea of what may be happening to embryos kept *continuously* or for long periods within these temperature bands. Of course continuous incubation at any temperature other than near optimum is of little practical interest because it will not result in live birds but this information does give a better understanding of what may happen if eggs should be accidentally overheated or chilled.

#### **Short term temperature effects**

Surprisingly there is evidence that, during the early phase of incubation, chilling of eggs to below 'physiological zero' (say 25°C/77°F) does less harm than chilling to temperatures above that level. Embryos up to 7 days old may well survive cooling to near freezing for 24 hours or more without damage. The cooling delays hatching but not by as much as the period of chilling - so there appears to be some degree of compensation. The older the embryo, the more likely it is to die as a result of chilling to *below* 27°C/80.6°F but the effect on surviving embryos is not detrimental.

Other experiments have concentrated on cooling eggs less severely to temperatures within the zone of 'disproportionate development'. In virtually all such experiments, *increases* in hatchability have been noted. There is some doubt as to whether the effect is due to changes in humidity, CO2 level or to chilling alone.

#### **Conclusions:**

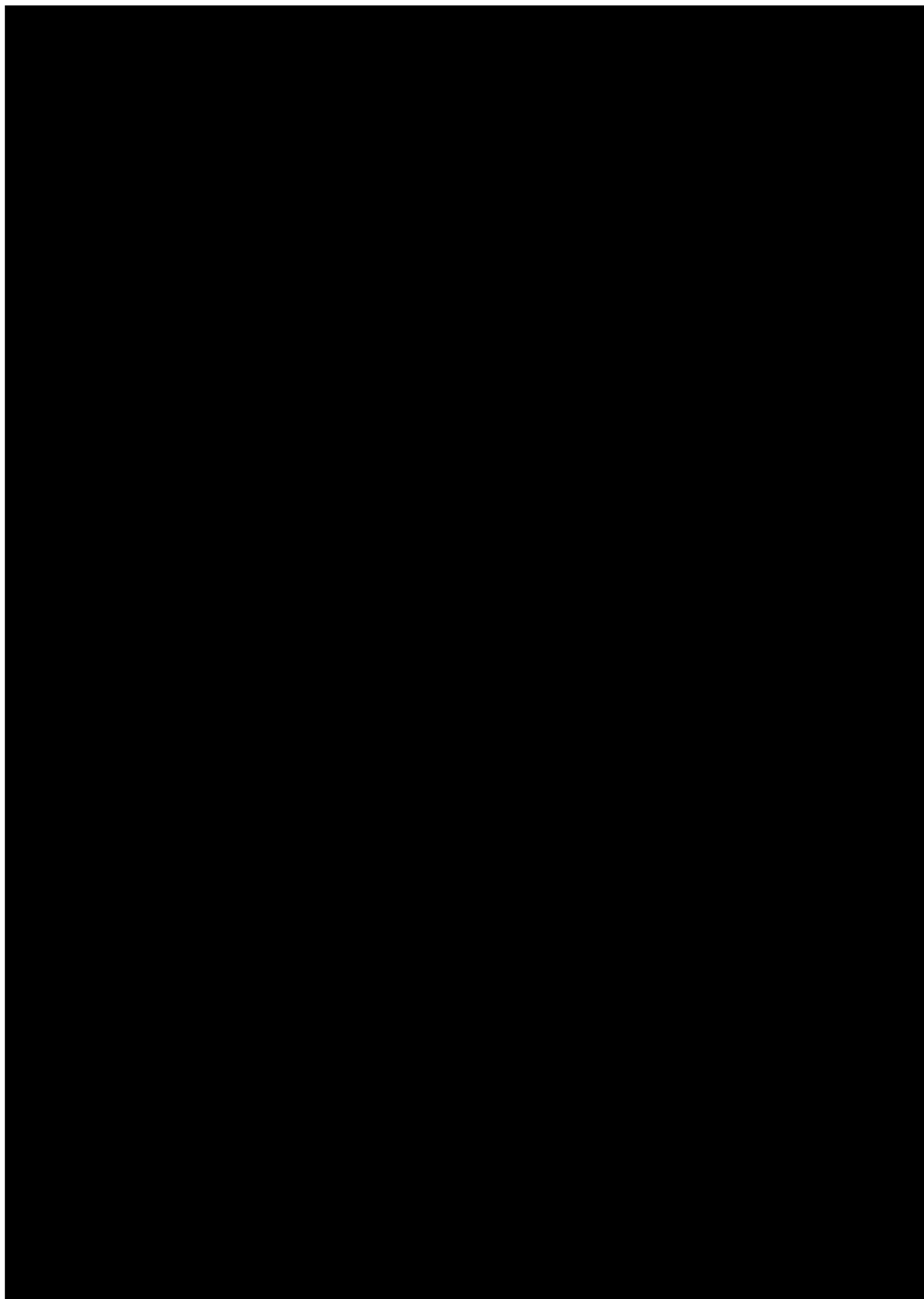
- 1 Cooling eggs for short periods, say 30 to 40 minutes, on a regular basis (say once every 24 hours) at any stage during incubation has no detrimental effect and is probably of benefit.
- 2 Avoid subjecting the eggs to over-temperature at any time but particularly in the early days of incubation.
- 3 If eggs are likely to be cooled for longer periods (more than 2 hours) the way they should be treated depends upon their state of development. If the eggs are newly set the best plan is to cool them fairly quickly down to 5 - 20°C (41 - 68°F) and hold them in this range - put them in the fridge! It may also be best to treat eggs this way up to about the 14th day, although greater losses must be expected if severe cooling occurs later in incubation.  
If power loss occurs when the eggs are near hatching, incubator temperature is less critical, but severe chilling will cause mortalities. It is preferable therefore, to take reasonable steps to limit heat loss by keeping the incubator shut and raising the temperature of the room if possible. The metabolic heat from the embryos will keep them warm for quite a long time.
- 4 Avoid maintaining eggs in early stages of incubation for long periods of time in the 'zone of disproportionate development' (27 - 35°C/80.6 - 95°F). This will result in a large number of deaths and abnormalities.

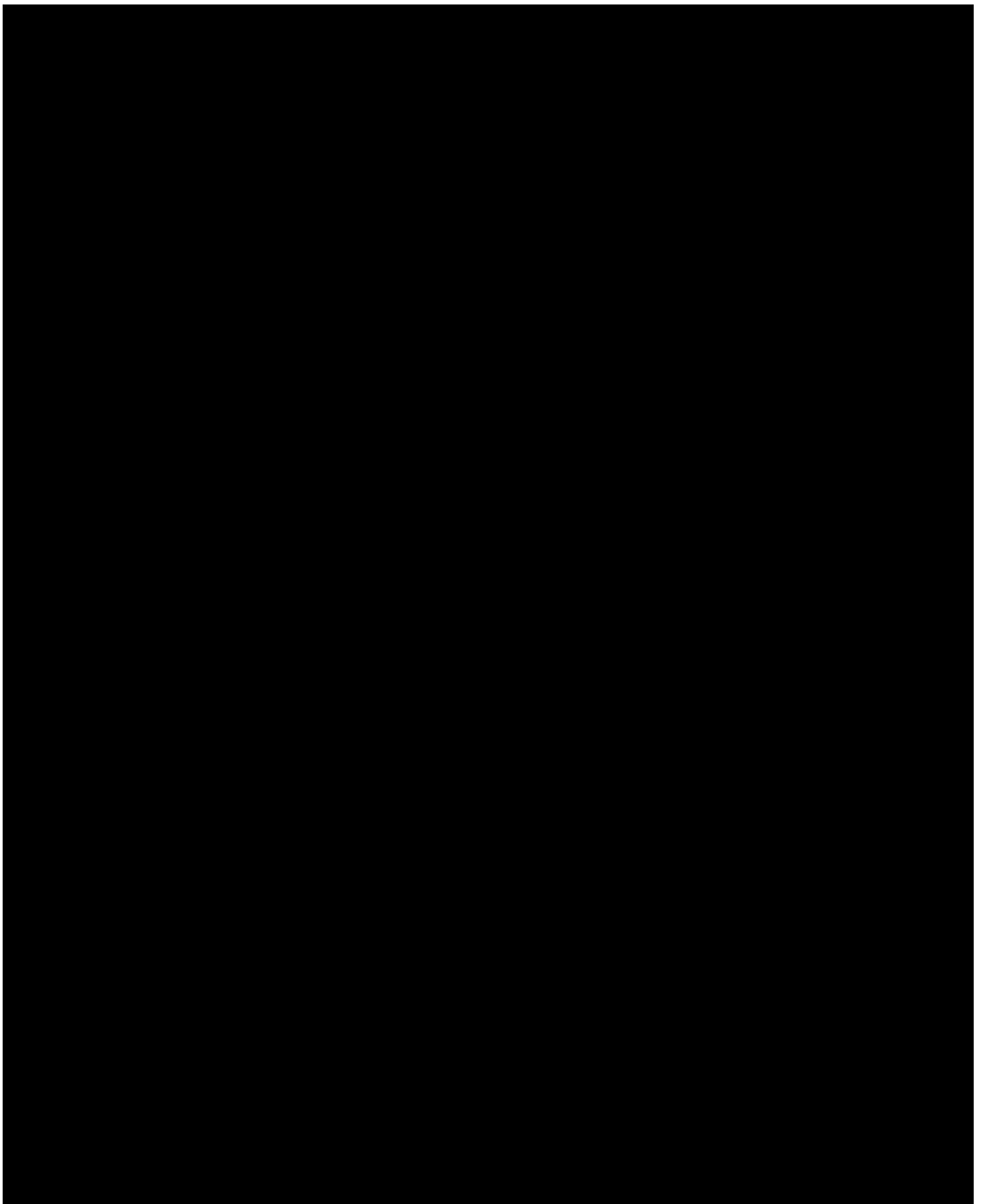
Remember that incubator thermometer readings will not be the same as embryo temperatures when cooling or heating occurs. The eggs will lag behind the air temperature. For example, cooling hens eggs by taking them out of the incubator into a room at 20°C/68°F for 30-40 minutes is likely to cool the internal egg temperature by only 3 - 5°C (7 - 10°F). Bigger or smaller eggs will react quicker or slower accordingly.

There isn't much data on the effects of cooling eggs of other species. Duck eggs and to an even greater extent, goose eggs, are said to benefit from periodic cooling. Our own experience seems to confirm this and we know of instances where the eggs of both duck and domestic geese have been subjected to severe cooling for several hours without harm.

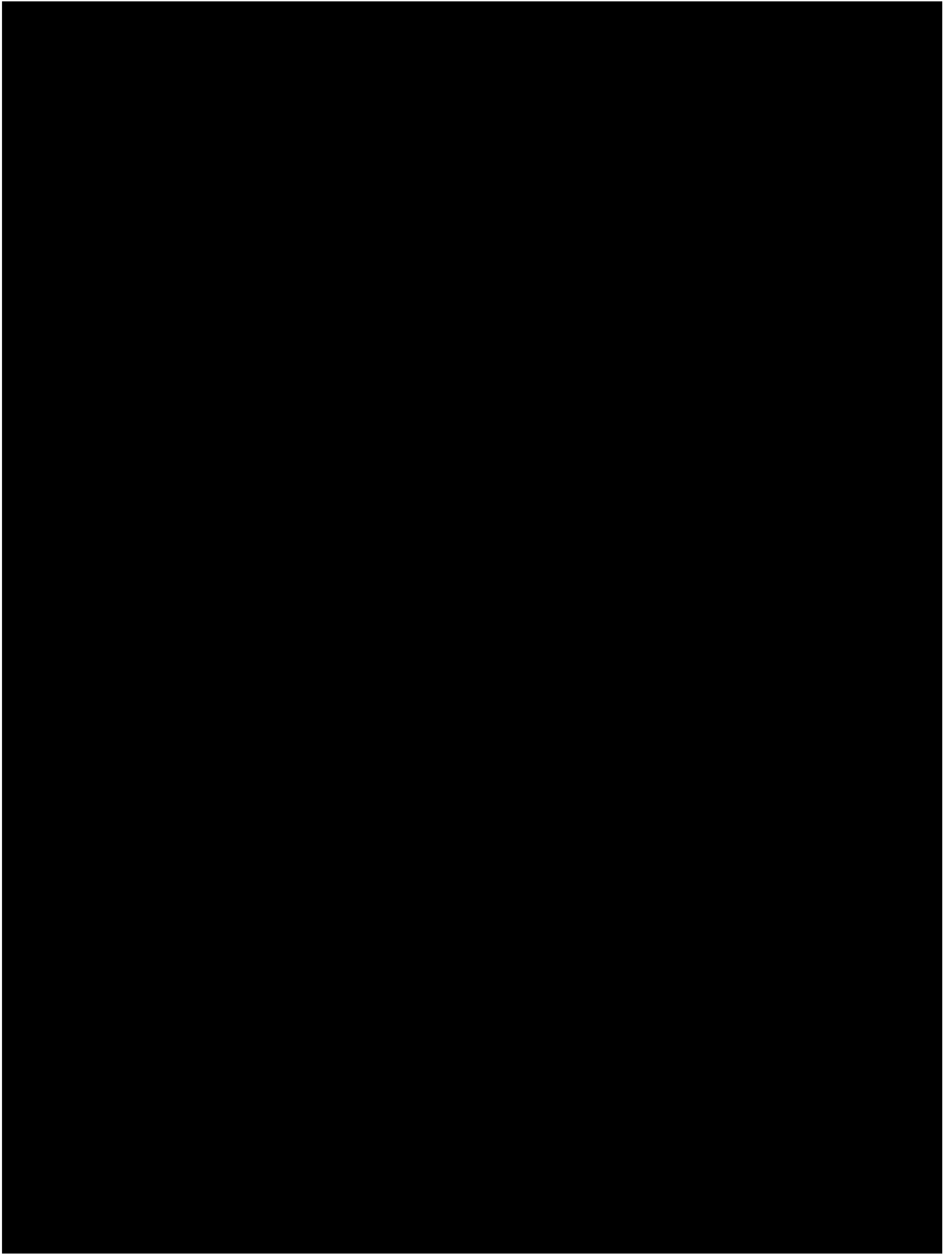
There is an obvious link to the natural incubation process where most species of bird leave the nest for short periods to feed leaving the incubating eggs to cool without apparent problems. It is quite possible that the resulting cooling and re-heating provides a stimulus to the embryo which actually encourages growth. If the effect is more pronounced in ducks and geese it may be because the requirement has, to some extent, been bred out of hens by years of artificial incubation. It would follow that totally wild species may be even more susceptible to a cooling stimulus. Certainly there is no evidence to suggest that short term cooling is likely to be harmful.

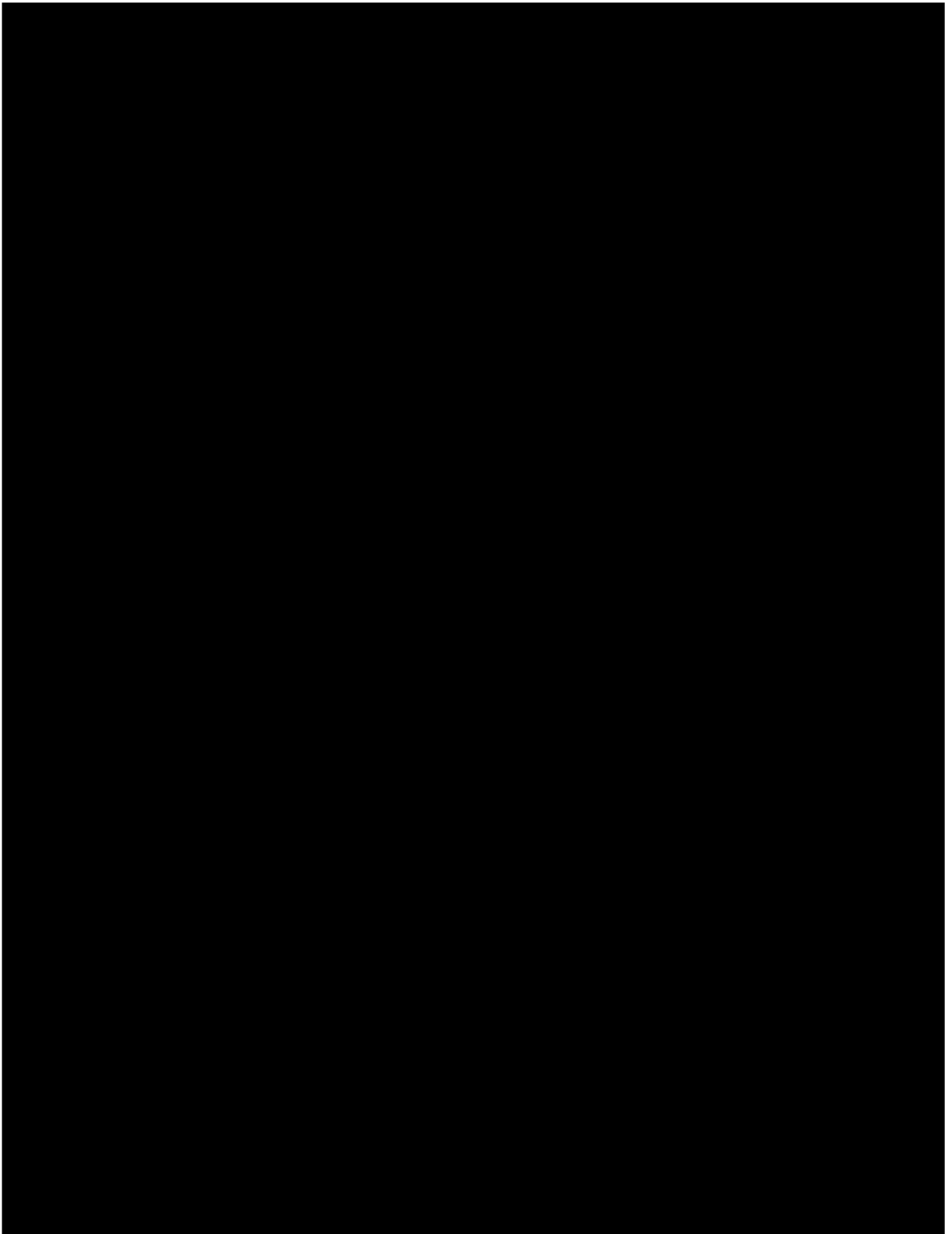
Hopefully these explanations will enable bird breeders to assess the likelihood of damage from accidents. It should certainly allay any fears about the cooling eggs during manual turning or inspection.











## Appendix 12.0- Supporting Letters

01/05/2023

I write this letter in support of an application for planning permission submitted by Mr J Houghton.

We are Primary breeders for Pets at home, we breed small cavies and reptiles for stores throughout the country, this is a demanding role and takes plenty of dedication and skill to produce healthy pets for the whole of the UK. Joe Houghton and his family are amongst the small portion of secondary breeders whom we work alongside with to make sure that the bloodlines of good stock and demand is reached. We have worked with Joe and his family for the past 10 years; we have been able to reach our targets with the help of Joes breeding programme and health of his animals.

It is important to have these farms are set in a rural area, all breeders of pets at home are set in the countryside and have residency on site. The demanding role of breeders is to keep welfare standards at its highest to make sure all stores are provided with the healthiest pets, this role is manageable whilst continually being accessible on site to all animals, however, from experience myself, the disasters you come to face when not present for even just a small period (hours) can end up being catastrophic. This is a reoccurring position Joe and his family face on many occasions, and ca be extremely distressing. All pets bred for stores must follow a strict policies and procedure set by the company.

We fully support Joe and his family with the request to be granted permission to live on their site. We, like Joe have a young family to support so sympathise with how they manage to cope and not only this the worry they go through with their livelihood at times when they cannot be on site 24/7. This young family all work together incredibly hard to make their business such a success that it is today.

We wish them all the best of luck with their application and hope for them it be granted.

Yours sincerely



31/05/2023

This letter is in support of a planning application submitted by Mr Joe Houghton

We have been a Pets at home primary breeder for 30 years, highly respected by the company and produce high standard quality pets for stores throughout the UK. We met Joe and his family 10 years ago, recommended through a well-respected retired breeder Albert Aldred whom I believe also supports and champions the family's application. Joe and his family are extremely professional to work with, they produce and responsibly breed animals for our stores.

They have always been accommodating with orders without pressurising their animals, they pass all inspections hitting 95% and over twice yearly which is excellent.

However, they do seem to find themselves struggling with juggling the fact they do not live on their site. On many occasions I have been on the phone to Joe when they arrive for the day to find floods, escapees, drinker system issues, litters not surviving the night through certain times of the year, and many more problems the face on other aspects of the farm. This is deeply distressing and upsetting to hear the struggles Joe, [REDACTED] and his family face on numerous occasions. There are several occasions Joe has been unable to leave the site at all due to disaster faced, therefore he will be forced to spend the night in his car

Primary breeders will find a secondary breeder to work with based on their location, expertise, and knowledge. They are expected to be sited in a rural location away from commercial properties and built-up areas. Joe [REDACTED] site is the perfect setting, they have one of the best set ups that a secondary breeder can offer, they have an impressive layout of outdoor pens as well as a building with wooden hutch colonies and freedom hutches for the rabbits, set ups like these do not happen overnight. Sadly, we lost one of our primary breeders based down in the south west last summer due to retirement, without any hesitation, Joe [REDACTED] were the one set of breeders whom were happy to take on the challenge of expanding their business by buying the setup which was offered to them, along with the movement of animals, Joe [REDACTED] took the challenge on and we are proud to say they achieved it incredibly well and they have proven they are capable of being relied on within the company, by taking this challenge on it increased our stores by 190 throughout the country.

however, despite this impressive expansion, they find themselves juggling the large expansion of the business and not living on site a life struggle. I fear the site will struggle to functionally operate long term unless a place to live is available. I am confident in saying this is surely not something anyone would want to see, Joe [REDACTED] provide Jobs to local college kids, offering work experience placements to students at Reaseheath college in small animal care and Agriculture, they employ 6 members of staff to help operate the business also. This is something we should champion for a young family business to achieve.

The business will have the potential to grow even further should they have the opportunity to be granted a form of accommodation to live in

I will look forward to watching the growth of this business and the continued partnership which we have will continue for many years to come.

Yours

A solid black rectangular redaction box covering the signature area.