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**Proposed Vending Machine
Building at Addingrove Farm**

PREPARED FOR
Chilton Home Farms Ltd

January 2024

PREPARED BY

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1. INTRODUCTION

This report has been written at the request of Chilton Homes Farms Ltd the owners of Addingrove Farm , Bicester Road, Chilton, HP18 9SF to outline the facts considered relevant for the proposed vending machine building at Addingrove Farm, Chilton (retrospective).

2. BACKGROUND

Addingrove Farm forms part of a large Estate known as Chilton Home Farms Ltd and extends to approximately 1,415 hectares (3,400 acres). Approximately half of the land is held on various tenancies, and half is farmed in hand. The Johnson family, who have been on the farm since the 1940's, contract all the labour and skill to Addingrove Dairy to whom they hire their herd of cows. They have a long standing contract going forward to cover this. As a farm business, the family own further land which extends to around 130 hectares (321 acres), including a farm used for young stock rearing.

In terms of Addingrove, the farm extends to 91.5 hectares (226 acres) with a dairy herd of approximately 220 cows. The farm rear all their own replacements, so the best cows are put to a Friesian/Holstein bull using sexed semen to produce both replacement cows and cows for expansion. The remainder of the cows are put to a beef bull and the farm rear on these animals, as part of a beef enterprise based on the other farm.

The business has recently invested in a modern dairy unit including parlor, dairy, collecting yard, handling area and cubicles for up to 220 cows with other older facilities used for calving, isolation and feed storage. This allowed the farm to expand from the previous 130 cows and involved significant investment including modern robotic milking facilities.

Cattle lay on water beds for maximum comfort and hygiene, which assists in the production of good milk. Cows are milked robotically with no humans involved which means that there is no need for force them to be milked at a certain time with no lengthy queues or lame cows having to stand on concrete. During lactation they do not need to leave the shed other than for grazing in the summer.

In order to diversify the dairy building and assist in paying for the investment the farm introduced a self service whole milk and milkshake vending facility to the farm in September 2023.

3. PROPOSAL

The proposal is for a 6.02 metre x 3.68 metre timber framed building which houses the self service milk and milkshake vending machines as well as other associated products. Eaves and ridge heights

are 2.72 metres and 3.96 metres respectively.

The building is constructed of a brick plinth with natural timber cladding over. The roof is ridged with profiled sheeting to the rear and tiles to the front. An overhang of 1.15 metres protects the 2 entrances to the building from the worst of the weather.

A graveled car park was created in October 2023 with a walkway leading from the car park to the building.

The building houses three vending machines selling milk, milkshake another associated products with the facility being open from 7 am to 7 pm daily.

4. PLANNING POLICY

National planning policy is contained in Paragraph 88 of the National Planning Policy Framework as follows:-

“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 beautiful new buildings;*
- b) the development and diversification of agricultural and other land based rural businesses.....”*

5. PLANNING COMMENTS

The proposal is for the retention of a small timber clad building which houses milk vending machines mainly for the sale of milk produced on the site and milk related products.

The farm business has recently redeveloped the farmyard with the erection of a new dairy building which has allowed for the increase in the number of cows on the holding from 130 to 220.

The building and robotic equipment was a significant investment for the business and in order to maximise the value of the milk produced the applicants invested in the milk vending machines to be able to sell milk direct to the public at retail prices. This gives them some sales at stable prices they can control. It also brings the public in contact with their local farm which helps education and significantly reduces food miles.

Planning policy supports a prosperous rural economy. The proposal will assist in diversifying the farming business, to support the viability and retention of the farm holding. This is especially important given the volatility of agriculture at the present time, with increased cost of fuel and

other inputs.

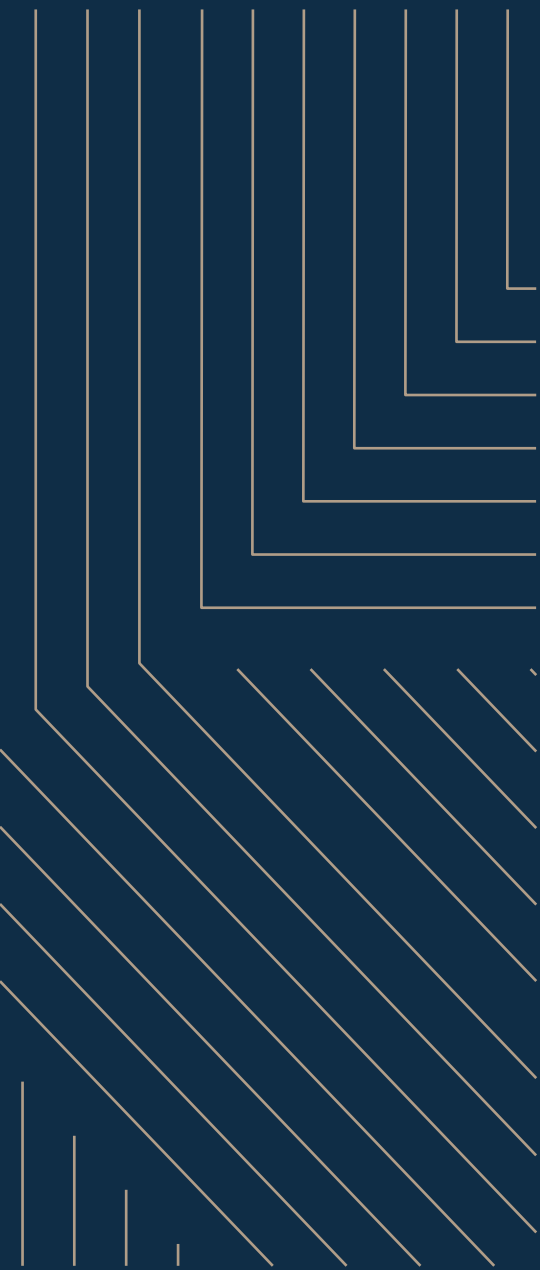
The building being timber clad with profiled sheeted and tiled roof is appropriate in the countryside location and is an attractive feature alongside the larger more functional agricultural structures.

The car park is fenced with galvanised estate fencing which is also in keeping with the agricultural area. The car park is located to the left-hand side of the access before the agricultural yard for biosecurity as well as safety reasons. There is a dedicated path which leads from the car park to the building.

The access to the farm is on a good quality road with the actual access point the same that was approved for the dairy building. It has been built to a high standard capable of carrying a wide range of traffic types.

Sustainability is at the heart of the NPPF and the proposal is sustainable as it is for the sale of milk produced on the holding which adds economic value to the existing agricultural enterprise. Socially it also offers a local facility putting the farm in direct contact with end users.

In additional Paragraph 88 of the NPPF is supportive of the sustainable growth and expansion of all types of business in rural areas, as well as the development and diversification of agricultural businesses.



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