



Ian Pick Associates
Middle Street
Drifffield
YO25 4RL

4th April 2017

Dear Ian

Re: Deeping Farm, Deeping St. Nicholas - requirement for a Farm Managers Dwelling

I am writing regarding the planned expansion of Deeping Farm which currently provides quality birds into our business. The farm is well located for us and we are delighted that it's capacity is to be increased to support the wider-expansion of our business.

As you are aware, we manage the site and currently have one manager living on site, and with an Assistant currently having to commute. Given the size of this planned expansion then it will be essential that there is a second dwelling available enabling an additional manager to live on-site and to that end we fully support any planning application in this regard. It is our experience working with 590 broiler farms that a modern-day poultry farm needs 24 hour cover on-site to protect the health and welfare of the birds housed and given the scale of this unit then 2 dwellings is the least that we would expect. Should it be required then we can provide many examples of smaller units we operate where there are currently 2 dwellings.

As a company, we promote best practice and responsible farming and are committed to ensuring the highest possible welfare standards are maintained at all times, throughout our entire supply chain. We therefore require that any unit which supplies us, or we manage ourselves, has sufficient residential accommodation on-site to ensure that flock health and welfare is not compromised at any time.

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I am aware that under normal circumstances, an applicant for an agricultural worker's dwelling should provide the last 3 years' financial accounts to demonstrate that the business is financially sound and viable and with clear prospects of remaining so. In this instance, Deeping Farm does not have its own accounts as it is operated by Moy Park (and has been for around 10 years) as part of a significantly larger agricultural operation comprising over 60 farms. I can however confirm that Deeping Farm is a profitable operation and this profitability will be further enhanced by the significant expansion to be constructed this year for which planning consent has previously been granted.

If the planning officer requires any further information in this respect then I would be very pleased to supply it but I trust that this clarifies what we consider to be the minimum acceptable solution to enable us to manage the farm in accordance with the highest welfare standards.

Kind regards.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Simon Oborn", written over a horizontal line.

Simon Oborn BSc (Hons) MRICS
Head of Estate Management