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AJL/SMB/4367

30 July 2010

Goodwin Farming
Watery Lane Farm
Lower Bullingham
Hereford HR2 6ER

Dear Messrs Goodwin

Re. New Farm Base at Watery Lane

Further to your recent instructions, I am pleased to set out below my opinion as to the need for additional agricultural buildings at the new farm base at Watery Lane Farm.

Background

H P Goodwin & Sons (now Goodwin Farming) are a long established farming family and business which has farmed on the edge of Hereford city for several generations. The farming activities take place at Manor Farm, Lower Bullingham, Hereford, Watery Lane, Lower Bullingham, Hereford, Church Farm, Rotherwas, Hereford and at two other off-lying holdings two at Dinedor and one at Haywood which only provide additional farmland with no farm buildings.

Over the last 30 years the City of Hereford has expanded greatly to the south, such that most of the existing farm buildings are now located very close to residential areas. It is a well known fact that farming on the urban fringe is fraught with difficulties.

Farm Policy

The farm is managed by Mr Tracey Goodwin who lives at Dinedor and by Mr John Goodwin who lives at Watery Lane Farmhouse, Lower Bullingham. The family, for many years, kept a large number of cattle and sheep, although these numbers have declined as new farm enterprises are pursued. The farm was always kept a mixed farming approach, including cereals, oilseed, proteins, livestock and a substantial area of cider fruit.

The family have always made use of the existing farm buildings which are detailed later and the locations are shown on the attached plan.



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In 2007 some 23.56 acres of land were subject to a Compulsory Purchase Order through the middle of Watery Lane Farm to provide for the Rotherwas Relief Road. This has increased the difficulties of farming the land and means that more produce has to travel by road to get to the existing farm building locations. Some of this involves travelling through the residential areas to gain access.

It is easy therefore to conclude that the existing farm buildings are to all intent and purposes "**locationally obsolete**".

The holdings in Herefordshire extend to 636 acres and are no longer adequately served by the existing buildings, nor is the need fully satisfied by the two modern buildings which are located at the new base adjacent to the Rotherwas Relief Road.

The farm policy of arable and livestock farming will continue and the family remain fully committed to keep the mixed farming operation.

The Goodwin family have entered much of their land into the Entry Level Stewardship Agreement and Higher Level Stewardship Agreement promoted by Natural England for the welfare of wildlife and the countryside, even in the urban fringe.

Existing Buildings

These are currently located at:-

Manor Farm, Lower Bullingham, Hereford (shown orange on the attached plan)

A general purpose building and several other small buildings adjacent to Manor Farmhouse sandwiched between the farmhouse and the housing estate to the rear. Access is only available via a narrow entrance way between one traditional building and the farmhouse.

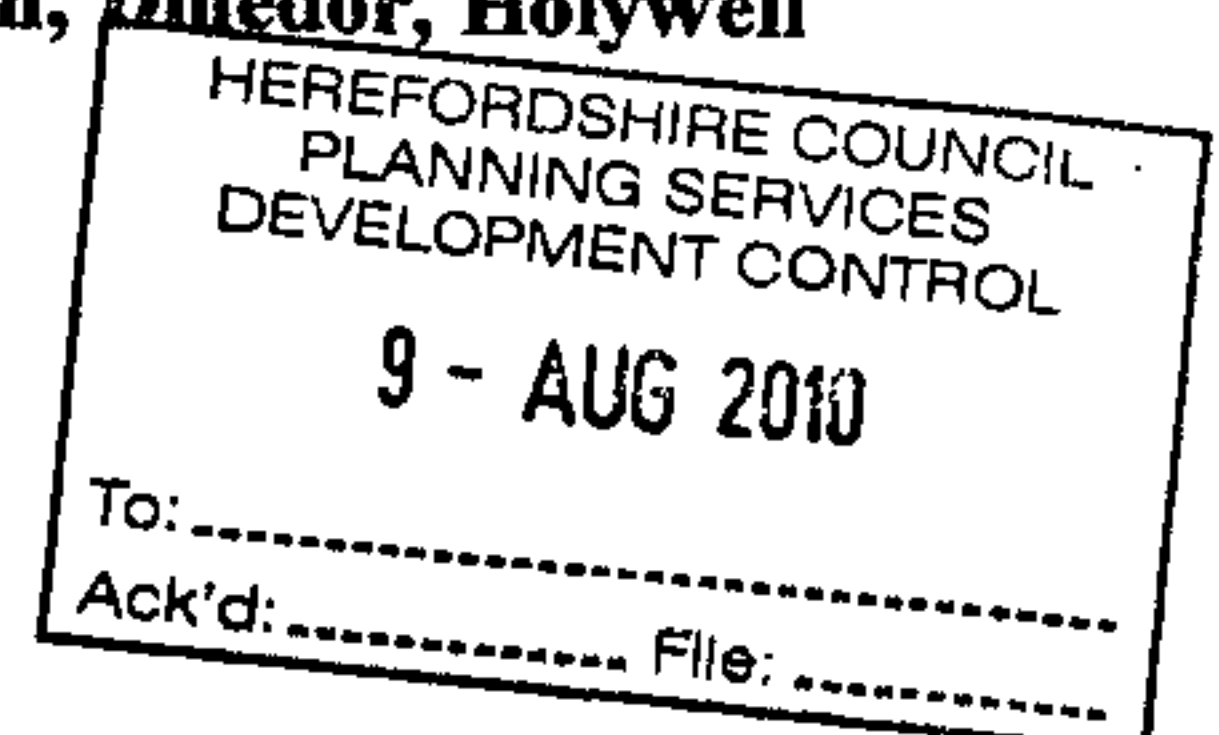
A separate block of traditional and piecemeal buildings is located close to the Holme Lacy Road.

Watery Lane Farm, Lower Bullingham, Hereford (shown blue on the attached plan)

A further block of buildings at Watery Lane Farm adjacent to the farmhouse and again sandwiched between the farmhouse and housing estate to the rear.

Church Farm, Rotherwas, Upper Cross Farm, Dinedor, Holywell **Farm, Dinedor and Land at Haywood**

These holdings have no buildings.



New Farm Base at Watery Lane The new farm base is at the location shown green on the attached plan where more recently two much needed agricultural buildings (8 bay and 7 bay) have been erected. This application is for a further building 160' x 60' general purpose agricultural building, workshop and machinery store 20' eaves which is to replace a more obsolete 120' x 40' pole barn lean-top.

Proposed New Base The new base is situated at Water Lane Farm, close to the new Rotherwas relief road where some investment has already been made. This is shown in green on the attached plan.

The need for the farm to have a single base to serve the 636 acre holding is now a must, with some of the existing farm buildings being located within the built environment of the City, this is no longer acceptable. The National Farmers Union have advised the family that they would prefer to see all the farming (in terms of buildings) situated in a single place where it is easier to monitor and better for security purposes. The new base (as will be seen from the attached plan) is more centrally located and avoids, as far as possible, the urban areas and reduces unnecessary travel. The new site has to effect modern agricultural needs and the modern buildings now do so.

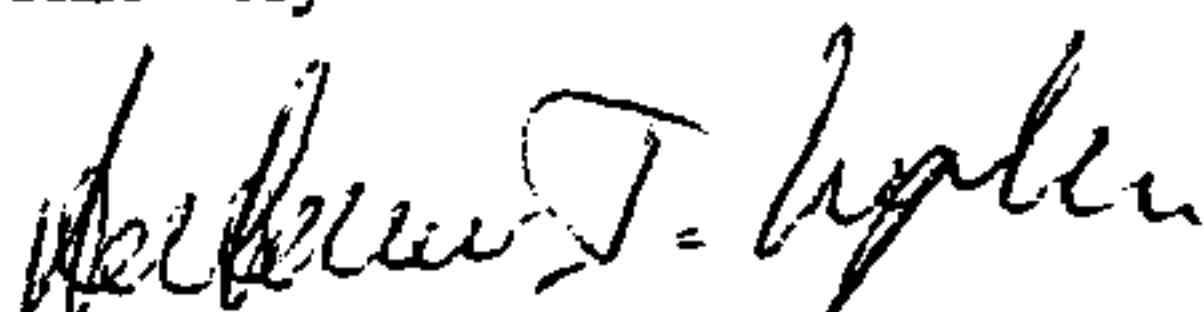
Insurance Despite the Goodwin Family living nearby, the farm has suffered serious loss in the last few years, from arson, malicious damage and theft extending to well over £140,000. As stated the National Farmers Union have been pressing the Goodwin family to minimise their insurance risks by establishing a single farmyard away from urban areas.

Conclusion The Goodwin family are left with no choice but to move their farmstead due to pressures from the City. They are responsible farmers who we consider would not ask for premises they were unlikely to need. There is a clear agricultural need for proper buildings, which should be in a location so as not to adversely affect adjoining residential properties and which will meet the needs of the farm, which surrounds the new base.

We do not consider the farm buildings as already located at the new base to meet the needs of the farming enterprises.

The above represents our considered opinion as to the need for farm buildings at the new location and the need is in addition to the current modern buildings on the site.

Yours sincerely



ANDREW J LYKE FRICS FAAV

