AGRICULTURAL PLANNING
APPRAISAL REPORT

On behalf of

Emma Jackson & Jonathan Hind

21st September 2011

Prepared by:
Hopes Auction Company Ltd
93 High Street, Wigton, Cumbria, CA7 9PG
Tel: 016973 44901
Agricultural Planning Appraisal on behalf of
Emma Jackson & Jonathan Hind

Introduction

This report had been prepared on behalf of Emma Jackson & Jonathan Hind in connection with a proposal to erect an agricultural workers dwelling on their holding. This report has been based on information provided by the family together with local knowledge of the writer. The site was visited on 12th September 2011.

Location

The agricultural holding lies in open countryside approximately 2 miles northeast of Cockermouth off the A595. The grid reference of the proposed dwelling is 312734, 533994.

Background

The agricultural holding extends to approximately 106.5 acres (53.1ha). All figures can be found within this report.

The agricultural holding is used predominantly for the rearing of cattle and sheep together with the cultivation of grass for grazing livestock and also for the production of hay. The hay is produced to feed to the livestock on the holding during the winter months when they are housed.

Breakdown of operations

Cattle

Currently the farm carries a herd of 20 commercial suckler cows with calves at foot. All the progeny are reared on the farm. The male young stock is sold through local auction marts as store cattle. A selection of female young stock is kept as replacements with any surplus being sold as store cattle.
The cattle are housed through the winter months as a block and individual cows are housed when they calve for approximately a week. This allows the calf to gain strength prior to being released outside with its mother.

The calving pattern on the holding is all year round. An AI system is adopted to allow top quality bull semen to be used with a variety of bulls used rather than having a single commercial stock bull. This system is labour intensive as it requires constant supervision to ensure that a cow is served at the correct point of ovulation to ensure that it is inseminated correctly.

**Sheep**

The flock on the farm consists of 503 predominately half bred lowland ewes of mixed ages. The ewes are run with Texel tups to produce fat lambs which are raised on the holding and then sold through local auction marts. The main lambing period runs from late February through to late April. The sheep are scanned (pregnancy diagnosis) to establish how many lambs they are carrying and housed prior to lambing. This allows them to be closely monitored to ensure lamb and ewe mortality is kept to a minimum. This also allows the sheep to be managed more easily and maintain good body condition.

Throughout the rest of the year the husbandry and management of the flock is constant. Such tasks include ensuring the health of the flock by carrying out worming, general management of animals including foot trimming, dipping and clipping. These operations are time consuming and labour intensive but are necessary to ensure the health of the flock is maintained.

**Hay & Grazing land**

The land on the holding has predominantly two uses. Approximately 50 acres (20.23 ha) is used to grow hay which is then fed to the cattle and sheep during the winter months. Although the production of hay is labour intensive compared to silage production it suits the farm as there is no requirement for an expensive silage clamp and underground effluent tank if clamp silage was produced. There
is also no requirement to wrap the bales which avoids the problem of disposing of the silage wrap once the crop has been used. However it is necessary to store the hay within a building to avoid weather damage.

**The Present Workforce**

The present workforce consists of Mr Jonathan Hind and his partner Emma Jackson who has been together for 5 years and has 3 young children together. In addition a contractor is used to assist in the dipping and clipping of the sheep.

**Existing Farm Buildings**

- 12 bay steel portal framed livestock/general storage building. Concrete panel walls. Timber space boarding above under fibre cement roof.

- 8 bay livestock loose house with cantilevered roof. Steel portal frame construction, concrete panel walls, tubular steel feed barriers and fibre cement roof.

- Single bay workshop/machinery shed of steel portal frame construction.

- Approval given for roofing over the existing midden area – This building has not been constructed as approval was only given in 2011.

- Approval also given for crop / machinery shed - This building has not been constructed as approval was only given in 2011.

**Labour Requirements**

Attached to this report are details that prove that there is a requirement of 4967 standard man hours on the holding. This equates to a full time workforce of over 2.25 full time employees.
Justification for an agricultural dwelling in the context referred to in planning policy statement 7 Sustainable Development in Rural Areas Annex A.

We summarise below the main criteria laid out in the Planning Policy Statement 7 and comment on how the proposed development fits in with that.

i) **There is a clearly established existing functional need.**

As mentioned previously the total number of hours involved on the holding equates to 2.25 fulltime workers. There is therefore a clearly established existing functional need.

ii) **The need relates to a full time worker or one who is primarily employed in agriculture and does not relate to a part time requirement**

As mentioned above there is a clearly established need for 2.25 fulltime workers on the premises. It is essential for the workers involved to live on the holding to ensure best animal husbandry and welfare. Emergency situations for example calving cows often arise.

iii) **The unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so.**
Please find attached letter from the applicant’s accountants, Lamont Pridmore confirming that this criteria is met by the applicant.

iv) The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area, which is suitable and available for occupation by the workers concerned.

There are no dwellings on the site or any buildings that are suitable for conversion on the site.

v) Other planning requirements, e.g. in relation to access, or impact on the Countryside are satisfied.

See Design and Access Statement / Planning Statement.
Conclusion

The conclusions based on the facts set out in this report are as follows:

- There is a clearly established need for 2.25 full time workers on the holding for livestock husbandry.
- The numbers and type of livestock kept on the holding generate a need for regular supervision on 24 hour a day basis to ensure adequate levels of animal welfare are maintained, emergency situations are dealt with quickly and increased security.
- The need for supervision and the numbers and type of stock carried on the holding means that there is an existing functional need at the farm for an agricultural workers dwelling in that location.
- The farm is financially viable and capable of remaining so in the future.
- The siting and design of the dwelling will blend in with the surrounding buildings and will not be visually obtrusive.
- There is an essential need for a dwelling on the unit due to the fact that animal welfare on the holding will be compromised if staff are not resident on the farm on a 24 hours per day basis.

Signed………………………………………………………………

Mr I Ritchie M.R.I.C.S
For and on behalf on Hopes Auction Company Limited

Date: 21st September 2011
Annex 2 – Details of Labour Requirements

Using the standard man day data proposed by SAC, the Holding will have labour requirements of 2.25 units calculated as follows:

1. The Land

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Area (ha)</th>
<th>Hours/ha</th>
<th>Total Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pasture</td>
<td>22.87</td>
<td>4</td>
<td>91</td>
</tr>
<tr>
<td>Hay</td>
<td>20.23</td>
<td>22</td>
<td>445</td>
</tr>
</tbody>
</table>

(Hay equivalent to 2 cuts of silage)

Sub-total from the land: 536

2. The Stock

<table>
<thead>
<tr>
<th>Stock Type</th>
<th>Quantity</th>
<th>Hours/Hd</th>
<th>Total Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>In-calf Cows</td>
<td>20</td>
<td>12</td>
<td>240</td>
</tr>
<tr>
<td>Young stock (0-18 months)</td>
<td>40</td>
<td>9</td>
<td>360</td>
</tr>
<tr>
<td>Breeding Ewes</td>
<td>503</td>
<td>5.2</td>
<td>2615</td>
</tr>
<tr>
<td>Wether Lambs</td>
<td>170</td>
<td>3.3</td>
<td>561</td>
</tr>
<tr>
<td>Wintering Hoggs</td>
<td>350</td>
<td>3.3 (50%)</td>
<td>577</td>
</tr>
<tr>
<td>Tups</td>
<td>15</td>
<td>5.2</td>
<td>78</td>
</tr>
</tbody>
</table>

Sub-total from the stock: 4431

Total Man Hours on The Holding: 4967

Notes

One standard worker is equivalent to 2200 standard man hours per annum.

Therefore, there is a requirement for 2.25 full time workers.
Accountants Letter