# PLANNING APPLICATION APPRAISAL

Appraisal for Proposed
Permanent Agricultural Workers Dwelling

at

CARR LANE FARM
CARR LANE
GUNTHWAITE
PENISTONE
SOUTH YORKSHIRE

for and on behalf

of

Mr. James Rusby

********

WILBYS
CHARTERED SURVEYORS

February 2011

Wilbys
Chartered Surveyors
6A Eastgate
Barnsley
South Yorkshire.
S70 2EP

## 1.0 Introduction

This planning appraisal has been prepared following the introduction of Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas and forms part of the planning application for an agricultural workers dwelling.

It is proposed to construct a permanent dwellinghouse at Carr Lane Farm, Carr Lane Gunthwaite, Penistone, Sheffield. The new dwelling is to be sited adjacent to a modern dairy complex to provide the necessary management, supervision and security cover for the current established dairy farm enterprise.

This appraisal has been carried out noting local planning policy and the criteria of Annex A of PPS7 "Sustainable Development in Rural Areas". This report summarises the current dairy farm enterprise in terms of area, buildings, cropping, livestock, with an assessment of the agricultural need for the proposed development on the holding.

## 2.0 Objectives

The main objective of the proposed development at Carr Lane Farm is to provide essential 24 hour supervision to an established agricultural dairy business and to permit further planned expansion in the coming years.

Mr. Rusby proposes to construct a permanent dwelling on the holding to meet the increased demand for 24 hour on site supervision and to assist with night calving of cows and general supervision of livestock. This will provide a long-term solution for farm management issues.

A new dwelling will produce efficient and effective working practises to meet the stringent demands for managing a modern dairy herd whilst ensuring that the demands of health and safety can be met and animal welfare is attended to correctly.

## 3.0 Existing Agricultural Business

There has been a successful established dairy enterprise at Carr Lane Farm for over 70 years which has been managed by members of the Rusby family.

### 3.1 Area occupied

Mr Rusby confirms that Carr Lane Farm is partially owner occupied and part rented by way of secure tenancy agreements and extends to 203 acres of which all is currently in short to medium term grass leys and within immediate proximity to Carr Lane Farm.

A plan indicating the extent of the holding is attached.

The land belonging to the holding at Carr Lane Farm is summarised as follows

| Owner Occupied | Rented | **Total** |
|---|---|---|
| 53.41hectares (132acres) | 28.32hectares (70acres) | **81.73hectares (200acres)** |

## 3.2 Stocking

The livestock system currently adopted revolves around a dairy enterprise with an all year round calving pattern in order to satisfy demand from a local private dairy and to avoid fluctuations in milk production.

During a difficult period within the milk sector herd numbers have remained static however following an upturn in commodity prices the applicant will be increasing the herd size and milk output. This will be achieved by introducing a higher proportion of home bred heifers.

The current livestock numbers on the farm are summarised as follows:-

| | |
|---|---|
| Milking Cows in Herd | 110 |
| Dairy Followers | 30 |
| Calves | 10 |

With the improvement in farm profitability it is proposed to increase these numbers over a period of five years to:-

| | |
|---|---|
| Milking Cows | 150 |
| Dairy Followers | 50 |
| Calves | 20 |

## 3.3 Cropping

The present cropping system employed on the holding is aimed at producing forage for the dairy cattle and their followers.

Currently the entire holding is utilised for grass production being either a short or medium term ley and used for grazing, silage production, and aftermath grazing.

The current grassland system is as follows:

| | |
|---|---|
| Grazing | 40.46 hectares |
| One crop silage with aftermath grazing | 16.18 hectares |
| Two crop silage with aftermath grazing | 4.04 hectares |
| Three crop silage with aftermath grazing | 20.23 hectares |

There is currently sufficient grassland to sustain the current dairy herd and provide adequate forage for further expansion.

### 3.4 Agricultural Buildings

There are a collection of buildings on the farm including traditional and more modern ranges which have been erected as the farm has developed and changed with its agricultural practises.

A summary of the current buildings are as follows:-

Stone Farmhouse (occupied by applicant's father)

Range of traditional stone buildings utilised as workshop space and calf housing.

Modern dairy building housing milking parlour with 10 / 20 herringbone system and dairy housing for bulk tanks and cooling system.

Lean to cubicle building with standings for 100 cows attached to parlour with holding pen.

Young stock housing being a steel framed building 75'x 45'

General purpose building 90' x 45' steel framed building utilised for storage of straw and farm machinery

Two outdoor silage pits

20 ton and 10ton grain / feed bins

The farm benefits from mains water and electricity.

### 3.5 Labour

The present labour on the holding includes Mr. Rusby Snr. who is the owner of the property Mr. Rusby Jnr. (manager) who lives away from the holding, along with a full time self employed herdsman and a part-time weekend relief milker.

Mr. Rusby Snr. and Mr. Rusby Jnr. undertake all supervision of livestock and milking and one or the other is required on site at all times. Mr. Rusby Snr. is however approaching retirement.

### 3.6 Dwellings

The current dwelling on the holding is occupied by Mr. Rusby Snr. and his wife and is not of sufficient size to accommodate two families.

It is proposed to erect a second dwelling on the farm to accommodate Mr. Rusby Jnr. and his family in order for Mr. Rusby Jnr. to be on site to assist with calving and round- the-clock supervision of livestock. This will allow pressure to be relieved from Mr. Rusby Snr. as he enters retirement age and permit Mr. Rusby Jnr. to supervise night calving and be on site in case of emergencies.

## 4.0 The Proposed Development – Permanent Dwelling House

### 4.1 The Proposed Development

It is proposed to create a four bedroom dwelling to house Mr. Rusby and his family. The new dwelling will be built out of locally sourced stone in a style that is contemporary to surrounding dwellings and architect designed. The dwelling shall be constructed to the highest specification.

### 4.2 The Need

Following the 2001 outbreak of Foot and Mouth Disease it was decided to re-evaluate the business and concentrate only on the dairy sector. This together with the reduction in milk prices instigated the need to expand the milking herd to its current level and with further plans to intensify over the next 3 years.

It is necessary to have on site 24 hour supervision in order to prevent livestock casualties supervise calving difficulties, ensure that cattle have access to automatic drinking facilities, and to administer necessary drugs to prevent and treat illnesses, along with the need to satisfy Animal Welfare Legislation. The calving regime at Carr Lane Farm means that there is a constant year round need for on site management.

Following the intensification of the business there has been an increased need for 24 hour supervision of livestock and it has become impossible for this to be provided by one man only. With plans to further increase livestock numbers the problem will only worsen increasing the need for a second person to be on site in order to operate a shift system to provide adequate coverage.

### 4.3 The Functional Test

The current farming system employed at Carr Lane Farm which is detailed above in this report, requires that 3.32 full time workers are necessary to carry out the activities involved with this enterprise (see confidential calculations attached).

With plans to intensify this enterprise this requirement will increase further.

### 4.4 The Financial Test

The current enterprise generates a farm income surplus which is more than capable of providing a full-time salary to the employers and employees of Carr Lane Farm along with providing sufficient income for re-investment. (See confidential budgets provided).

### 5.0 Planning Policy

The proposed development has been assessed noting current National and Local Planning Policies.

### 5.1 Planning Policy Statement PPS7

Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas is considered significant in this case. This National policy statement is the key Central Government Guidance concerning the development in countryside and was issued in August 2004, replacing the previous Planning Policy Guidance Note 7 (PPG7): The *Countryside – Environment Quality and Economic Social Development, 1997.*

The statement sets out the government's national policies on different aspects of land use, planning in rural areas of England. The main relevant points of PPS 7 are summarised as follows:-

1. To raise the quality of life and the environment in rural areas through the promotion of and inclusion of rural communities, ensuring that people have decent places to live by improving the quality and sustainability of local environments.

2. To promote sustainable, diverse and adaptable agricultural sectors where farming contributes both directly and indirectly to rural economic diversity whilst been competitive and profitable and providing quality products to the publics wants.

3. Promoting the development of the English regions by improving their economic performance so that all are able to reach their full potential by developing competitive, diverse and thriving rural enterprise that provides a range of jobs and underpins strong economies.

Paragraph 15 of PPS7 states that planning policies should provide a positive framework for facilitating sustainable development that supports traditional land based activities. Further paragraph 16 states that policies and decisions in determining planning applications should support development that delivers diverse and sustainable farming enterprises.

**Carr Lane Farm**
**Owner-Occupied**

***Schedule of Acreage***

| *OS Number* | *Area (Acres)* |
|---|---|
| 1159 | 3.37 |
| 1552 | 3.13 |
| 2441 | 6.38 |
| 2960 | 6.12 |
| 3653 | 3.44 |
| 4970 | 5.60 |
| 5972 | 0.22 |
| 6975 | 6.36 |
| 8482 | 2.18 |
| 9284 | 0.12 |
| 0094 | 4.40 |
| 0001 | 8.33 |
| 6613 | 1.99 |
| 4511 | 4.01 |
| 3814 | 1.32 |
| 4300 | 4.19 |
| 5300 | 1.19 |
| 5700 | 2.52 |
| 5595 | 0.75 |
| 3300 | 3.97 |
| 5888 | 6.85 |
| 5678 | 2.82 |
| 5061 | 6.59 |
| 4268 | 7.16 |
| 4281 | 1.94 |
| 3273 | 3.89 |
| 2366 | 2.80 |
| 3286 | 3.22 |
| 1688 | 4.84 |
| 0087 | 4.37 |
| 0082 | 1.37 |
| 0072 | 4.48 |
| 9277 | 1.59 |
| 8469 | 4.26 |
| 7264 | 2.00 |
| 6261 | 1.97 |
| 5061 | 1.54 |
| 3280 | 1.20 |
| | 132.48 |

**Carr Lane Farm**
**Rented Land**

***Schedule of Acreage***

| *OS Number* | *Area (Acres)* |
|---|---|
| 6647 | 6.79 |
| 7855 | 5.42 |
| 0062 | 5.09 |
| 1167 | 2.41 |
| 1255 | 3.42 |
| 0052 | 1.04 |
| 8747 | 2.01 |
| 8037 | 2.95 |
| 9344 | 2.47 |
| 0043 | 2.52 |
| 0038 | 2.89 |
| 1438 | 1.91 |
| 1931 | 2.48 |
| 2121 | 3.02 |
| 0027 | 3.57 |
| 0033 | 2.92 |
| 7229 | 3.87 |
| 8225 | 0.83 |
| 8822 | 3.10 |
| 0019 | 3.63 |
| 6869 | 2.73 |
| 7872 | 1.88 |
| 8164 | 1.73 |
| 7465 | 1.99 |
| | 70.67 |

**Total Farmed Area:**

**203.15 acres (82.21hectares)**