

PLANNING STATEMENT

location	South View Farm, New Row Lane, Ingbirchworth, S36 7GG
application	Proposed Agricultural Workers Dwelling
client/applicant	Mr M Beever & Miss C Barnard
job number	20/346
date	August 2020

Ltd

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INTRODUCTION

This Planning Supporting Statement forms part of the planning application for the erection of a farm workers dwelling at South View Farm, New Row Lane, Ingbirchworth, S36 7GG for Mr Michael Beaver.

The County Parish Holding Number is 47/619/0029.

The farm holding amounts to 91Acres/37Hectares.

The farm business revolves around beef production for the food chain.

The farm has its own herd of limousin breeding cows (40 head) calving each year after running with the farms own belgian blue stock bull. This produces a suckler herd of circa 40 head each year. Other cattle are bought in, when prices are right, and finished on the farm. Livestock levels fluctuate, as all farms, but currently there are 86 head of cattle.

The land holding of 91 acres is used for a variety of agricultural purposes as follows;

- Circa 10 acres is used to make their own Barley Corn (circa 10 acres). The corn is fed to the cows when they are over wintered with the straw used for bedding. Surplus corn and straw is sold onto other local farmers.
- Grazing the cattle on.
- Circa 35 acres is used for making silage bales, these are wrapped and stored again for overwintering feed for the cattle
- Circa 2 acres are used for winter fodder (sugar beet).

It's now less common for farms to make their own feed but this gives this business a good level of certainty with large fluctuations in prices of feed over the past few years.

Given the farm business outright own all the required plant and machinery and plant for crop making, sowing and harvesting they also undertake some agricultural contracting for other local farms. This puts the machinery to good and purposeful use and also supplements income.

The business base is sited at South View Farm, New Row Lane, Ingbirchworth, S36 7GG where Mr Beevers father, Alan Beaver, lives.

Mr Alan Beaver is rapidly approaching his 60th birthday and is unable to operate the farm alone any longer, Mr Beever senior has back problems and is on medication for angina, medically he is not fit to continue farming much longer. Michael has been assisting with farm duties for the past 5 years but his time input has become more intensive over this time and now needs to be on site at all times to ensure the safe operation of the farm and to avoid unnecessary losses of livestock as a result of not being there/able to get there in time, particularly when calving.

Mr Michael Beaver, the applicant, lives with his partner in New Lodge, Barnsley. This location is just over 10miles from the farm base which in turn is a 21 minute drive (one way).

The farm base is situated in Ingbirchworth, a village in the Metropolitan Borough of Barnsley in South Yorkshire. It is in the civil parish of Gunthwaite and Ingbirchworth and on the boundary of Kirklees in West Yorkshire. The site is circa 9 miles west of Barnsley centre.

The Farm, South View Farm, has been in the family for the past four generations. Indeed the registered business name is still Mr Leonard Beever, the applicants grandfather. It is intended, as Mr Alan Beever now slows down to retirement that his son, Mr Michael Beever, takes over the full control of the farm operations and business.

The history alone of the business indicates its success, its grown and adapted with farming practices and changes to legislation to still be a successful business, all profits made have been reinvested to ensure the business can progress with the changing times, practices and legislation. The accountants documents clearly indicate the business is financially sound. It's important to note however farming, on the whole, is not a lucrative enterprise. *"The UK average hourly rate for all types of industry is £12.76. But for farming workers the overall is just two-thirds of this amount at £8.74/hour, while related businesses earn a better rate than the UK average at £14.33/hour"*
<https://www.fwi.co.uk/business/pay-survey-who-gets-what-in-the-farm-industry>

Michael Beever has been involved in farming all his working life, at an early age assisting his grandparents and then father. His time has now come to take over the family farm and business and hopefully continue to develop it and take it to the next level. Consumer knowledge and taking into account the current pandemic home/locally grown produce/meat is more in demand. Supporting this application will enable Mr Beever to continue the family farm and in the process contribute to the local and wider economy *"Food and farming contribute £122 billion to the economy, and this figure has risen steadily over the years. It clearly demonstrates the strategic importance of farm businesses to the country and the farmers and growers that provide food for the nation, all while caring for our countryside. This must be recognised by the Government."*
<https://www.agriland.co.uk/farming-news/new-generation-of-farm-robots-to-have-the-power-and-precision-to-replace-tractors/>

The past four generations of the Beever family have all successfully made a living for themselves from this agricultural business, Mr Michael Beever intends work hard and to continue this trend however a pre-requisite is to live on site.

The current housing/accommodation situation of Mr Beever living with his partners family in New lodge is far from ideal, presence on site needs to be more permanent, this will save time and ensure more of a presence on the farm for security purposes, calving and welfare purposes. At present Mr Beever junior travels to and from site at least three times daily, this takes over two hours travel time alone out of Mr Beevers day. These daily trips will increase further as Mr Beever senior relinquishes the business down to his son.

Whilst Mr Alan Beever lives adjacent to the farm he is winding down and will relinquish all involvement over the coming three years. Mr Beever's business plan includes for a 12 month construction period following the necessary approvals of planning and Building Control this should time well for occupation just before his father steps down altogether.

To ensure appropriate operation of the agricultural activities a presence on site is required 24 hours a day 7 days a week, 365 days a year.

The exposure of the site does not lend itself for a timber lodge type property, furthermore we contend there is substantial justification proving the genuine need for this farm workers dwelling as opposed to a temporary or time restricted approval for a mobile home or static caravan.

The business has been proven to be successful over the past 59 years that it has been in existence. Prior to this Leonard Beaver, the applicants granddad, farmed locally with his brother before venturing off with his own farm back in 1961. Throughout the life of the business the operator has always lived on site, this is a prerequisite to ensure the viability of the business moving forward to the pending 5th generation.

There are no buildings on site suitable for conversion. All the buildings are currently in agricultural use, a class Q conversion application and possible approval would then see the need for a further agricultural building to replace it.

This application comprises the following plans and documents;

- Application forms & certificates
- This Planning Statement
- Design and Access Statement
- Location Plan
- Existing Block Plan
- Proposed Block Plan
- Proposed Floor Plan (bungalow)
- Proposed Elevations

The proposal is for the erection of a single storey dwelling for an agricultural worker. The property provides 2 bedroomed accommodation with a farm office, the layout includes for the house bathroom. The proposals have been kept very simple and modest whilst respecting the nearby listed buildings with a traditional design using natural materials to ensure the proposal is not incongruous. The brief was to create a dwelling fit for purpose. The design and proposed siting ensure a low key appearance and to sit comfortably within its rural surroundings. The internal space/size of the property is simply functional and appropriate to the requirements of an agricultural worker/daughter (employee of the farm business). The internal floor space is 130sq.m.

The purpose of this Statement is to provide the planning case in support of the development and in doing so it is necessary firstly to consider the application site and its planning status and constraints, before examining the case as to why planning permission should be granted in terms of planning policy and relevant planning issues.

This Planning Statement should be read in conjunction with the Design and Access Statement, which has been submitted to demonstrate that the development proposal is based on a well-thought out design process.

SITE CONTEXT

The application site is on the outskirts of Penistone within the rural village of Ingbirchworth. The village has a good transport infrastructure to support residents but minimal facilities such as shops and services.

The site is arguably within walking distance of Millhouse Green where a wide variety of services are available.

The A629, Huddersfield Road, has regular passing busses.

The site lies within the Green Belt bordering a conservation area but not in a Flood Zone.

The site is circa 240m ASL.

Barnsley adopted local plan extract



The conservation area, although close to the farm base, has the physical separation of the road New Row Lane. There are a cluster of no fewer than 8 listed buildings within the nearby conservation area. The established boundary screening however assists not only in sheltering the site but screening too. We contend, taking into account the size, design and materials into account the proposals have a minimal impact on the setting of the nearby listed buildings.



There are 2 linked large agricultural buildings on the farm. These were erected following the conversion of older stone agricultural buildings back in 2003. The older agricultural buildings were sited close to other residential properties and therefore not suitable for intensive livestock accommodation, on pollution, flies, noise and smell grounds. Furthermore the older stone buildings were not suitable or fit for modern methods of farming. Access to the former stone agricultural buildings was difficult with larger modern day agricultural vehicles necessitating in the relocation and erection of large clear span portal frame agricultural buildings.

These buildings are used for farm machinery maintenance and repair but predominantly livestock pens for rearing and finishing the beef cattle. The site is, and has always been, in agricultural use, no contamination is expected/anticipated.

Google Earth Aerial Images



The land around the farm base is agricultural and used for agricultural purposes associated with the farm business. The immediate locality and other neighbouring land, not within the applicant's ownership, is also in agricultural use with the land south used as a camp site.

PLANNING HISTORY

The table below collates the planning history of the application site

APPLICATION NUMBER	DESCRIPTION	DECISION
2019/0355	Erection of dwelling.	Refused 27/11/2019
B/04/1495/PR	Erection of new agricultural building - beef unit.	Conditional Approval 07/09/2004

The planning history provides a good background to the development on this site and the involvement of the farm business.

The previous 2019 application for the erection of a dwelling was a poorly presented case with, we contend, insufficient information and justification to provide substantial support to illustrate the genuine need for the proposed dwelling.

The design did not reflect or respect the locality and presented an incongruous feature.

We contend this well thought out design provides a suitable and modest farm workers dwelling. The design and location along with the internal layout indicates that it is fit for purpose. The accompanying, and substantial justification, provides further support for the proposal.

We'd like to think that the authority can support this rural enterprise which feeds into the local and wider economy and significantly ensures the continued use of the greenbelt for its intended and appropriate purpose – agriculture.

PLANNING POLICY CONTEXT

On 27 March 2012, the Department for Communities and Local Government published the National Planning Policy Framework (NPPF).

The NPPF is a material consideration in planning decisions.

The NPPF lists economic, social and environmental roles as the three dimensions to sustainable development. The economic role requires that the planning system contributes to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

The social role requires that the planning system supports the creation of strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflects the community's needs and supports its health, social and cultural well-being.

The environmental role expects planning to contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

A presumption in favour of sustainable development is the overriding message of the NPPF, meaning development proposals that are in accordance with the development plan should be approved without delay. The NPPF is a material consideration in planning decisions.

NPPF paragraph 88 states: “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.”

Below is an extract from Barnsley’s adopted local plan in relation to farm workers dwellings;

Policy GB4 Permanent Agricultural and Forestry Workers Dwellings

Proposals for agricultural and forestry workers dwellings will be allowed provided that:

- They support existing agricultural or forestry activities on well established agricultural or forestry units;
- There is clearly an established existing functional need which relates to a full time worker;
- The unit and the agricultural activity concerned have been established for at least 3 years and profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so; and
- The functional need could not be fulfilled by another existing dwelling on the unit or in the area which is suitable and available for occupation by the workers concerned.

Development will be expected to:

- Be of a size commensurate with the established functional need;
- Be sited directly adjacent to existing buildings wherever possible;
- Be of a high standard of design and respect the character of its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

Where permission is granted we may remove permitted development rights, and impose occupancy conditions as appropriate.

It is contended this application satisfies national and local planning policy.

- This document covers the essential need for the proposed agricultural workers dwelling.
- The location of the proposed dwelling has been carefully considered with regard to impact, massing, appearance and its relationship/impact on the adjacent conservation area and listed buildings. The location close to the agricultural building will serve well to provide quick and easy access to the farm buildings. The proposed location, close the buildings containing livestock would normally be considered problematic from a pollution and noise perspective but given it’s a dwelling for an agricultural worker the closer to the livestock the better. This enables swift and ease of access for regularly checking on cattle especially when calving.

- The farm offers no buildings suitable, given their on-going agricultural use, for conversion to a dwelling. Furthermore the immediate locality is a rural location. There are far and few properties in close proximity to the farm that the applicant could purchase to provide the ideal on the job dwelling. Market research indicates this location attracts a premium property value. In any case a property off site would be a step backwards for the business and have a detrimental impact on the continued development of this rural agricultural business.
- The applicant has no objection to an agricultural occupancy tie being placed on the proposed property /approval.
- The proposed dwelling has been kept as small as practically possible to serve the intended purpose to provide accommodation for the applicant and his partner. As the plans indicate the property is not disproportionate to the site, buildings and operations of the farm business. There is no intention to provide an extensive formal garden area around the property, the applicant has limited time to tend to a garden. The domestic curtilage has purposely been kept to a minimum to ensure the encroachment into the greenbelt and impact is minimised as a result of the proposals.
- The proposed dwelling will remain in the same family as the agricultural business, the proximity of the proposed dwelling in relation to the agricultural buildings clearly indicates its functional relationship to the farm. The applicant has no objection with any condition/tie of the dwelling to the farm business
- The operations on site, principally beef rearing but also general farming activities require 24hour on site care/supervision

The design and materials of natural stone and a gabled slated roof ensure no negative impact upon visual amenity.

The proposed location of the dwelling does not negatively impact on the openness of greenbelt.

The agricultural assessment accompanying this application provides details on the exceptional circumstances for this new dwelling within greenbelt.

ASSESSMENT AND JUSTIFICATION OF THE APPLICATION PROPOSAL

The main planning issues are whether the agricultural need for the proposed dwelling amounts to Very Special Circumstances (VSC) that should outweigh harm to the Green Belt that would otherwise occur.

NPPF Paragraph 14 notes that the presumption in favour of sustainable development means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole. Therefore, subject to appropriate conditions, provided the development can be considered sustainable and there are no significant adverse impacts in terms of other relevant policies, permission should be granted. This section of the Planning Statement therefore sets out how the proposed development complies with those policies and can be considered sustainable, such that the Council can be confident in approving the application in this particular instance.

Agricultural Need

We contend the proposed compact and squat agricultural workers dwelling is not visually intrusive and does not lead to a loss of openness and rural character of the greenbelt setting.

Whilst the proposal, within green belt is inappropriate and harmful development by definition, we consider the very special circumstances outweigh the harm. Given the ill health and pending retirement of Mr Beever senior it is considered Mr Beever junior should also be on site at all times, this will enable the continued operation of the farming business and enable Mr Michael Beever to develop the business further.

Appendix A of this statement includes an explanation of the work that is carried out at the farm.

From this it is clear to see that all year round, there is a need for the farm operative to be on site as much as possible, including night-time cover all year round far calving on average 2-3 calves per week. The limousin cows with a Belgian blue X limousin bull produces large calves, these regularly need assistance with calving to prevent potentially a cow and calf loss, naturally the financial impact this can result in is catastrophic.

As explained in Appendix A there are two principle work-streams of the business. Please read Appendix A before continuing to read this Statement.

There are also many smaller tasks associated with implement maintenance, paperwork, movements, taking deliveries of additional feed, bedding, food, etc, etc. The cattle breeding programme is an all year-round cycle currently run predominantly by Mr Beever senior but with increasing assistance from Mr Beever junior. Mr Beever junior is a self-employed builder working circa 21 hours a week building and currently spending around 28 hours per week with farming duties, this partly include travel time which needs to be reduced not only based on expenses but also the time taken to get to the farm when calving assistance or loading of stock, segregation and transportation of stock is required. The current farming operation falls predominantly on Mr Beever senior, as stated earlier on in this statement this is due to be reduced winding down towards retirement, early principally due to ill health.

There is a clear need for a full time worker to take the business on with an on-site presence.

Mr Beever senior has passed on his wealth of knowledge to his son and wishes for the business to be continued and hopefully be passed down yet another generation.

In terms of planning policy there is a clear, existing functional need requiring a full-time worker, on site 24 hours. This application relates to a well-established agricultural unit (which has been established for over 59 years) that has proved to be profitable as indicated in the confidential accountant statements.

There are no suitable existing buildings available in the immediate vicinity and no conversion opportunities on site (without then creating a further requirement for an additional/replacement agricultural building). Furthermore no existing dwelling serving the unit or closely connected with it has either recently been sold off or in some way separated from it.

The need for an agricultural worker principally employed in agriculture has been explained above and in Appendix A. The history of the farm clearly demonstrates it has had the test of time and is a successful rural enterprise.

The accountant statements indicate the business is sustainable, a youthful and fresh impetus should direct the business towards the future, this proposed dwelling for Mr Beever junior is the next natural progression to enable the business to continue and develop further.

Research on Zoopla indicates average property prices paid for this location/postcode over the past 12 months is £635,000 (see Appendix B). The average value for the postcode according to Zoopla is £426,761.

There are only a few local properties and these are generally of substantial proportions which in turn leads to a high value. The proposed bungalow can be built on the applicant's own land for less than a third of the average price. The proposed property is 130m²/1400sq ft. Based upon construction costs of £90 per square foot this equates to an overall build cost of £126,000.

The planning case officer will be able to assess the farm's buildings during a site visit, this will clearly demonstrate they cannot be converted for residential use based upon the requirement for the business to continue using them for their intended purpose – agriculture. The buildings are currently used at their optimum for agricultural purposes.

The standard agricultural occupancy condition refers to someone solely or mainly employed in agriculture. Therefore, as Mr Beever is clearly engaged in farming/agriculture, he would be complying with such a condition.

The accountant's documents provides sufficient information with regards to the financial viability and history of the business, this is a separate document containing confidential information and should not be published to the public domain.

Attached at Appendix C is a statement of agricultural need which sets out the need for the dwelling in agricultural terms.

Any proposed new build dwelling in the Green Belt is classed as inappropriate by definition, but paragraph 88 of the NPPF acknowledges that such harm can be overcome by Very Special Circumstances. We contend significant special circumstances have been provided to illustrate the essential need/requirement for the proposed modest dwelling.

Other Harm to the Green Belt

This application proposes a simple small bungalow. Whilst the agricultural need for the dwelling should outweigh the harm caused by an additional dwelling in the Green Belt, that harm has also been minimised in this particular application by proposing a single storey dwelling, rather than a two storey house as previously refused. The proposed bungalow would have a floorspace of 130sq.m.

The planning balance therefore falls in favour of the harm to the Green Belt being outweighed by Very Special Circumstances comprising the agricultural need and the minimal visual impact.

CONCLUSION

The agricultural need for the proposed dwelling has been set out in this statement and appendices. This need amounts to Very Special Circumstances to outweigh the harm to the Green Belt by definition, and the minimal Other Harm to the Green Belt. The proposed dwelling has been designed as a small bungalow in order to minimise visual impact positioned close to the existing built form to reduce/eliminate the impact on the openness of greenbelt.

There is therefore nothing to “*significantly and demonstrably*” outweigh the benefits of the development. The Council is therefore requested to approve the application.

Naturally should the Local Authority Planning Department require any further information please contact Paul Matthews Architectural. We respectfully ask for contact from the case officer prior to the formal determination of this application.

APPENDIX A

Appendix A – Calendar of Work at South View Farm, New Row Lane, Ingbirchworth, S36 7GG

The farming business has two main agricultural aspects with other associated aspects. These are defined below:-

- Beef Farming

The beef aspect part of the agricultural business is long established with a breeding cycle consistently producing good stock, the farm and the limousin breed crossed with Belgium Blue breed are well known to local butchers at market which usually attracts a good price.

The work associated with the cattle is all year round with segregation of livestock to ensure the bulling of cows is staggered to enable a consist flow of finished beef through the business. Breeding takes place all year round on the farm. Segregating and moving the livestock is a time consuming process that needs to be well planned and executed to make the most of the breeding cycles and profitability of the business.

Naturally the cattle need regular treatment with all the legal paperwork and registrations to be carried out (office duties)

- Crops

The farm is almost self-sufficient with regards to feed and bedding with various crops grown throughout the calendar year. These are harvested (Barley corn/straw/silage/hay) for winter feed and bedding and for finishing the cattle on at circa **22 months**.

Farming Work (annual diary)

The farming work depends on many contributing factors principally weather conditions.

The seasons are split as follows;

Spring – March to June

Summer – July to August

Autumn – September to November

Winter – December to February

During the annual calendar in addition to livestock tending other farming activities are carried out (some multiple times);

Crops (chemical use/licensed spraying)

Spraying

Mucking out/Spreading

Walling

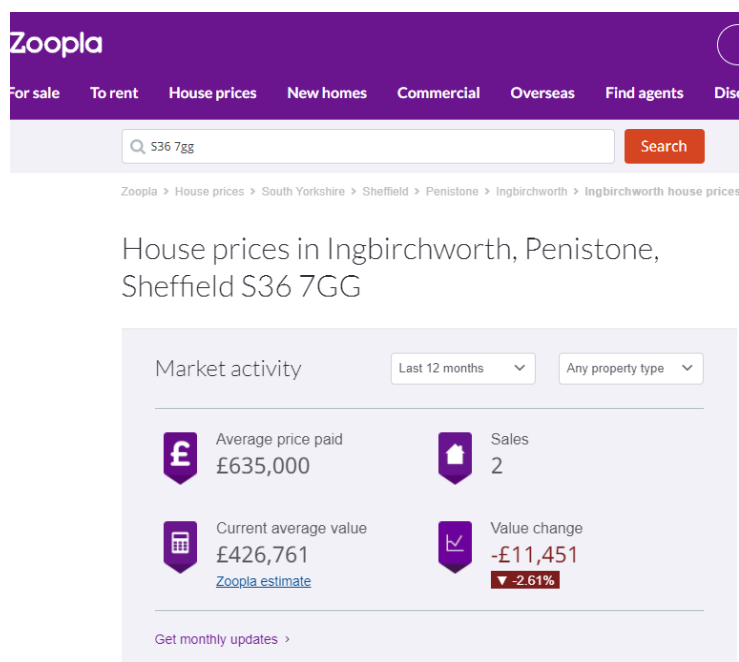
Meat – butchers/market/direct

Fencing

Servicing/repair of vehicles/machinery

Building maintenance

APPENDIX B



Zoopla local market research 16/09/2020

Property for sale in Ingibirchworth, Penistone, Sheffield S36

No results found 10 Most recent Filter results

We haven't got any exact matches for your search at the moment. However, we have found some properties a little further out that you might like:

£385,000 Offers in region of

4 bed detached house for sale *Just added*

Ivy Bank Close, Ingibirchworth Penistone Sheffield S36

A stunning five bedroom detached family home set on a popular development on a quiet cul-de-sac in the popular rural village of Ingibirchworth being well placed for the daily commute throughout the county and over the Pennines into Manchester. The ...

Denby Dale (1.4 miles) Penistone (2.8 miles)

024 7511 8874 ** [Contact](#) [Save](#) [Hide](#)

£175,000

3 bed end terrace house for sale

Cumberworth Lane, Lower Cumberworth, Huddersfield HD8

Deceptive three storey and three bedroom end of terrace – in highly desirable semi-rural setting – close to excellent facilities in denby dale centre – surrounded by glorious countryside – served by excellent road and rail links.

Denby Dale (0.5 miles) Shepley (1.8 miles)

01226 417738 ** [Contact](#) [Save](#) [Hide](#)

£550,000 Offers in region of

4 bed detached house for sale

Barnsley Road, Upper Cumberworth, Huddersfield HD8

In a stunning countryside location in a beautiful hamlet setting, Glen Carr is a well appointed detached property in large gardens offering 3/4 bedrooms arranged over two floors. Ready to move in

A postcode based search reveals only one property for sale in Ingibirchworth, a 4 bed detached house prices at £385,000, this is not only too expensive but significantly is not within sight or sound of the farm base, The next nearest property for sale is located in Skelmanthorpe 4 miles from the farm base.

The most recent/nearest property to be sold is Green Gate farm Ingibirchworth which records indicate sold for £1,050,000 on the 22nd October 2019. In all fairness this is a 6 bedroomed property but as advised by my client when properties come for sale in the immediate locality they attract a premium.

APPENDIX C

Statement of agricultural need

Statement by Paul Matthews Bsc (Hons) C.Build E MCABE Director Paul Matthews Architectural

Agricultural need for farm workers dwelling at South View Farm, New Row Lane, Ingbirchworth, S36 7GG

I, Paul Matthews, qualified with a Building Surveyors Honours Degree from Sheffield Hallam University in 2003 and became a member of the Association of Building Engineers in March 2011, converting to a Chartered member in 2014 when the association was granted Royal Chartered status by Her Majesty the Queen.

I have worked in both private practice and Local Government since qualification and have built up vast construction industry knowledge and experience, in addition to farming experience given my own agricultural holding.

Paul Matthews Architectural was formed in 2015.

My overall experience leading to a Chartered Building Engineer has been extensive in all areas of the profession. This includes the restoration and repair of listed buildings, boundary disputes, party wall matters, refurbishment and renovation of commercial, industrial, educational and residential properties, structural alterations, land surveying, extensions, conversions, housing developments, disabled adaptations, defect diagnosis and prognosis along with scheduled remedial works, building surveys, measured surveys, contract administration, feasibility studies, agricultural & rural planning applications/reports, issues, schedules of dilapidation and condition.

In relation to South View Farm, Ingbirchworth, I have been provided with information about the day-to-day activities on the farm. I have also visited the farm, met both Mr Beever junior and senior and spent some time being shown around the on-site agricultural processes.

In relation to residential properties on the farm, I understand that:

- South View Farm is currently occupied by Mr Alan Beever. Mr Beever is involved in the management of the farm business and also undertakes the bulk of the physical farming work. Mr Beever senior must now look to retire given ill health and advancing years. The logical step is to allow his son Michael Beever, the applicant, to continue the business.
- South View Farm is an established farming business that requires appropriate on site living accommodation. The current home of Mr Beever at New Lodge is too far to travel given the requirement of the business.
- Mr Beever junior has clear ambition to further develop the agricultural enterprise and develop the farm further with a view to hopefully passing it down yet again through another generation. The next appropriate step in order to achieve this is to have more of an onsite presence around the clock.

There is a genuine need, for this business to continue and flourish, for the farm business operator or worker to be on the farm, available long hours, unsociable hours and in some instances at very short

notice, the need for Mr Beever junior to live on the farm is identified as a clear and genuine requirement.

Realistically the only other alternative would be to purchase a large static caravan for Mr Beever and his partner to live in. This would require a similar, if not more, financial outlay to building the proposed modest property and is therefore not the favoured option, it would detract finances away from the business and set them back. There are no 'affordable' properties within the immediate locality and living on site, as identified, is a prerequisite.

Mr Beever has taken advice and believes he can build a 130sqm bungalow for between £120-130K. Renting a local property has also been discounted as permanent on site presence is required. Even still the annual rental for a two bedroom house in Ingbirchworth, Penistone is between £500 and £700 per calendar

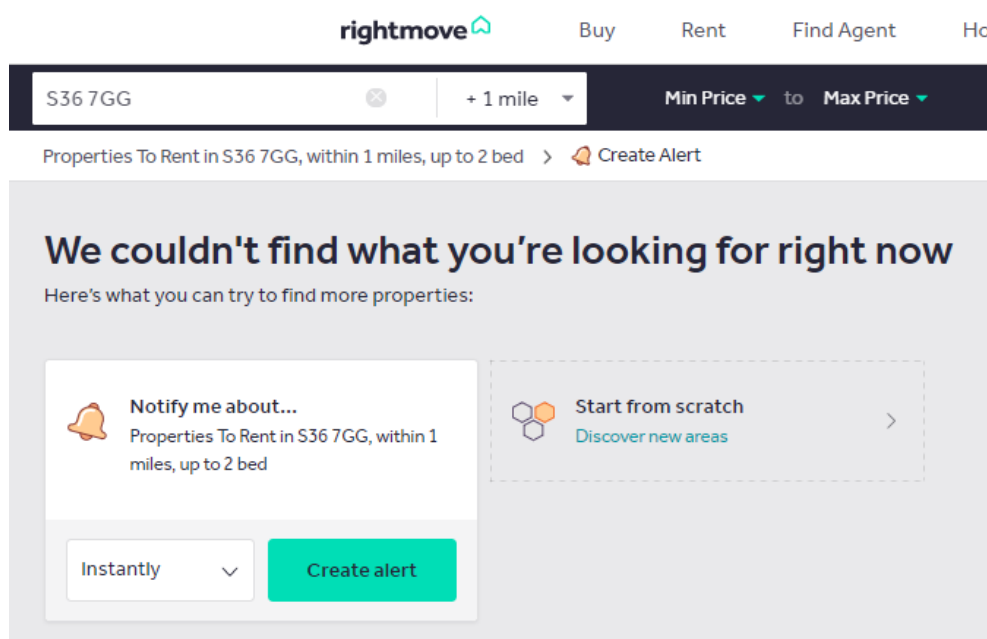
month, such small properties are few and far between, indeed a search on rightmove for a property, up to two bedrooms, within 1 mile radius of the farm site indicated there were none available between 06/09/2020 - 18/09/2020.

Any dwelling for a farm worker should be within sight and sound of the farm base.

At a capitalisation rate of 5% (similar to the farm's long-term borrowing costs) that rental payment would be worth, in capital terms, around £150,000. Following those calculations, it is simple to see why building a new property is more cost effective than renting one into the business, i.e. significantly less than the cost.

In my professional view and, based on my experience of similar sized holdings, I believe that the current enterprise requires the input of 1-2 people working the farm. One on a full time basis, with supplementary staff as and when required, predominantly for safe working practice. Additional resources could be bought in on a contract basis as and when required based on time of year/peak periods, such as harvesting/crop making whilst also continuing the continuous beef breeding programme.

Given the length of time this farm business has been established, taking into account the principle operation of a continuous beef breeding programme to provide continuity and averaging out potentially volatile beef prices I firmly believe there is a genuine requirement for a farmworker to live on site. Assistance with calving is in most instances essential. This cannot be delayed without



livestock losses that obviously impact on the financial viability of the farm business. In addition, there are knock-on benefits of farm security and security to the business unit, equipment and machinery in a time where rural theft is on the increase and also positive impacts on health and safety of the farm operator due to availability and relative closeness to the farm.

Given the above considerations, I am happy to support Mr Beever's request for a permanent agricultural dwelling unit at South View Farm.