

Report detailing the proposals for

Gunthwaite  
Gunthwaite  
Penistone  
S36

For

R. P. & M. Emmott  
Gunthwaite Hall Farm  
Gunthwaite  
Penistone  
S36 7GE

Prepared by

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Agreed with  
agent that  
this can go on  
public sale

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## **1. Introduction**

1.1 William Sykes & Son have been instructed by R. P. & M. Emmott to prepare a report of their agricultural business and to detail their proposals for their agricultural dwelling at Gunthwaite Hall Farm.

1.2 National and local planning policies have been considered with regard to the proposals at Gunthwaite Hall Farm and the relevant policies are highlighted in the report.

1.3 R. P. & M. Emmott are applying to Barnsley Metropolitan Council for planning approval for the proposed agricultural workers dwelling. This report is submitted with the planning application to justify and support the proposed development.

## **2. Summary**

2.1 R. P. & M. Emmott run agricultural business operating Livestock and arable cropping enterprise the farm at Gunthwaite Hall Farm, and some other rented in land.

2.2 R. P. & M. Emmott currently farm approximately 320 acres (130 hectares), comprising Gunthwaite Hall Farm which is predominantly owner occupied.

Gunthwaite Hall Farm comprises the existing farmhouse and farm buildings; a further approximately 60 acres (25 hectares) is rented in.

There is also approximately 30 acres (12 hectares) of owner occupied woodland

There is also a separate diversification project near the farm buildings comprising a well-stocked fishing lake which is in turn let to Slaithwaite Fishing Club

The land is used to support a mixture of grass and arable crops all of which are in turn to support the various livestock enterprises. As the farming family has grown and the business thrives this has precipitated the need for an additional agricultural dwelling for R. P. & M. Emmott and their immediate family on site of their existing agricultural unit as there are no dwellings available to them in the reasonable vicinity to meet the functional need.

2.3 The proposal is to provide an agricultural dwelling at Gunthwaite Hall Farm to fulfil an essential need for an agricultural worker, in this case one of Mr. Emmott's sons, to maintain the farming enterprise. There is an existing and increasing functional requirement for experienced stockmen to be readily available and at hand at all times on site. In order to meet this functional need it is considered that a new dwelling is required on site next to the farm buildings. It is considered that the criteria in Annex A to PPS7 and the National Planning Policy Framework are satisfied to merit a new dwelling as there is "The essential need for a rural worker to live permanently at or near their place of work in the countryside".

### **3. Inspection**

3.1 I have visited Gunthwaite Hall Farm and Mr. Emmott has supplied me with details of the farming business in terms of the history of the business and the proposals for the future.

### **4. The Agricultural Business**

#### **4.1 Land**

4.1.1 The land farmed by the agricultural business extends to approximately 320 acres (130 hectares). Most of this is owner occupied with approximately 60 acres (25 hectares) is rented in

The land is registered with the Rural Payments Agency (RPA) for the Basic Payment Scheme (BPS) administered by the Department of Environment, Food and Rural Affairs (DEFRA).

There is also approximately 30 acres (12 hectares) of owner occupied woodland which is subject to an English Woodland Grant Scheme

4.1.2 The majority of the land is down to grass which in turn supports the livestock enterprises in the form of grazing and conserved fodder. Around 120 acres of first cut silage is made and in total about 800 tons is produced. The livestock comprise 160 Jersey dairy cows and approximately 160 followers. Other cattle include 60 to 70 beef cattle which are a mixture of home bred and bought in stock. In addition to the cattle there are also sheep comprising 200 wintering lambs and 20 to 30- in-lamb ewes

4.1.3. 60 to 70 acres is used to grow arable crops. Crops grown include Winter Wheat, Winter Barley, Spring Barley and Fodder Beet all of which are used as animal feed which makes the farm approximately 80% self-sufficient in feed which in turn helps to protect the business from market fluctuations in bought in feed prices.

4.1.4. The nature of the arable business is such that they need to store around fertiliser and various agrochemicals on site which are potentially dangerous if not handled and stored safely and correctly as they are in accordance with codes of good agricultural practice. This is also the case for the safe storage of veterinary medicines for the livestock.

4.1.5 The farm buildings at Gunthwaite Hall Farm are a mixture of traditional buildings and more modern purpose build agricultural buildings arranged around a yard and the farmhouse. A range of stone buildings is still in use but the majority of the buildings are more modern steel portal frame buildings for livestock housing including the recent milking parlour which is only a couple of years old and represents a significant investment in the future of the farm. Other building form livestock housing, silage clamp and grain store.

4.1.5 There is also a separate diversification project near the farm buildings comprising a well-stocked fishing lake which is in turn let to Slaithwaite Fishing Club

## 4.2 Proposal

4.2.1 The proposal is to continue with the above enterprises but as one of Mr. & Mrs. Emmott's sons Matthew has recently married they are in need of additional accommodation on the site.

## 4.3 Labour

4.4.1 Gunthwaite Hall Farm a long established family farm started in 1936. Mr. Richard Emmott and his wife Margaret are joined by their two sons Matthew and William as partners in the farming business as fourth generation farmers on the site. As above Matthew has recently married; his wife Sarah is also working locally in agriculture as she is a veterinary nurse at a local practice.

## 4.5 Dwellings

4.5.1 There is an existing farm house at Gunthwaite Hall Farm which is occupied by Mr. & Mrs. Richard Emmott, Mr. Emmott's mother and Mr. & Mrs. Emmott's son William. The family has outgrown the existing farmhouse.

4.5.2 There is no other dwelling available to the business at Gunthwaite Hall Farm that will fulfil the current need.

## 5. Planning Policies

5.1.1 Central Government Guidance from the Department of the Environment is currently in the form of Planning Policy Guidance notes (PPG) and Planning Policy Statements (PPS). PPG1 provides general guidance. PPG2, Green Belts, details the purpose of Green Belt. PPS7, The Countryside – Environmental Quality and Economic and Social development, provides guidance for development within the countryside and whilst not always retained is still often referred to for guidance

5.1.2 PPG1, (issued February 1997), reaffirms that applications for development which are in accordance with the Development Plan should be allowed unless material considerations indicate otherwise.

5.1.3 As stated in PPG2, The construction of new buildings in a Green Belt is inappropriate unless it is for the following purposes:

-agriculture and forestry;

- essential facilities for outdoor sport and recreation, for cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;

- limited extension, alteration or replacement of existing dwellings;

- limited infilling in existing villages;

- limited infilling or redevelopment of major existing development sites identified in adopted local plans.

5.1.4 PPS7 (2004) is primarily concerned with the rural environment and the rural economy, and the balance of all related issues to meet the Government philosophy of sustainable development. It discusses agricultural development and the need to consider the siting, design and external appearance of new agricultural buildings. Annex A in particular sets out criteria which are relevant when establishing the need for agricultural accommodation.

5.1.5 More recent national planning policy recognises “The essential need for a rural worker to live permanently at or near their place of work in the countryside”.

## 5.2 Local Planning Policies

5.2.1 When Barnsley Metropolitan Council UDP was revised many specific policies were not saved as it was felt they were already covered by existing national planning policy guidance to which it then referred.

5.2.2 Policies within the Plan which are specifically relevant to the proposed development at Gunthwaite Hall Farm include:-

**Policy GS8B Agriculture and forestry workers dwellings**

5.2.3 The construction of new buildings for agriculture is one of the uses deemed appropriate in the green belt as per policy GS8B para 3.39 and PPS7 Annex A and the National Planning Policy Framework

5.2.4 New agricultural dwellings should be located within or close to an existing group of agricultural buildings or, in the case of a dwelling, within close proximity to any existing dwellings, as per UDP para 3.43 and this is the case at Gunthwaite Hall Farm with the proposed dwelling being sited close the existing buildings where it have no detrimental effect on the landscape.

5.2.5 This dwelling is a requirement of a long term sustainable agricultural business as per policy GS8B para 3.40. Whilst a financial test is no longer deemed necessary the accounts for the business show that despite the difficult financial climate agriculture has experienced the business is solvent and continues to expand and diversify in a long term sustainable manor.

5.2.6 There is a clear physical need for more family accommodation at Gunthwaite Hall Farm as the relatively isolated nature of the farm buildings away from areas of local housing and the lack of suitability of existing dwellings on the holding further enforce this need.

## **6. Planning Assessment**

### **6.1 The Agricultural Dwelling at Gunthwaite Hall Farm**

6.1.1 In order to manage the existing farming enterprise at Gunthwaite Hall Farm there is seen to be a clear need for a dwelling on the site adjacent to the buildings. The need and justification for the dwelling is considered against Planning Policy Statement 7 (PPS7), in particular Annex A which sets out the criteria which are relevant when establishing the need for accommodation.

6.1.2 Annex A, paragraph 1 states that 'one of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work.' It goes on to say that, '...there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close, to site of their work.'

6.1.3 Given the nature and size of the farming enterprise based at Gunthwaite Hall Farm within the context of the whole agricultural business, it is considered that an additional dwelling at the site is justified. However in order to clearly justify the need for a permanent agricultural dwelling the criteria in Annex A, paragraphs 3 and 4 should normally be met.

6.1.4 Paragraph 3 of Annex A of PPS7 states that:-

'New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:

- (i) there is 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;
- (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;
- (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; and
- (v) other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.'

6.1.5. Paragraph 4 of Annex A of PPS7 states that:

‘A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be ready available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:

- (i) in case animals or agricultural processes require essential care at short notice;
- (ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.’

6.1.6 Addressing the individual criteria in turn:

Annex A3(i) and A4(i):

Agricultural livestock in this case cattle and sheep are the core of the business at Gunthwaite Hall Farm and as they are housed on site and on adjacent land there is a continued requirement for someone to be on hand around the clock at all times on animal welfare grounds and particularly in the event of a veterinary emergency where medicines store on site may need to be administered at very short notice.

Annex A3(ii):and A4(ii)

The scale of the arable enterprise required to sustain the livestock demands a workforce an experienced and skilled workforce to meet the functional need, and for someone to be on site around the clock at all times.

The agricultural enterprises centred at Gunthwaite Hall Farm require experienced and skilled workers to be readily available at all times. Security is also becoming increasingly important in modern agriculture with expensive vital machinery on site at risk of theft, which has occurred in the past, and the annual storage of amounts of fertiliser and also potentially hazardous agricultural chemicals. Therefore someone needs to be on site to be available to provide security and if necessary call for emergency assistance to avoid damage or loss harvested crops, other stored items and or machinery. The need relates machinery, produce, stored items and buildings from intruders who in turn could accidentally or maliciously cause an environmental welfare problem.

Annex A3(iii)

The agricultural business of R. P. & M. Emmott is well established and having regard to the scale of the business and the number of years it has been established it is considered that the farming business is financially sound which if necessary can be borne out by the farm accounts if necessary.

#### Annex A3(iv)

There are insufficient dwellings at Gunthwaite Hall Farm available to fulfil the functional need of the full time agricultural workers required. With regard to other accommodation in the area, there is no existing accommodation which could meet the functional need for the farming enterprise.

## 7. Conclusions

7.1 The scale and type of the agricultural operations exhibit a clear functional requirement for workers to be readily available and at hand round the clock on the site. It is my opinion there is a requirement and functional need for a new dwelling.

7.2 It is essential for responsible and experienced people to be available day and night because: -

(i) Agricultural operations such as grain drying need to be overseen to avoid any associated risk of fire or other damage.

(ii) It is necessary to protect valuable produce, stocks and farm machinery from theft or damage by intruders.

(iii) Most importantly however is the need to safeguard the welfare of agricultural livestock and be on hand to give assistance or veterinary treatment when necessary for example when calving or lambing.

7.3 The proposed dwelling is required to satisfy the functional need of the agricultural business and the criteria of Annex A to PPS7 are satisfied and sufficient to merit a new agricultural dwelling adjacent the farm buildings.

7.4 The proposed dwelling will form a family home for Mr. Matthew Emmott and his wife who is a veterinary nurse. It will be essential for the continued day to day running of the farm.

7.5 The siting and design of the proposed agricultural dwelling is in keeping with other properties of this type and location and suits its purpose as a family home in addition to the vital relocated operations base for the farming operations.



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