

PLANNING STATEMENT

location	Annat Royd Farm, Spicer House Lane, Ingbirchworth, Sheffield, S36 7GG
application	Proposed Agricultural Workers Dwelling
client/applicant	A. Dickinson & Sons
job number	20/632
date	September 2021 Rev A October 2021

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 Annat Royd Farm, Spicer House Lane, Ingbirchworth, Sheffield, S36 7GG for A. Dickinson & Sons.

It's important to note this application follows on from a previous and recent planning application for the same proposal [2020/0956](#). This application was refused on 25th November 2020.

The reason for refusal, given on the [decision notice](#), was;

- 1. The site lies within the Green Belt on the approved Barnsley Local Plan, wherein there is a presumption against inappropriate development, unless it is for one of the purposes set out in paragraphs 145 and 146. In the opinion of the Local Planning Authority, the agricultural justification submitted in support of the proposed agricultural workers dwelling fails to satisfy the need tests set out in Local Plan Policy GB4. The proposed development would therefore constitute inappropriate development contrary to Local Plan Policies GB1 and GB4.*

A subsequent telephone conversation with the previous application case officer, Hannah Andrew, on 17th March 2021 confirmed that there was insufficient justification to evidence the need for an additional farm worker to be permanently based on site.

This application, and specifically this statement, attempts to provide appropriate justification to illustrate the genuine need for the additional dwelling on this farm. Other accompanying information including structural report, bat & bird survey and financial documents are all as the previous submission.

The proposed floor plans of the replacement building have been replicated, it is a direct replication as we understand the proposals were supported by the Barnsley MBC Conservation and Design team. Also see note within conclusion regarding the recommendations from Mr T Wiles (BMBC - conservation and design).

Following a thorough investigation into the business, land holding, livestock levels and particularly operations/farm requirements we contend an additional farm workers dwelling is required to ensure the safe and continuing operation of this rural business. This statement, we contend, evidences this in a factual way.

The proposed dwelling will be occupied by Mr Jonathan Dickinson, one of four sons, all of whom are equal partners in the agricultural business along with Mr Alan Dickinson.

The County Parish Holding Number at Annat Royd Farm is 47/619/0015.

The farm holding, at Annat Royd Farm amounts to 131 acres/53 hectares.

The farm business revolves predominantly around a dairy herd of some 380 head of cattle. This includes 200 dairy cattle, 130 herd replacements and 50 beef cattle.

It's important to note another separate farm, Far Royd Moor Farm, Spicer House Lane, S36 7RD, also forms part of this rural agricultural business. Both farms run as one business. Far Royd Farm has a holding of 212 acres/86 hectares, proving an overall holding of 277 acres/113 hectares. This rural business is one of the largest farms in the area.

The dairy herd alone produces just over 1.2 million litres of milk per calendar year.

This milk is supplied via a firm and long-term contract under the red tractor farm assurance scheme to Longley Farm, another rural business in a rural location again providing local and rural employment. Longley Farm is based in Hade Edge, Holmfirth (Kirklees).

The farm business is now in its 5th generation. The farm business initially being established in 1902. Mr Alan Dickinson, 84 years of age, still actively works and fronts the business. His four sons (Matthew, Jonathan, Richard and Bruce) are all equal partners of the business and heavily involved in the day to day running of the business.

Mr Dickinson senior resides at Far Royd Moor farm along with Matthew and Richard and their respective families. Bruce and Jonathan run the Annat Royd farm site but only Bruce lives on site with his wife and 2 children.

There is no other residential accommodation on site at Annat Royd Farm.

A formal pre-app was submitted prior to the formal 2020/0956 planning application. This application deemed the proposal as a new build given the extent of the remains of the former milking parlour/shed.

The former milking parlour indicates how far the business has developed when compared to the newer/modern milking set up on site.

The subject building is a curtilage listed building given its association with Annat Royd Farmhouse and the 'L' shaped barn range attached to Annat Royd Farmhouse. Both listed buildings have separate listing descriptions as referenced below/overleaf;

Statutory Address: L SHAPE BARN RANGE ATTACHED TO ANNAT ROYD FARMHOUSE, SPICER HOUSE LANE

(The building or site itself may lie within the boundary of more than one authority).

District: Barnsley (Metropolitan Authority)

Parish: Gunthwaite and Ingbirchworth

National Grid Reference: SE 21319 04952

Details: SE20SW GUNTHWAITE AND INGBIRCHWORTH SPICER HOUSE LANE (east side), Ingbirchworth 6/48 L-shape barn range 18.3.68 attached to Annat Royd Farmhouse (formerly listed with Annat Royd Farmhouse) GV II Barn and farm buildings. Dated 1805. Coursed squared rubble, stone slate roof. L-shaped plan. The main range has paired entrances to left and a further 2 entrances in centre (two part-blocked). Tall, elliptical-headed cart entrance to right with inserted lintel. The keystone reads: 'J A Anno Domini 1805' Two 6-pane casements at high level to left. The wing, which adjoins the farmhouse (q.v.) has altered cart entrance to ground floor and stone steps leading to a blocked 1st-floor doorway. To the right of this doorway is a 2-light flat-faced mullion window. Interior: sawn softwood king-post trusses with oak tie-beams. Diagonal beam at the hip.

[Listing NGR: SE2132304943](#)

Statutory Address: ANNAT ROYD FARMHOUSE, SPICER HOUSE LANE

(The building or site itself may lie within the boundary of more than one authority).

District: Barnsley (Metropolitan Authority)

Parish: Gunthwaite and Ingbirchworth

National Grid Reference: SE 21323 04943

Details: SE20NW GUNTHWAITE AND INGBIRCHWORTH SPICER HOUSE LANE (east side), Ingbirchworth 6/47 Annat Royd Farmhouse 18.3.68 GV II Farmhouse. C17 origin, heavily altered in the early C19. Deeply-coursed stone, stone slate roof. Two storeys, symmetrical 3-bay facade. Quoins. Central doorway in C20 lean-to porch, has Tudor-arched lintel. One 3-light flat-faced mullion window to left and right, both floors. Rebuilt central stone stack. Rear: outshut to right. Tiny chamfered light and one 2-light double-chamfered window (mullion removed) to left. Right return: small chamfered light to ground floor. Remains of hoodmould to blocked 1st-floor window.

[Listing NGR: SE2132304943](#)

Over the past 119 years the business has grown and developed to its current level, this is reflected in the accountants documents submitted again under separate cover.

The continuing development and expansion of the farm business now requires additional hands on the farm on a permanent basis. The rural business has a selective breeding programme to ensure good offspring capable of producing a good quality and volume of milk. The calving and general management of livestock now requires at least two full time operatives on site at all times. This is covered in more detail within this statement in line with John Nix (farm management).

The increased paperwork, certification and legislation, food assurance also takes up additional time but does not necessarily require the permanent on site presence as the livestock does.

All four sons and Mr Dickinson senior, work long hours each per week carrying out a multitude of farm work and tasks throughout the calendar year.

Jonathan, his wife Rachel and two children live at Norcroft Lodge, Barnsley Road, Lower Denby, HD8 8TX. This is 3.6 miles from Annat Royd Farm an 11 minute drive. A 7mile round trip currently made twice daily, seven days a week. This equates to 5096 miles per year and 133.5 hours per year wasted time and expense not to mention the impact on the environment. This business expense could be saved and wasted travelling time could be spent more productively in the business, we understand this is not justification alone, but the business is now being hindered with only Bruce Dickinson (58 years old) being based on site. The rural enterprise is being hindered and simply cannot run effectively without having another worker living on site. The health and safety of Bruce Dickinson is currently being compromised as is the welfare of the livestock Bruce is currently solely responsible for overnight following a long daytime working pattern.

Jonathan assists with milking morning and evening, stock feeding, calving, land management and holds the appropriate certification for spraying along with the business operators license. Jonathan also uses his expertise, gained whilst training/farming in New Zealand, for the farms crop making.

Jonathan is also responsible for the farms calving programme, beef and dairy, along with rearing the young calves through to finishing or at an age to be sold on for finishing by others.

The dairy herd are milked twice daily at 6am & 4:30pm. But this is only a fragment of the overall work on the farm. Still, it is a time consuming exercise, preparation, bringing circa 100 head of cattle in, milking, cleaning down and sending the herd back out again, recording/paperwork and arranging milk transportation, all required to ensure a continuous good quality level of milk.

In addition to the above milking times in the bringing in of the dairy herd and sending back out again, which adds a further 30minutes in bringing the cattle in and again 30 minutes in taking them back out to pasture. On top of this there is then the cleaning down. Overall the milking process commences each day, 7 days a week at 05:30am, finishes at 9am then starts again at 16:00 and finishes at 19:30.

Land management is critical, particularly of the grazing land, which in turn requires all year round input.

The milking aspects consumes around 3.5hours twice daily ,totalling 7 hours.

As stated above the farm also have 49 head of beef beasts. These are calved on site at Annat Royd Farm then fattened and either finished on site ready for market or sold on for finishing by others depending on price/market, winter fodder, etc, etc.

The farms pedigree stock bull is put to the breeding cows at pre-determined intervals to spread the calving and rearing process throughout the farming year, this assists with a regular income as opposed to a purge and helps to spread out fluctuating beef prices.

A selective breeding programme of the dairy herd is also instrumental to the farm business to ensure continuity with quality stock producing a good volume of milk. Given the larger milking herd at the sister farm Far Royd Moor Farm the breeding and calving is predominantly carried out on site here at Annat Royd Farm. Circa 100 calves dairy calves are produced each year, calving is staggered to ensure a tiered age range of stock, this leads to an almost all year round breeding and calving programme. The beef herd of 50 head is also calved with circa 50 calves per year, This in turn ensures the farms Aberdeen angus stock bull is kept in good condition and active.

It is this breeding, calving and stock management that requires round the clock attention.

Calving is generally a two person job which also sometimes requires the presence and input of the vet if complications arise. Jonathan generally arrives at the farm at 5am ready for milking, leaves at 11:30 and returns at 12:30 till 20:00 (a 14 hour work pattern). It goes without saying calving can happen at any hour. To expect Bruce Dickinson to manage this on his own is unreasonable and fails all health and safety risk assessments.

The current out of hours vet calls to simply assist with calving impacts directly on the profit margin of this rural business. Cows are naturally protective of new borns, dairy cattle even more so. Therefore calving in pairs is a prerequisite from a health and safety perspective, assisted calving can rarely be done from behind gates or using a cattle crush so the safety of workers is already at risk. An additional full time worker on site 24/7 would eliminate the need for a vet in most instances and would significantly reduce the safety risks of working in pairs.

The overall land holding of 131 acres/53 hectares at Annat Royd Farm is used for a variety of agricultural purposes as follows;

- Circa 70 acres is used to make their own silage, circa 60 acre clamp silage and 10 acres of wrapped bales. The silage is stored for overwintering feed for the housed cattle when the grazing doesn't provide the nutrients required.
- Circa 17 acres is used to make hay, again fed to the cattle with some sold on to others.
- Circa 30 acres is used to graze
- Circa 14 acres is used to make Tital lupin (crop).

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. Needless to say the plant and machinery that the farm own requires regular maintenance to ensure it remains in productive condition.

Mr Alan Dickinson, at 84 years of age, is understandably taking more and more of a back seat with the business which results in his two sons on site at Far Royd Moor Farm (Matthew & Richard) having less scope/time to assist and supplement operations at Annat Royd Farm. This directly impacts on Bruce, as the only full time operator on site at Annat Royd Farm. This is not sustainable or safe. Working long hours, carrying out physical tasks results in fatigue, this increases the likelihood of accidents occurring.

As Mr Alan Dickinson now winds down towards retirement, his sons Matthew, Jonathan, Richard & Bruce will take over the full control of the farm operations at both sites.

As covered on the first page of this statement the previous application for a farm workers dwelling failed principally upon the lack of justification for an additional dwelling/why a further farm worker was required on site permanently.

We have carried out a detailed labour requirement review of the farm business and operations using John Nix Farm Management Pocketbook (2021 edition). This sets out the Standard Man Days (SMD) method of calculating the farm labour requirement per enterprise. A SMD is 2,200 hours per year. This is 45 standard working weeks of 39 hours, after holidays, bank holidays, illness etc have been deducted, plus an average of 10 hours overtime for each of those weeks, there by being (45 x 49 = 2,205). These total hours are converted into 275 notional 'Standard Man Days' of 8 hours.

Every enterprise of the farm requires a number of SMDs for each unit of production (per hectare, per cow etc). The total SMD requirement for each enterprise is then found by multiplying by the size of the operation.

The total labour needed on the holding is the sum of the individual enterprises. An additional 15% has then been added to account for general maintenance, repairs, walling, fencing and management.

The total SMD requirements are then divided by 275 to find the number of full-time employees that will be required.

LIVESTOCK			
ENTERPRISE	LIVESTOCK NUMBER	STANDARD MAN DAY	STANDARD MAN DAY REQUIREMENT
DAIRY COWS	99	4.00	396
BEEF COWS (SINGLE SUCKLER INCLUDING CALF) UPLAND/HILL	49	1.68	82.32
BULLS	1	3.5	3.5
CALVES (TO SIX MONTHS)	12	1.2	14.4
LAYING BIRDS (FREE RANGE)	35	0.06	2.1
CROPS (PER HECTARE)			
ENTERPRISE	HECTARES (ACRES)	STANDARD MAN DAY	STANDARD MAN DAY REQUIREMENT
SILAGE (3 CUTS)	28.4 (70)	5	142.0
LUPIN (TRITICALE LUPIN)	5.66 (14)	1.50	8.49
HAY	6.87 (17)	1.80	12.37
GRAZING ONLY	12.14 (30)	0.40	4.86
TOTAL			664.04
+15% FOR GENERAL MAINTENANCE, REPAIR & MANAGEMENT			99.6
TOTAL ENTERPRISE STANDARD MAN DAY REQUIREMENT PER YEAR			763.64

NB at the time of preparing this statement/report. Many of the older calves had been moved over to the other farm base Royd Moor Farm.

Based upon the 275-man days this farm business, based at the Annat Royd Farm, indicates the equivalent of 2.7 full time workers are required, i.e. 3 workers. ($763.64 / 275 = 2.7$)

The evidence above, on livestock alone, indicates the farm business has a requirement for more than one sole worker, almost three ($498.32 / 275 = 1.8$).

Whilst this calculation may not factually evidence the need for two full time workers on site all the time, we contend the operations of this farm business, on a 24hour cycle, particularly overnight calving and cattle handling, does.

A permanent site presence is of paramount importance to enable the business to continue at its current level, let alone continue to develop and grow.

The required presence of two workers on site at all times hinges on the livestock and calving. Cattle can be unpredictable and by nature can be incredibly dangerous. A recent HSE release, dated 13th August 2021, again stresses the importance on farmers to make safety a priority following a series of serious incidents.

HSE (Health and Safety Executive) figures show that agriculture has the worst rate of fatal injuries of all the major industrial sectors, around 20 times higher than the average five-year annual rate across all industries. <https://press.hse.gov.uk/2021/08/13/hse-calls-on-farmers-to-make-safety-a-priority-after-a-series-of-serious-incidents/>

Working with machinery and livestock on such a scale as Annat Royd Farm has a genuine requirement for working in pairs.

We contend that this calculation, based upon John Nix 'Farm Management' guidelines and details demonstrates, with fact backed evidence, that the genuine need for more than one full time worker, on site at all times, clearly exists.

The hours associated with the overall work on site and particularly calving, in many instances through the night, provides further support for this application to be supported, the hours are long, intensive and in many instances can be very unpredictable and dangerous.

On average 3 cows are calved per week.

Calving is generally divided into 3 stages;

Stage 1 (the preparatory stage), contractions begin. Initially, mild and spaced far apart, but become more intense and frequent. The cow (or heifer) will get up and down often sometimes in discomfort. This stage should usually last two to six hours and ends with emergence of fetal membranes or water bag.

Stage 2 (delivery stage). Very strong contractions, and the cow (or heifer) is usually lying on her side. The fetal membranes, and then the calf, enter the birth canal. With a *normal* presentation, both front feet emerge first. The feet will often go in and out several times before the head emerges. Continuous progress should be made during this stage, and it should last no longer than a half-hour to an hour in cows, less than two hours in heifers. Labour lasting longer than two to three hours or any abnormal presentation requires intervention.

Stage 3 (clean-up stage). The uterus continues to contract, and the placenta is usually passed within three to eight hours. If the placenta isn't passed within 24 hours, it's considered to be retained.

Regular checking on calving cow and heifers is required with input increasing for stage 2. The overall process requiring regular checking and in many instances intensive input can range from 2.5 to 8.5 hours. Cameras have been trialled but are intermittent and do not provide a clear insight or enable appropriate checks.

Even the crop aspect of the farm work (silage, hay and triticale) is not just a day time/daylight hour part of the farm operations/responsibility. This part too can require input in the early hours or late hours of the day, dependent upon the season, rainfall, disease, sun, etc.

Calving can generally be narrowed down to 48 hours but still it is essential to regularly check on the cows to prevent difficulties and losses which naturally have a negative financial impact on the farm business.

Approximately 8 percent of calves at birth are in abnormal positions, such as foreleg or head turned back, breech, backwards, transverse (sidewise), or upside down. These usually require the assistance of a vet to position the fetus correctly prior to delivery. If fetal position cannot be corrected in a timely manner a caesarean section may be required for the best possible outcome for both the cow and calf, again impacting negatively on the farm business.

It's important to note Bruce Dickinson's wife, Alison, works at nearby Melvyn Carrs (agricultural supplies) and is not deemed a farm worker. Furthermore Alison Dickinson has serious back problems resulting in spinal rods, as such Alison is simply unable to carry out physical/manual duties. Alison also has diabetic retinopathy in one eye, in addition to other diabetes problems.

The history alone of the business indicates its genuine success, it's grown and adapted with farming practices and changes to legislation to still be a successful business. Significant investment has been made, over the years, to ensure the business can progress with the changing times, practices and legislation. The accountant's documents, submitted under separate cover, clearly indicate the business is financially sound.

Given Mr Alan Dickinson's involvement in the longstanding family business, it's understandable for the four sons to follow suit having grown up on a farm, in a farming community, in a family steeped in farming history.

The time is now coming for the four sons to take over the business and hopefully continue to develop it and take it to the next level for their children and future generations, ensuring the most appropriate use of greenbelt in this locality for the long term.

Considering Brexit and the recent/ongoing pandemic, UK produced goods, particularly food, should be wholeheartedly supported. UK grown produce cuts down on carbon emissions with home grown produce being in demand. Supporting this application will enable A. Dickinson & Sons to continue the family business and in turn 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/current five generations of the Dickinson family have all successfully made a living for themselves from this rural agricultural business that has evolved and developed over the years. This is a proud tradition for the family and one the sons wish to continue for future generations but need appropriate support from the local planning authority in their quest to have appropriate and safe working levels of staff on the farm to service the needs of the business.

The current living and working arrangement for Jonathan Dickinson is not sustainable and is clearly hindering the business. Jonathan's presence on site simply needs to be permanent to ensure his availability to support his brother Bruce and vice versa. Such co-working is commonly at unpredictable times and frequencies.

The additional on-site presence will also assist with farm security, another significant aspect for the business to ensure profitability is maximised and ensure the threat of theft/vandalism that has increased over the past few years is minimised.

Whilst Mr Dickinson senior continues to work on the farm, he will be winding down and relinquishing all involvement over the coming months. This is good, short term future planning, to ensure the continued success of the farm business.

As noted above the understandable reduction of Mr Dickinson seniors input (83 years of age) reduces the scope for either Richard or Matthew Dickinson to provide any support/time on the other farm base, this naturally has a knock on effect on the overall operations at Annat Royd Farm, specifically at unsocial hours/overnight.

With many normal industries staff and business owners travel to and from work. Farming is a totally different industry. The welfare of the livestock, and safety of workers, in such a setting is of paramount importance, without the livestock or workers there simply is no business. This rearing, calving, feeding, milking, treating ill stock and generally looking after the livestock is only a small fraction of the overall farming tasks given the size of the rural business. Such a holding as evidenced with the SMD (Standard man days) clearly evidences the genuine requirement for another body on site at all times. It's important to note the conclusion of the standard man hours calculation which results in 2.7 workers being required is based upon 8 hour working days. Farmers rarely work 8 hours day, this farm is no different with all four brothers working around 14 hours each day every week. To adjust this calculation $2.7 \times 8 \div 14 = 1.54$. This still clearly evidences even working 14 hours each day requires 1.54 workers (more than one). It's also worth noting the working day is not a straight 14 hour shift, it is intermittent, unpredictable and fluctuates throughout the farming season. The most consistent aspects being the milking and calving of the dairy and beef cattle. These aspects are dictated and controlled by the business. The many other tasks have many uncontrollable variables such as weather, demand, season, etc.

The farm is remote and can regularly be inaccessible in inclement weather (snow/ice). There have been occasions when Jonathan Dickinson simply cannot access the farm without putting himself and other road users at risk, this would naturally be eliminated if Jonathan lived on site.

It would be unreasonable and unfair to expect Mr Bruce Dickinson to continue running this enterprise at Annat Royd Farm without having another body to rely on. Hours are long in farming yet you can't simply switch off, if stock need attention, it can't be put off to the next working day.

Other farm hands/employees do not want to work overnight shifts, in any case such work attracts a premium rate which again impacts on the viability of the farm business.

The Health and safety aspect is a significant factor that should not be dismissed. Given the farm being predominantly a dairy farm, cattle are handled more frequently than usual. Cows are unpredictable, being large heavy animals injuries can easily happen, working in pairs significantly reduces the risk of injury and presents a safety factor should a colleague become injured. Tending to livestock overnight, administering medication, calving, etc comes with an enhanced risk of personal injury. Every step possible should be taken to reduce risks.

"Being injured by an animal – work with and near cattle caused the most deaths. Agriculture has the highest rate of fatal injury of all the main industry sectors, around 18 times higher than the All Industry rate". NB the previous Weblink/statistic, on page 6 of this document, is a more up to date report that simply shows the increase in fatal injuries in this sector.

<http://www.hse.gov.uk/agriculture/resources/fatal.htm>

Most sectors do not require the same intensive input as farming, particularly livestock farming, whilst many different sector workers can work from home or commute to a place of work, in this instance it is simply not viable. To ensure appropriate and safe operation of the agricultural activities, presence on site is required 24 hours a day 7 days a week, 365 days a year with at least two appropriate workers familiar with the business and farming operations.

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. Such temporary buildings are usually suggested when a farm business is in its early years and the long term prospects are unknown, in this case the business is longstanding and has a very good future subject to support from the local planning authority.

The business has been proven to be successful over the past 119 years that it has been in existence.

The proposal is for the erection of a single storey dwelling for an agricultural worker. The property provides 3 bedroomed accommodation with a farm office, the layout includes for the house bathroom close to the entrance to enable quick and easy changing from dirty clothing. 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 initial brief, prior to our involvement, was to create a dwelling fit for purpose. The design and proposed siting ensures 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 (employee/director of the farm business) and his immediate family.

The internal floor space is 130sq.m.

SITE CONTEXT

The application site, Annat Royd Farm, is located to the south west of Ingbirchworth, off Spicer House Lane.

The farm is set well back from the road and comprises a Grade II Listed 'L' shaped barn and Grade II Listed Farmhouse set in a courtyard formation with a single storey store to the east edge of the courtyard. The subject building, the former milking parlour, is to the south of this store and is largely fallen down.

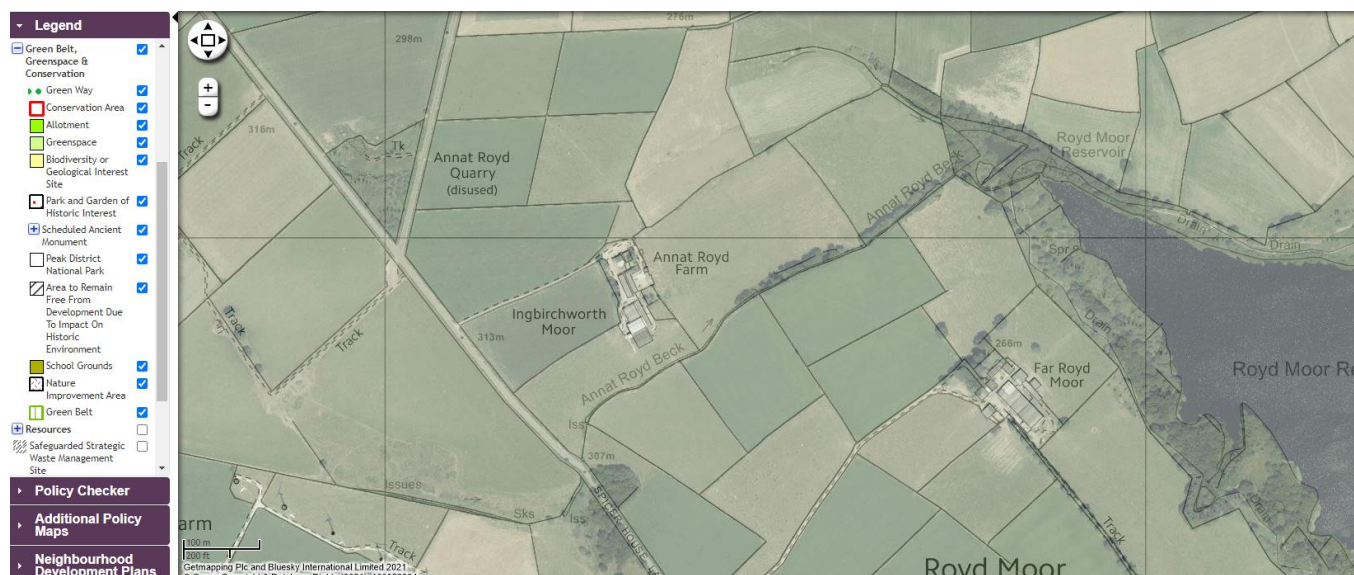
A stone walled orchard and garden area is to the south.

In addition to the historic farmyard, there are a number of modern steel framed barns and storage buildings to the north, west and south.

The site lies within the Green Belt, outside the Ingbirchworth Conservation area and is not in a Flood risk Zone.

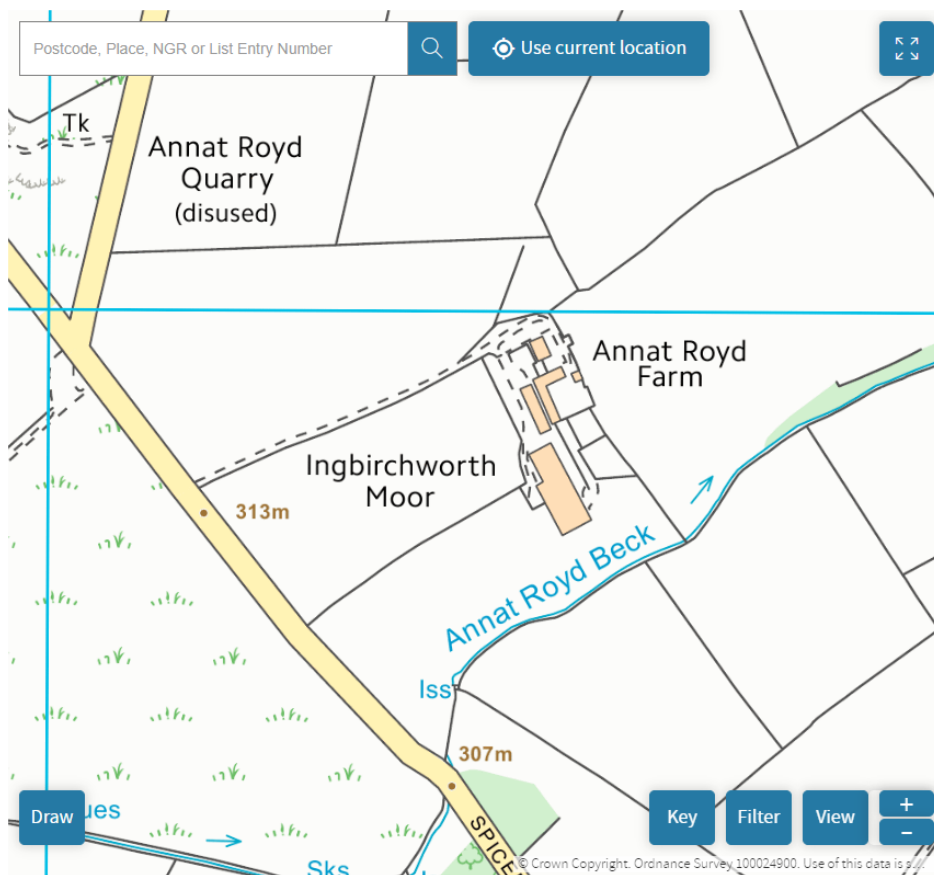
The site is circa 290m ASL.

Barnsley adopted local plan extract



Whilst the subject building, a former milking parlour, is in a ruinous state it does still provide some bulk built form, this is considered an appropriate location for the farm workers dwelling based upon proximity and ease of access to the livestock/agricultural buildings but also has least impact on the host dwelling, a listed building and the 'L' shaped barn, also a listed building. We consider, taking into account the size, design and materials into account the proposals have a minimal impact on the setting of the nearby listed buildings. The previous pre-application and formal planning application appears that this location was acceptable from a planning and conservation/listed building perspective.

Extract map from Historic England;



All other buildings on site are in productive agricultural use, some are more modern portal frame buildings and do not lend themselves to domestic conversion.

The site is, and has always been, in agricultural use, no contamination is expected/anticipated.

Google Earth Aerial Image



The overall farm business as previously stated is operated from two separate yet neighbouring farms with land surrounding both farm bases.

PLANNING HISTORY

The table below collates the planning history of the application site

APPLICATION NUMBER	DESCRIPTION	DECISION
2013/0106	Erection of Agricultural Portal Framed Storage Building.	Approved
2020/0955	Construction of an agricultural farm manager's dwelling and office incorporating an existing stone store on the site of a demolished milking parlour/shed	Refused (Nov 2020)
2020/0956	Construction of an agricultural farm manager's dwelling and office incorporating an existing stone store on the site of a demolished milking parlour/shed (Listed Building Application)	Refused (Nov 2020)
2020/1442	Erection of agricultural building (Prior Notification)	Approved Mar 2021
2021/0865	Erection of agricultural building (Prior notification).	Approved July 2021

The previous 2020 application for the erection of a farm workers dwelling was, as confirmed by the case officer and decision notice, submitted with insufficient justification to enable the Local Authority to support the proposal, specifically the genuine need for the proposed additional dwelling for a farm worker to be on site at all times.

This statement, considered as a whole, proposes to provide that additional justification to enable the planning authority to support the application and for the business to continue developing and growing.

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 80 states: *“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside”. Other reasons follow but are not applicable in this particular instance.

We contend the information provided within this statement demonstrates that there is an essential need for a rural worker, one who will share the burden and is an equal partner in the business, to live permanently at the farm base. The standard man hours calculated and illustrated within this document illustrate the work for more than one farm worker (that currently lives on site).

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.”*

We contend this application does not require VSC (very special circumstances), but still offers them in the sense that it will enable, promote and continue the use of the greenbelt for its intended purpose of agriculture. The other benefits of the rural economy and rural employment are also significant factors that should be considered.

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. We respond to the local plan policies GB4 below;

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;**

This proposal is to support the longstanding agricultural business operated on site at Annat Royd Farm.

- **There is clearly an established existing functional need which relates to a full time worker;**

The detailed and accurate calculations based upon John Nix Farm management, clearly demonstrates the need for an additional farm worker. The agricultural tasks themselves are not assembly, food packing line, or seasonal farm work, they are regular tasks, many of which are sometimes unpredictable but require unsocial hours and effectively being on-call with emergencies that more regularly than not require the input of more than one appropriate farm worker.

To only have one farm operator on site is dangerous, for both the current lone farm worker and livestock too. This is not sustainable.

- **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**

The farm, as indicated within the accountant's documents has been established for a long number of years and has a sound prospect of continuing, subject to support from the Local Authority planning department. Should the application not be supported the business will need to re-evaluate which will hinder growth, development and put jobs at risk.

- **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.**

The functional need, given the antisocial and unpredictable nature, needs to be met with a property on site for Mr Jonathan Dickinson (with his wife and two children). The proposed dwelling, built on the site of the former milking parlour is considered to be the most appropriate location, to extend the existing property would have a significant and negative impact on the listed building. No other buildings on site are capable of conversion.

Development will be expected to;

- **Be of a size commensurate with the established functional need;**

The proposed property is a modest, single storey residential property featuring a farm office and only three bedrooms, this has been designed to meet its intended purpose for the four person family. 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. This is not an elaborate proposal.

- **Be sited directly adjacent to existing buildings wherever possible;**

We contend the location of the proposed dwelling is appropriate taking into account access to the livestock at unsocial hours and also to ensure the impact on the two listed buildings is not caused undue harm.

- **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**

Again we contend the design of the property respects the character of not only the setting but also the listed buildings across the farm yard. Natural, locally sourced materials are also proposed.

- **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.**

We contend, given the reduction in vehicle movements to and from the farm base, that there is a clear positive spin on highway safety, it goes without saying with fewer tired drivers, drivers who have only just awoken, drivers who are rushing on the road the safer the roads will be. Furthermore despite the remote location we feel the proposals actually provide an enhancement in relation to other residents not only within close proximity of Annat Royd Farm but also Upper Denby where vehicle movements with headlights and noise at unsocial hours in residential areas does impact on the amenity of such residents. Neither Paul Matthews Architectural nor the applicant have any objection to the usual occupancy condition or PD rights being removed.

We feel it's clear this is not simply a profiteering or monetary proposal (to enhance the value of the site). It is a genuine requirement of the business to have a further farm worker on site at all times. On reflection it could actually be considered to devalue the site/holding, the host property is remote and exclusive, naturally the proposed dwelling removes this exclusiveness that the remote property currently enjoys and could in turn reduce the value. In addition a farm workers dwelling, with an appropriate agricultural tie/condition, is incredibly difficult to obtain a mortgage on and has a significantly lower value, circa 40% lower than the open market value, of a dwelling without an agricultural tie.

The design and layout respects the setting, locality and listed buildings across the farm yard, as such the proposed dwelling is replicated as previously proposed.

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 application and in turn 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.

ASSESSMENT AND JUSTIFICATION OF THE APPLICATION PROPOSAL

The main planning issues are whether there is a genuine agricultural need for the proposed dwelling, a second dwelling on site, in planning terms.

An agricultural workers dwelling, within the greenbelt, is not inappropriate development subject to particular criteria being satisfied.

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.

Man hours have been calculated using the widely referred to 'John Nix Farm Management Pocketbook' (Nix). I would suggest that Nix is the most regularly referred to publication, alongside the ABC costing book when making an analysis of labour requirements for agricultural holdings. These publications are updated regularly (Nix one a year, ABC twice a year) and are well known, accepted, used and respected publications. Whilst there may be other sources of information in the public domain, they all have some degree of sensitivity attached to them, whether this be the age of the data, or sample sizes etc.

The data calculated earlier in this statement in relation to both livestock and crop making illustrates a requirement for more than one person. The livestock alone requires the input of more than one person.

From this it is clear to see that all year round, there is a need for more than one farm operative to be on site, it goes without saying, considering the operations, night-time attendance, all year round, is also required. This cannot continue to fall on just one person with reduced support from the other two brothers based on the other farm base.

The farm calves, on average 3 calves per week. The Angus and Belgian Blue cows produce large calves, that regularly need assistance with calving to prevent potentially a cow and calf loss, naturally the financial impact this can result in is catastrophic.

Appendix A contains the general workload of the farm and its three principle work-streams of the business, milking, beef cattle breeding and rearing and selected breeding of the dairy herd.

There are also many other tasks associated with implement/machinery maintenance, paperwork, movements, UK food assurance scheme (red tractor), taking deliveries of additional feed, bedding, food, etc, etc. Significantly the cattle breeding programme (beef and dairy) is an all year-round cycle currently run by Mr Bruce Dickinson. Assistance is on hand during the day from Mr Jonathan

Dickinson but even still the overall tasks given the magnitude of the farm business on this site requires 2 people. When calving occurs it simply has to take priority, this naturally has a knock on effect on the rest of the regular farm based work.

In comparison the other part of the business, at Far Royd Moor Farm, the other two brothers, Richard & Matthew Dickinson, along with Mr Dickinson senior run that farm. Whilst Mr Dickinson Senior is winding down towards retirement he is still heavily and actively involved in the day to day duties. The proportion of staff on each farm is disproportionate and needs to be balanced out more to prevent the business being held back, in turn. creating a dangerous working environment for Mr Bruce Dickinson.

Naturally Jonathan Dickinson can be on the end of the phone, when not on the farm, but the travel time and fuel cost impacts on the farm viability, we contend it is unreasonable of a farm of this size and requirement to not have two workers on site at any one time, Bruce's wife Alison has health issues and is unable to even assist with the manual or physical work aspects of the farm (the vast majority of the work).

Whilst many of the tasks particularly outdoor operations are carried out in daylight hours, this creates a back log of other indoor work that runs into the evening and early mornings. An example of this is segregating stock, calving/calving assistance, loading of stock, transportation of stock, bedding and feeding of beef cattle, etc. Significantly these are all livestock operations when more than one person is required to complete the tasks in a reasonable timeframe but also safely.

We contend there is a clear need for a further full time worker on site at all times. To expect Mr Jonathan Dickinson to continue residing at Lower Denby and commuting to work for circa 14 hour shifts and be on call for overnight calving is totally unreasonable, unpractical and unsustainable.

Mr Dickinson senior takes great pride in the success and continuation of the family business. His desire is his four sons children can enter the business in future and continue the good work passing it on again down a generation.

In terms of planning policy we contend the standard man hours calculation and the livestock requirements including calving, bedding, feeding and segregating indicates that there is a clear, existing functional need requiring more than one full-time worker, on site 24 hours.

This application relates to a well-established agricultural unit (which has been established for over 119 years) that has proved to be profitable as indicated in the confidential accountant statements.

There are no other suitable dwellings 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 additional agricultural worker, principally employed in agriculture has been explained above. The history of the farm clearly demonstrates it has had the test of time and is a successful rural enterprise.

The accountant's documents indicate the business is sustainable. Support is now required from the local planning authority to enable not only the continuation of this business but also its further development.

Research on Zoopla.co.uk indicates average property prices paid for this postcode over the past 12 months is £757,000 (see Appendix B). The average value for the postcode according to Zoopla is £466,982.

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 £110 per square foot this equates to an overall build cost of £154,000.

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 Dickinson 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.

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. The proposed bungalow would have a floorspace of 130sq.m.

CONCLUSION

As per previous correspondence, dated 20th October 2020 in relation to Mr Tony Wiles comments (BMBC Conservation). We reiterate that my clients and Paul Matthews Architectural are happy to comply with the previously suggested conservation conditions, namely;

- *Samples of all external materials will be provided to the local planning authority for approval.*
- *The pitched roofs will be covered in natural stone slate laid in diminishing courses, with matching ridges, bedded and pointed in lime mortar.*
- *The pointing to the stone work of the walls will be in lime (NHL 3.5) ; aggregate at a ratio of 1:3. Aggregate to be well graded or river sand. Pointing to be finished slightly back from the arms of the surrounding stonework to create a recessed joint and brushed off or stippled to expose the aggregate to a depth of 2-3mm.*
- *The windows are generally to be timber framed casement window sin stone mullioned frames. The large full height glazed panels on he east elevation are to be in powder coated aluminium frames.*
- *The roof lights will be genuine conservation powder coated steel or aluminium, low profile, in black with a single vertical divider. (may I suggest [rooflight company](#) for the rooflights).*

We also understand an Archaeological investigation and report was also suggested to be conditioned.

In closing we contend that the agricultural need for the proposed dwelling has been set out in this statement with accompanying appendices.

The proposed agricultural workers dwelling is not inappropriate development within the greenbelt as covered under the planning policy context section of this statement.

We contend 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

Calendar of Work at Annat Royd Farm, Spicer House Lane, Ingbirchworth, Sheffield, S36 7GG
The farming business has two main agricultural aspects with some of the other associated agricultural activities as listed. These are defined below:-

- Beef Farming

The beef aspect part of the agricultural business has been built up over the past 10 years with a carefully selected breeding cycle. The farm has its own Aberdeen Angus stock bull. This produces around 50 head of beef cattle a year which are fattened on the farm before being sold at market, in some instances when prices/market suits the beef cattle are sold on for finishing.

The bulling cycle is spread out throughout the year to provide a tiered age range with circa 10-12 head of stock going to market every quarter. Some heifers with good confirmation are retained for breeding to ensure consistency and continuity.

This cycle of bulling keeps the bull active throughout the year.

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 from a financial perspective. 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.

Calves are tagged after birth, with bull calves ringed at 4-6 days old.

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

- Dairy Herd

The farm has a dairy herd of circa 100 friesans, which are milked twice daily, this is the oldest aspect of the business. The business has a long standing contract supplying the reputable and local Longley Farm based at Hade Edge Holmfirth. The milking process is also time consuming with cattle brought in from grazing to going back out, cleaning up and arranging haulage/paperwork equating to circa 4.25 hours twice daily.

Again to ensure constant and consistent quality of milk the farm breeds from circa 100 of the friesans (the farm business has an overall holding of over 200 dairy cattle. Many of the calves are bulls which obviously cannot go into the dairy herd, some heifers also lack conformation and join the young bulls (steers) in the beef rearing sector. The calves are taken from the cow at a couple of days old after taking colostrum and bucket reared with milk for around 6-8 weeks until weaned.

Removing them from the cows enables the cows to be milked.

Calves are tagged after birth, with bull calves (steers) ringed at 4-6 days old and de-horned at around 4 weeks old

Bull calves are reared for beef with the poorer quality heifers also joining the beef part of the business.

At the moment the farm does own its own dairy stock bull for the dairy herd and uses AI straws (artificial insemination). Such a process reduces the incidence of sexually transmitted diseases among the cows and increases the use of genetically superior sires to improve performance of the herd. The selected calving cows calve once a year. Due to the gestation period of nine months, the cow needs to be bulled three months after her previous calf. The cow continues to produce milk throughout most of her term until about three months before she is due to calve when she is 'dried off' meaning she isn't milked. This allows the cow to rest and be ready for her next lactation. The lactation period lasts for approximately 305 days.

Its important to note more milking is carried out at the business sister premises Far Royd Farm with the breeding and calving all carried out on the application site at Annat Royd Farm.

- Crops

The farm business is almost self-sufficient with regards to feed, with hay and silage cut and baled on the farm. Acreages of cropped land can be found tabulated as part of the John Nix manhours calculation.

Straw bedding is bought in by the HVG load and stored for bedding of the cattle. Various crops have been grown on the farm with the restrictions revolving around nitrates given the proximity to the two reservoirs.

The triticale lupin crop is proving very successful with a high yielding ratio of 12-15 tonnes per acre. It replaces the formerly bought in soya and other protein. It is a high protein mixed legume forage that has much higher fibre content than grass silage, allowing microbes in the rumen to efficiently digest the feed

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 NB restricted areas due to no nitrate zones).

Spraying

Mucking out/Spreading

Walling

Meat – butchers/market/direct

Fencing

Transportation of livestock

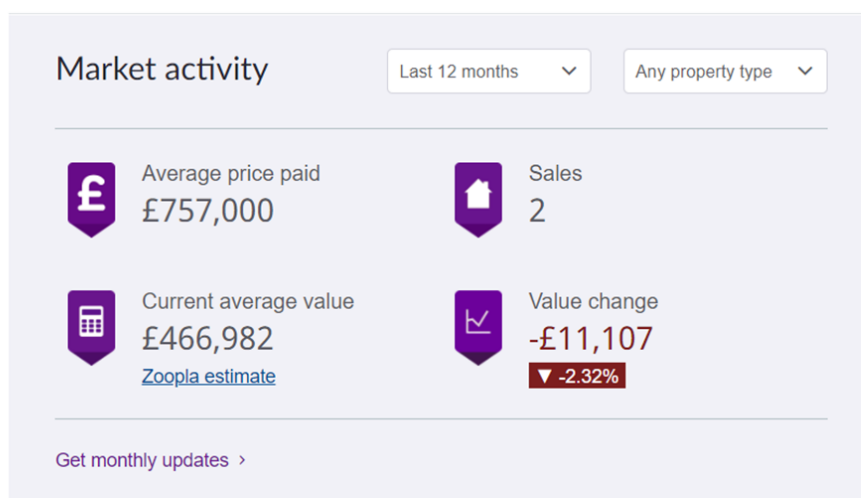
Servicing/repair of vehicles/machinery

Building maintenance

Paperwork

The above other activities are common on most agricultural livestock/arable farms and naturally the amount increases with the herd and holding size. A. Dickinson & Son is one of the largest farms in the locality both land holding and dairy herd not to mention the beef cattle herd too. As such the required time, management and overall input is significantly increased proportionately.

House prices in Ingbirchworth, Penistone, Sheffield S36 7GG



What's the average house price in S36 7GG?

The average price for property in S36 7GG stood at £466,982 in September 2021. This is a fall of 3.88% in the last three months (since June 2021) and fall of 2.32% since 12 months ago.

Zoopla > For sale > South Yorkshire > Sheffield > Penistone > Ingbirchworth > Ingbirchworth property for sale

Property for sale in Ingbirchworth, Penistone, Sheffield S36

2 results | [Map view](#) Filters Most recent

Premium listing
Offers in region of **£425,000**
5 bed detached house for sale
Ivy Bank Close, Ingbirchworth, Penistone, Sheffield S36
1.4 miles Denby Dale
2.9 miles Penistone
Virtual Tour Available

Listed on 21st Sep 2021 | [01226 399030](#) | [Contact](#) | [Save](#)

Guide price **£525,000**
4 bed detached house for sale
Wellthome Lane, Ingbirchworth, Penistone, Sheffield S36
1.4 miles Denby Dale
2.7 miles Penistone
New home

Listed on 30th Jul 2021 | [01484 443083](#) | [Contact](#) | [Save](#)

[Back](#) 1 [Next >](#)

Zoopla local market research 28/09/2021

A postcode based search reveals only two properties for sale in the postcode area, a 5 bed detached house priced at £425,000 and a 4 bed detached house priced at £525,000. These are not only too expensive but significantly neither are within sight or sound of the farm at Annat Royd.

The most recent and nearest property to be sold is Green Gate Farm Ingbirchworth which records indicate sold for £1,275,000 on the 15th February 2021. In all fairness this is a 6 bedroomed property but as noted above properties, in this immediate locality attract a premium.

Discover more property information on Zoopla.

Explore house prices in Ingbirchworth, Penistone, Sheffield S36 and find Ingbirchworth, Penistone, Sheffield S36 agents

Statement of agricultural need

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

Director Paul Matthews Architectural

Agricultural need for farm workers dwelling (second dwelling on site) at Annat Royd Farm, Spicer House Lane, Ingbirchworth, Sheffield, 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 Annat Royd Farm, I have been provided with information about the day-to-day activities on the farm. I have also visited the farm, met both Mr Dickinson senior along with Bruce and his family and spent some time being shown around the on-site agricultural processes.

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

- Annat Royd Farm is occupied by Mr Bruce Dickinson and his family. Bruce and his brother Jonathan, who lives at Lower Denby are responsible for the management of the farm business and also undertakes an equal split of the bulk of the physical farming work. The other farm base (same business) is operated from Far Royd Moor Farm where Mr Dickinson senior and his other two sons, Matthew & Richard, work from.
- Mr Dickinson senior at 84 years old is now winding down to retirement. This results in Matthew and Richard picking up more workload to cover for Mr Dickinson senior. This in turn results in Matthew and Richard having less time to possibly assist on the Annat Royd Farm base.
- Annat Royd Farm is a large established farming business that requires appropriate on site living accommodation. The current home of Mr Jonathan Dickinson at Upper Denby is no longer suitable given the growth of the farm and subsequent additional time the role requires. This role extends into unsocial hours where travelling to and from the farm can be

required 4-5 times over a 24 hour period. Jonathan already works circa 14 hours per day on the farm.

- The Dickinson sons have a clear ambition to further develop the agricultural enterprise and grow the business further with a view to hopefully passing it down yet again through another generation. The next appropriate step in order to achieve this growth is to have more of an onsite presence around the clock.

There is a genuine need, for this business to continue, flourish and develop further, for an additional farm worker to be on the farm, available long hours, unsociable hours and in some instances at very short notice, the need for Mr Jonathan Dickinson, an equal partner in the rural business, to live on the farm.

Realistically the only other alternative would be to purchase a large static caravan for Jonathan and his family of four 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 for the farm operations to continue at their current capacity, even without the planned growth.

Mr Dickinson has taken advice and believes he can build a 130sqm bungalow for circa £140K.

The screenshot shows the Rightmove search interface. At the top, there are navigation links for 'Buy', 'Rent', and 'Find Agent'. The search bar contains 'S36 7GG' and a radius of '+ 1 mile'. Below the search bar, it indicates '3 Bedroom Properties To Rent in S36 7GG, within 1 miles' and offers options to 'Save search' and 'Create Alert'. The main content area features a message: 'We couldn't find what you're looking for right now. Here's what you can try to find more properties:'. There are two suggested actions: 'Notify me about...' with a bell icon and 'Start from scratch' with a house icon. The 'Notify me about...' option includes a dropdown for 'Instantly' and a 'Create alert' button. The 'Start from scratch' option includes a 'Discover new areas' link and a right arrow.

Renting a local property has also been discounted, firstly, as permanent on site presence is required and secondly, as there isn't any opportunity to rent even close to the farm base. Even still the annual rental for a three bedroom house in neighbouring Ingbirchworth, Penistone is between £650 and £875 per calendar month, such properties are few and far between, indeed a search on rightmove for a

property, up to three bedrooms, within 1 mile radius of the farm site indicated there were none available between 27/04/2021 - 29/09/2021.

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 £185,000. 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 large sized holdings, I believe that the current enterprise requires the input of 2-3 people working on this farm. Two, on a full time basis, available at all times given the unpredictable nature of the work, with one part time (circa 30 hours per week). Supplementary staff as and when required could also be drafted in subject to availability (i.e. at harvest time most farms look for supplementary competent staff to assist with duties).

The safe working practice of the farm is currently exposed with Mr Bruce Dickinson being the only available worker overnight.

Given the length of time this farm business has been established, taking into account the principle operations of a dairy and beef production I firmly believe there is a genuine requirement for an additional farmworker to live on site and be available at all times. 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, particularly in this location close to the South/West Yorkshire boundary, is on the increase and also positive impacts on health and safety of the farm operators due to availability of support at short notice and unpredictable times.

Given the above considerations, I am happy to support Mr Dickinson's request for an agricultural workers dwelling at Annat Royd Farm.