Justification for Planning Application: 2010/1393

Applicant: **E and D Danforth**

Site Address: **The Old Pit yard,**
Off Bagger Wood Hill,
Hood Green,
Barnsley,
S75 3HQ

Supporting Documentation:

1. Title: Agricultural Appraisal For Erection Of An Agricultural Dwelling At The Old Pit Yard, Off Bagger Wood Hill, Hood Green,

   By: Daniel Taylor MRICS FAAV of Carter Jonas

   Date: October 2010

   Summary: This report objectively assessed the need for an additional permanent agricultural dwelling to serve the needs of the farm business.

   It was prepared on the basis of the guidance set out in Annex A of the Planning policy Statement 7 "Sustainable Development In Rural Areas".

   Conclusion: ***The functional and financial tests required by planning policy statement 7 are met, and substantiate the need for an additional farm workers dwelling on the site at Hood Green.***

2. Title: Protected Fauna Survey

   By: Whitcher Wildlife Ltd

   Date: November 2009

   Summary: This report assessed the impact of the proposed development on wildlife including badgers, voles, otters, newts, bats and nesting birds

   Conclusion: ***The proposed development would have no significant impact on the wildlife in the area***

Justification For A Farm Workers Dwelling at The Old Pit Yard:

- **Survival of a well established, profitable local farming business**

- The family farming business has been established for over 40 years with the business trading as E and D Danforth for over 7 years.
- Records show that the business has been profitable for at least the last 3 years meeting the financial requirements set out in Planning Policy Statement 7.
-currently the farm is split between 2 main sites - rented land at Saville Hall Farm and owned land at The Old Pit Yard, Hood Green.
- Eric Danforth and his son John are the main workers at the farm. Eric currently lives at the rented land at Saville Hall Farm and John lives 12 miles away with his family in Shelley
- Eric is nearing retirement age and for the farm to continue to survive John needs to be able to take a more active role in the farm at all times of the day and night. This is currently not possible.

- **No dwellings on the farm or in the area currently suitable/ available for use**

-Eric and family currently live on the only dwelling on the farm. This is on the rented land at Saville Hall Farm.
- The Old Pit Yard at Hood Green forms 140 acres of the total 391 acres farmed
- There are no buildings at The Old Pit Yard suitable for conversion to a dwelling
- There are no affordable houses in Hood Green. The average house price here is approximately £180,000

- **Established functional need and adequate labour units to require a readily available key worker on site**

- Current management levels calculated by Daniel Taylor (Appendix B of the Agricultural Appraisal For Erection Of An Agricultural Workers Dwelling) suggests the need for 2.2 total labour units based on 2,200hrs/man/year.
- this justifies the need for a key worker to be available on site

- **Animal husbandry and welfare**

- Suckler cows calve at the Old Pit yard from January to April and from September to November. It is imperative for a stockman to be on hand to carefully supervise animals throughout the gestation period but particularly around calving time. Difficult calvings and the injuries/deaths that follow from unassisted calving problems can have major animal welfare implications as well as posing serious financial losses.
- The breeding sheep flock lamb from December to March and it is vital that at these times they are frequently observed so that problems can be dealt with appropriately and veterinary assistance called for when necessary. Without appropriate management the animals are put at risk and again losses incurred equate to both welfare problems and financial losses

- **Growth and expansion of the business**

- for the business to grow and develop John needs to be able to take a more active role in the farm both during and outside normal working hours

- John studied at Bishop Burton College to achieve his National Diploma in Agriculture in 1998 and has since been actively involved with the farm. He has a broad range of experience and currently completes and maintains all relevant legal documentation required for the livestock on the farm. He is more than capable of directing the growth and expansion of the business in the future

- the aim is to increase livestock numbers on the farm, which in turn requires more labour and therefore generates more jobs and subsequently more income for the business. This in turn increases growth and profitability for the future

- the buildings at Saville Hall Farm are Grade 2 listed and unsuitable for modern farming practices. This limits the expansion of the business to the newer purpose built units at The Old Pit Yard.

- **Health and safety legislation**

- current recommendations are for 2 stockmen to be present when dealing with large and potentially dangerous livestock

- **Welfare of Farmed Animals Regulations (2000)**

-this dictates the need for a skilled worker to be available during and outside normal working hours to provide adequate livestock supervision

Justification For The Proposed Location:

- **Structural stability**

- maps of the site have been studied carefully and there are no mine workings directly under the proposed location of the dwelling
- the nearest mine drift to the proposed dwelling is filled with concrete so should have minimal impact on structural stability

- **Security**

- the proposed location for the dwelling is at the bottom of a well established driveway that has been the main access to the site for many years. Any vehicles approaching the site would have to use this access and therefore pass the proposed dwelling enhancing the security of the site

- **Animal welfare**

- the proposed site is in close proximity to the livestock buildings and would therefore allow the close supervision and management of the sucklers cows and breeding ewes
- it also overlooks 2 fields that are primarily utilised for grazing of ewes and young lambs.

- **Utilisation of established driveway and parking area**

-this restricts the need for visitors to the proposed dwelling to enter the livestock areas
- it also utilises land that is currently used for parking machinery and therefore increases the aesthetic appearance of the site

- **Minimal bio security risks for livestock**

- by minimising the need for visitors to access the livestock areas it reduces the potential for spread of infection/ disease.

- **Minimal health and safety risks for visitors**

- at the proposed location there is no need for visitors to access the livestock areas where there are potential health and safety risks - animals, machinery and potential for infection

- **Minimal visual impact on the surrounding area**

- the proposed dwelling is in an unobtrusive valley location, screened by trees and hedges and close to a storage barn, on an area currently used for parking machinery

Justification for the Size Of The Proposed Dwelling:

- **Requirements of a farm workers dwelling**

- easy access to an office for maintenance of legal documents and farm records such as passports, movement documents, and environment agency records
- easy access for farm worker to a wash room to minimise the potential for spread of infection
- the ground floor layout of the proposed dwelling was designed to take these requirements into consideration and this determined the necessary minimal footprint of the plans.

- **Family requirements**

- we are a young couple and may wish to get married and start a family. We therefore feel that it is appropriate to plan ahead for such an eventuality. If planning is passed for a dwelling at The Old Pit Yard we are hopeful that this it will be our home for the foreseeable future.

- **Visual impact**

- our original plans demonstrated the ability to extend the house into a second storey. At the present time we feel that this is not a necessity but if an extension for the house were required in the future, having the option to utilise this available space would have less of a visual impact on the surrounding area than extending the footprint.

- **Structural stability**

- following discussions with a structural engineer we were advised that the proposed development should be built on a raft. This would again limit the potential for future expansion and therefore increases the demand for an initial modest footprint to accommodate both work and family needs.

Summary

We feel that there is adequate justification for an agricultural dwelling at The Old Pit Yard. It is hoped that this would help to secure the future of the farm and enable the business to grow and expand.

Financial Justification for the Erection of an Agricultural Workers Dwelling at the Old Pit Yard, Bagger Wood Hill

The financial figures show that the farm is currently running in profit and has been for the past 3 years

Proven investments over the last 3 years

These have included:

Purchase of machinery and equipment/plant

- Round bailer
- Flail hedge cutter
- Grass harrows
- Crop sprayer
- Livestock trailer
- Silage trailer

Purchase of stock to increase total stock numbers

- Sheep numbers have increased from 50 to 172
- Suckler cow numbers have increased from 10 to 32

Purchase of land to expand the total area farmed

- 9.8 acres purchased

Erection of new agricultural buildings

- Agricultural building to be erected at Hood green in April-May 2011 (planning permission obtained)

Further investments made to accommodate the increasing livestock numbers

- Hedge planting and hedgerow management
- Stock fencing
- Grassland management

Investments made to potentially expand the current business through diversification

Applications made for:

- caravan storage
- green waste composting site

Expansion and development of the Business

- Increase livestock numbers (referred to on page 3 of the Carter Jonas Report)
- Increase area of land farmed
- Increase the number of modern livestock buildings available for use
- Continue investing in modern machinery (currently in negotiations to replace telehandler)
- Continue ongoing grassland management and hedgerow management
- Maintain stock fencing
- Continue to investigate ways to expand the business through diversification into other markets