



**CARTER
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**AGRICULTURAL APPRAISAL FOR ERECTION OF AN
AGRICULTURAL DWELLING AT
THE OLD PIT YARD
OFF BAGGERWOOD HILL
HOOD GREEN
BARNSELY**

TO SERVE ESTABLISHED MIXED ENTERPRISES

On behalf of Messrs E & D Danforth
c/o Saville Hall Farm
Saville Hall Lane
Dodworth
Barnsley S75 3NG

October 2010

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1 INTRODUCTION

- 1.1 This report has been prepared at the request of Messrs E & D Danforth who are proposing to submit an application for planning permission for the erection of a permanent agricultural dwelling on land and buildings at the site known as The Old Pit Yard, off Baggerwood Hill at Hood Green. It is an objective assessment of the need for an additional permanent agricultural dwelling to serve the needs of the farm business. The proposed development is to comprise a permanent farmhouse to provide accommodation for a principal in the business, likely to be occupied by John Danforth, who is a key worker in connection with the long term management and supervision of the established farming enterprises.
- 1.2 This report has been prepared by Daniel J Taylor MRICS FAAV, a Member of the Royal Institute of Chartered Surveyors and Fellow of the Central Association of Agricultural Valuers, who has been actively involved in the preparation of agricultural reports, appraisals and valuations upon farms in South, East, West and North Yorkshire, Derbyshire and surrounding counties.
- 1.3 The report has been prepared on the basis of the guidance set out in Annex A of Planning Policy Statement 7 "Sustainable Development in Rural Areas". It summarises agricultural business in terms of its character, area, stocking and farm buildings with an assessment of the functional need for an additional dwelling and is based upon evidence seen and given by the applicants and our own professional judgement.

2 INSPECTION

- 2.1 The holding was initially visited on 30 June 2010. This appraisal is based primarily upon information provided by Mr Eric Danforth and from observations made during the visit to the holding.

3 OTHER SOURCES OF INFORMATION

- 3.1 The profit and financial data has been taken from the farm accounts for the years ending 31 December 2006, 2007 and 2008, being the most up to date financial information available.
- 3.2 Labour requirements have been calculated from information provided in the Agricultural Budgeting and Costings book No.70 May 2010.

4 AGRICULTURAL BUSINESS

- 4.1 The farming business trades as E & D Danforth and is a family run partnership. The business comprises two partners, namely, Mr Eric Danforth (63) and Mrs Doris Danforth (54). They are assisted by their son John (34), who is also actively involved in running the business.
- 4.2 The agricultural business comprises approximately 391 acres (158 Ha) in total, of which approximately 140 Ac are owned with a further 220 Ac occupied on 2 full Agricultural Holdings Act tenancies and a Farm Business Tenancy on bare land at Denby Dale and short -term unsecured land and buildings held on licence.

The owner-occupied land is predominantly situated within a ring fence of Saville Hall Farm, as detailed in the plan shown of the land occupied by the farm business in Appendix A.

- 4.3 The current agricultural business has been trading as E & D Danforth for approximately 7 years and before this time Eric Danforth was trading in partnership with his brother since circa 1970. Therefore the current generation of the Danforth's have been farming for at least 40 years and have acquired many years' practical livestock experience and arable husbandry.
- 4.4 The majority of the activities are centred on the buildings at Hood Green. The business has continued to expand where possible. The beef production on the farm has been increased by utilising farm buildings at Hood Green and the breeding sheep flock is also lambed outdoor and in the buildings at this site.
- 4.5 Eric and Doris Danforth currently live in the farmhouse at Saville Hall Farm, Dodworth with their son John living at 60 Far Bank, Shelley, which is approximately 12 miles away. John has worked full-time in the business since leaving school. He has a National Diploma in Agriculture from Bishop Burton College along with all spray certificates; telehandler and livestock transport certificates and is very capable.
- 4.6 The business operates as a mixed farming unit with arable land for the growing of cereal crops, which are fed to the livestock on the unit and a beef breeding and fattening enterprise and sheep breeding enterprise.

5. CROPPING AND STOCKING

5.1 General Overview

- 5.1.1 As mentioned, the farm business operates a mixed unit comprising beef and sheep breeding and arable crop production, generally producing cereal crops.
- 5.1.2 The land is farmed on a variety of tenures and can be summarised as follows:-

Schedule of land areas, tenure and type

Owned (edged red in Appendix A)	Ha	Ac
Land at Hood Green	56.94	140.69
Full Agricultural Holdings Act tenancies (edged blue in Appendix B)		
Saville Hall Farm	39.70	98
Land from BMBC	6.14	15.17
Farm Business Tenancy (edged green in Appendix C)		
Land at Denby Dale	43.49	100
Licence Agreement		
Land and buildings at Silkstone Common	12.14	30
TOTAL	158.41	391.32

5.2 Livestock

Stock	No.	Breed
Suckler Cows	32	Belgian Blue x /Friesians
Replacement Heifers	8	Belgian Blue x/Friesians
Store Cattle (6-24 months)	120	Continental x/ mainly Limousine Cross
Bulls	15	Black & White
Heifer Calves	19	Continental x
Breeding Ewes	142	Texel x/Suffolk x/Mules
Lambs	40	Texel x/Suffolk x/Mules

5.3 Cropping

The business currently has 63 Ac in arable production, which comprises 25 Ac Winter Wheat, 13 Ac Barley and 25 Ac Oilseed Rape. Production is based very much on a conventional, combinable cropping rotation and all the remaining land farmed with the exception of some woodland at Hood Green is down to grass. A good proportion of the land at Hood Green and Saville Hall Farm is capable of being mown and 2 cuts of grass silage are usually taken. The land rented on a Farm Business Tenancy at Denby Dale is suitable for grazing only.

5.4 All cereals grown on the farm are fed to the livestock together with purchase feed and all straw produced is used on the farm, with additional loads purchased in as required.

5.5 The suckler cow herd currently comprises 32 suckler cows, which are all put in calf to the bull and there is no artificial insemination used on the farm. Some of the female progeny (heifers) are retained as replacements with the remainder being weaned and fattened. The heifers are taken to approximately 22 months and there are also additional bulls which are bought in as weaned calves and sold as fat. The bulls are finished at approximately 18 months with the heifers finishing at 22-24 months.

6. **FARM BUILDINGS**

6.1 There are a Grade II Listed range of traditional buildings at Saville Hall Farm, which are unsuitable for modern farming purposes and a useful range of general purpose buildings at Saville Hall Farm which provide storage and also house some livestock. There are also a good range of livestock buildings and some general purpose buildings at the Old Pit Yard, Hood Green, where the Suckler cow herd calve and the sheep flock are lambing.

6.2 The buildings at The Old Pit Yard, Hood Green briefly comprise:-

Description	Tenure
4 bay steel framed shed/4 bay general purpose building/on floor grain store (80' x 45')	Owned
8 bay livestock building (155' x 45')	Owned
6 bay livestock building 90' x 45')	Owned

In addition we understand there is planning consent for the erection of a further general purpose agricultural machinery store (75' x 45'). The farmstead site is essentially a former colliery pit site and is therefore an exceptionally good clear level site with good internal road infrastructure and hard standing concrete apron areas, ideally suited for the erection of further buildings.

6.3 The buildings at Saville Hall Farm briefly comprise:-

Description	Tenure
Range of Grade II traditional listed buildings	Rented
Cubicle shed 80' x 75'	Rented
Loose yard 80' x 50'	Rented
Loose yard 60' x 45'	Rented
Covered side pit 60' x 35'	Rented

The traditional farm buildings at Saville Hall Farm are largely unsuitable for modern farming purposes and are largely unusable other than for general storage purposes. The farmstead at Saville Hall Farm is contained by residential development, which makes it very difficult to expand further and erect additional buildings. It is therefore felt that there are physical constraints on expanding and increasing the farm buildings at this site. The farm is rented and the applicant would require Landlord's consent to erect further buildings.

6.4 In addition there is also a small range of farm buildings rented for winter housing and calving at Silkstone Common on a short term annual licence arrangement. We understand that these buildings will not be available beyond the winter 2010/11 and therefore replacement buildings will be required.

7. LABOUR

7.1 General

7.1.1 The business provides full-time employment for Eric, Doris and John Danforth. Eric Danforth currently manages the business with John Danforth carrying out all livestock husbandry and certain arable operations. Mrs Danforth is responsible for the administration of the business and all the associated paperwork. The business is well equipped with machinery and has no requirement for any further employed labour other than the use of contractors to assist with silage making. The majority of the livestock activities are centred on the buildings and land at Hood Green, with some livestock also kept at Saville Hall Farm.

7.2 The existing labour requirements as detailed in Appendix B have been substantiated by calculations using the Standard Labour Requirements which can be found in the Agricultural Budgeting and Costings Book 70th Edition, May 2010. This clearly shows the need for approximately 2.20 labour units on the holding.

7.3 The above figure represents time spent on the livestock, arable operations and management time on a mixed farm of this nature of the whole business.

- 7.4 In addition to the existing livestock numbers it is proposed that stocking levels will increase to 50 suckler cows and 300 breeding ewes. This stocking rate is easily sustainable on the 391 acres currently farmed.
- 7.5 The figures in Appendix C represent the proposed livestock and arable operations based on the proposed increase in stocking from 2011 onwards, a summary of which is shown in Appendix B of this report.
- 7.6 As demonstrated above, the business has a justifiable need for the increased stocking level which will translate to an overall labour requirement for the farming business in its proposed format of 3.03 labour units.

8. ASSESSMENT OF FUNCTIONAL NEED

- 8.1 The functional need is principally determined by the nature and scale of the existing enterprises operated and the agricultural systems employed. Having regard to the existing livestock unit operated on the farm and the housing of the beef and sheep enterprises at Hood Green it is considered there will be an essential need for an additional dwelling on the holding, on land owned at Hood Green.
- 8.2 The current labour requirements as indicated in paragraph 7.2 detail 2.20 labour units and on the proposed increase in stocking for 2011 onwards this would increase to 3.03 labour units. It is envisaged that Eric Danforth and John Danforth will continue to be involved in all physical aspects of the business but with Eric Danforth responsible for the livestock at Saville Hall Farm and John Danforth being a skilled stockman who will attend to the existing stock and be in charge of the calving and lambing operations and expansion in livestock numbers, which will be focused at Hood Green.
- 8.3 The distance of the existing dwelling house at Saville Hall Farm from The Old Pit Yard is inadequate for the existing requirements of the holding and the farming business.
- 8.4 At present John Danforth is travelling 12 miles from where he currently lives and it is not possible for him to sustain this out of normal working hours to adequately check on the welfare of the livestock.
- 8.5 As the suckler cows calve at The Old Pit Yard, Hood Green from January to April and September to November it is imperative that a stockman is on hand to carefully supervise animals throughout the whole gestation period particularly around calving time. Difficult calvings and injuries or deaths that follow from unassisted calving problems can have major animal welfare and economic implications. Both the EEC and the Health and Safety Regulations recommend the need for 2 stockmen to be available on the unit when large and potentially dangerous livestock are present. In particular bull cattle can be a potential danger under certain circumstances.
- 8.6 The breeding sheep flock lamb at The Old Pit Yard from January to March. There is a significantly increased need for vigilance during the lambing period and it is imperative that the sheep are observed at frequent intervals, especially if there is a need to call for urgent veterinary assistance. Any losses incurred will equate to economic losses.
- 8.7 The availability of an experienced stockman living on site is necessary in order that the business can comply with the "Welfare of Farmed Animals (England) Regulations 2000". Business dictates there will be a functional need for a skilled worker to be available both

during and outside working hours in order to provide adequate livestock supervision to comply with this regulation.

- 8.8 The farm business is located in an area bordering residential properties. The Old Pit Yard farmstead site at Hood Green is located on the edge of the village and is currently secured by locked gates to the access drive. As this is situated close to residential properties there are potential fire risk and security issues as nobody is on site to act as a deterrent. Although it is acknowledged that this cannot be a functional consideration, it is felt the presence of a dwelling would substantially deter any potential damage to livestock, fodder, machinery and buildings and is a justifiable consideration.
- 8.9 The management of the increased cow and sheep numbers cannot be done reasonably without an onsite presence. In summary we feel that there is a functional need for a stockman to be readily available at all times.

9. FINANCIAL TEST

- 9.1 The farm accounts for the year ending 31 December for the most recently produced last 3 years are as follows

Summary of Accounts

Year	Turnover	Profit	Depreciation
2008	107,277	19,444	19,703
2007	105,122	1,109	22,559
2006	155,809	36,260	10,314

- 9.2 The above shows the farm has been profitable in all of the last 3 years and therefore meets the requirement in PPS7 (15) as being profitable for at least one of the last three years. The business is on a sound financial footing and there is a healthy level of depreciation detailed in the accounts which demonstrates there is further cash generation in addition to the net profit to finance the construction of a dwelling.
- 9.3 We would consider the enterprise's practices are likely to be sustainable, especially with the implementation of the proposed breeding and expansion of livestock numbers.
- 9.4 Further opportunity to increase income to the farm business exists in the form of Environmental Stewardship. At present the farm is not entered into a stewardship scheme and it is possible that a further additional income stream in the region of £4,000 per annum could be obtained from entering the land occupied by the farm business into a 5 year Entry Level Stewardship Scheme agreement.

10. OTHER DWELLINGS

- 10.1 It is necessary to evaluate whether any dwellings on the farm or in the area are "suitable and available for occupation by the workers concerned".
- 10.2 At present there is one dwelling house associated with Saville Hall Farm, which is occupied by Mr and Mrs Eric Danforth. Their son lives approximately 12 miles away which prevents him from providing the required vigilance to the livestock outside of working hours.
- 10.3 Hood Green is a small rural village and there are generally very few properties on the market. We are informed that the lowest value properties in the village are Council housing which is generally worth in the region of £180,000. Properties at this level of value are deemed to be financially unsuitable and are therefore unavailable.
- 10.4 As mentioned above property prices are extremely high and it is unlikely that any dwellings in the locality would be affordable. In contrast construction of a farm worker's dwelling would be a comparatively cost effective method to ensure that adequate animal husbandry can be undertaken to prevent economic loss and the welfare regulations.
- 10.5 As mentioned, local property prices are unaffordable for local people on agricultural workers' wages and it appears unlikely that this will change in the foreseeable future. Even if a dwelling was to become available in the village it would still be unsatisfactory as it would not be directly located near the farm buildings where the required vigilance can take place.
- 10.6 We conclude that no other dwellings are available or suitable in the immediate locality.

11. CONCLUSIONS

- 11.1 Annex A of the "Planning Policy Statement 7" requires a number of criteria to be met where a new permanent dwelling is required to support an existing agricultural activity on a well established holding - the criteria to be met is as follows:
- 11.2 **There is a clearly established functional need**
- 11.2.1 The unit comprises 400 acres of arable land, a beef breeding and fattening enterprise and a breeding sheep flock.
- 11.2.2 There is a requirement under current DEFRA and EEC regulations for both livestock welfare and on Health and Safety grounds for there to be adequate staffing available on the unit at all times to ensure the well being of livestock and labour requirements in Appendix B & C clearly show the need for this.
- 11.3 **The need relates to a full-time worker**
- 11.3.1 The purpose of this report is to substantiate the need for an additional agricultural workers dwelling on the holding. The standard labour requirement set out in May 2010 70th Edition of the Agricultural Budgeting Costings Book and in Appendix B clearly indicates that there is a need for more than 2.20 labour units at the holding, rising to over 3 labour units based on the proposed stocking levels.

11.4 The unit and agricultural activity concerned have been established for at least 3 years and have been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so

11.4.1 The farming business of E & D Danforth has been trading for 7 years in its own right and for over 40 years previously in partnership with Mr Eric Danforth's brother.

11.4.2 The farming business has been profitable for many years despite the difficult agricultural climate with good net profits returned, particularly before depreciation. A profit has been returned each year, which is in excess of the minimum requirements of 1 in the last 3 years.

11.4.3 The farm business is well established and is likely to remain viable and sustainable, particularly once the proposed increase in stocking has been implemented.

11.5 The functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the area

11.5.1 There is only one existing permanent dwelling on the holding, which is the tenanted farmhouse at Saville Hall Farm.

11.5.2 The holding is located outside the village of Hood Green.

11.5.3 There are no available properties which are affordable.

11.6 Other planning requirements are satisfied

11.6.1 The proposed location of the farm worker's dwelling is in close proximity to the livestock buildings on the site at Hood Green and is extremely well screened from the village and public highway.

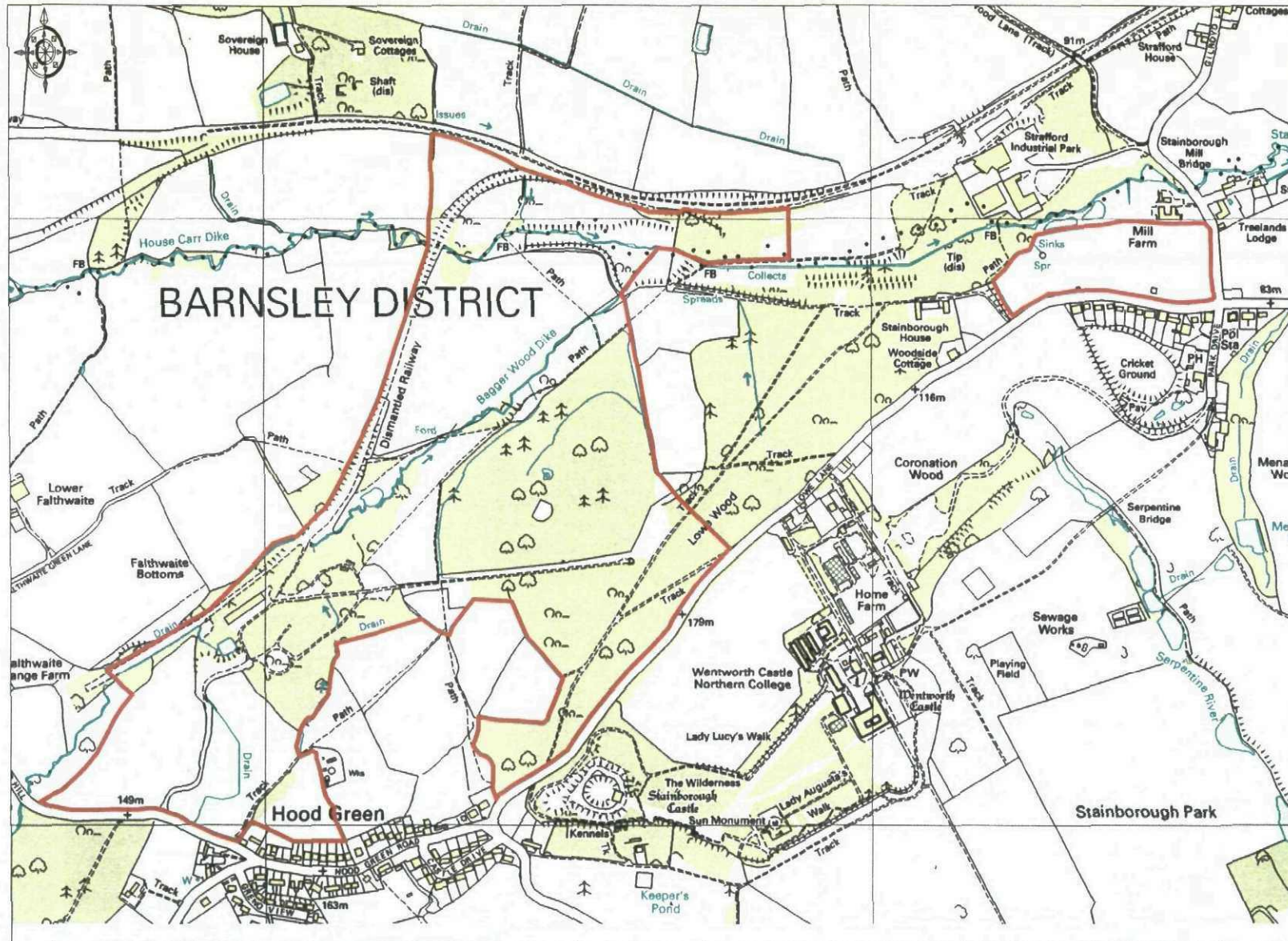
11.6.2 It is considered that the functional and financial tests requiring satisfaction as set out in Appendix A of the Planning Policy Statement 7 "Sustainable development in rural areas" have been met and substantiate the need for an additional farm worker's dwelling on the site at Hood Green and that a key worker needs to be readily available at most times.

Signed:  Date: 04/10/10

D J Taylor MRICS FAAV
for and on behalf of **CARTER JONAS LLP**

APPENDIX A

LAND AT OLD PIT YARD, HOOD GREEN, BARNSELY

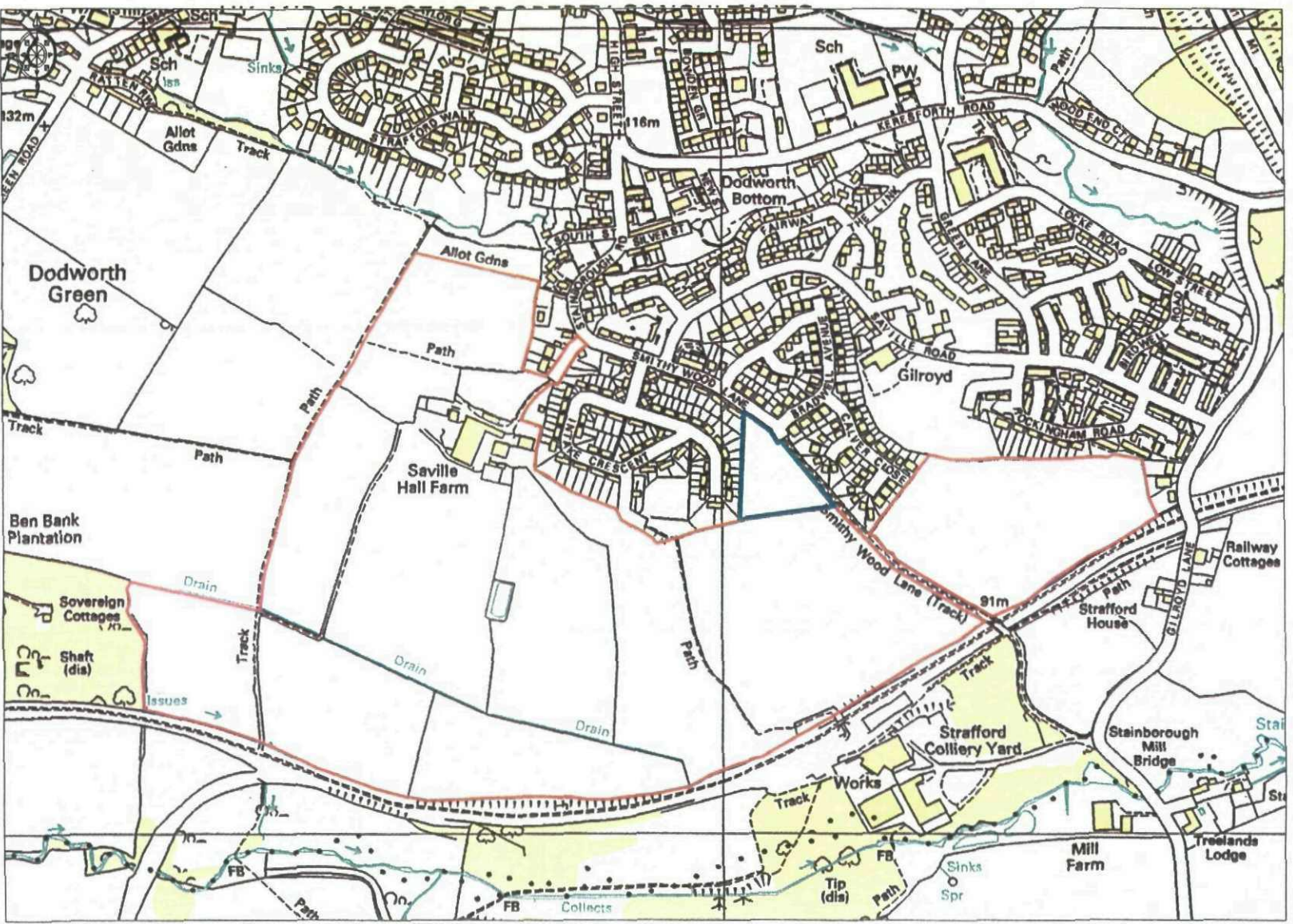


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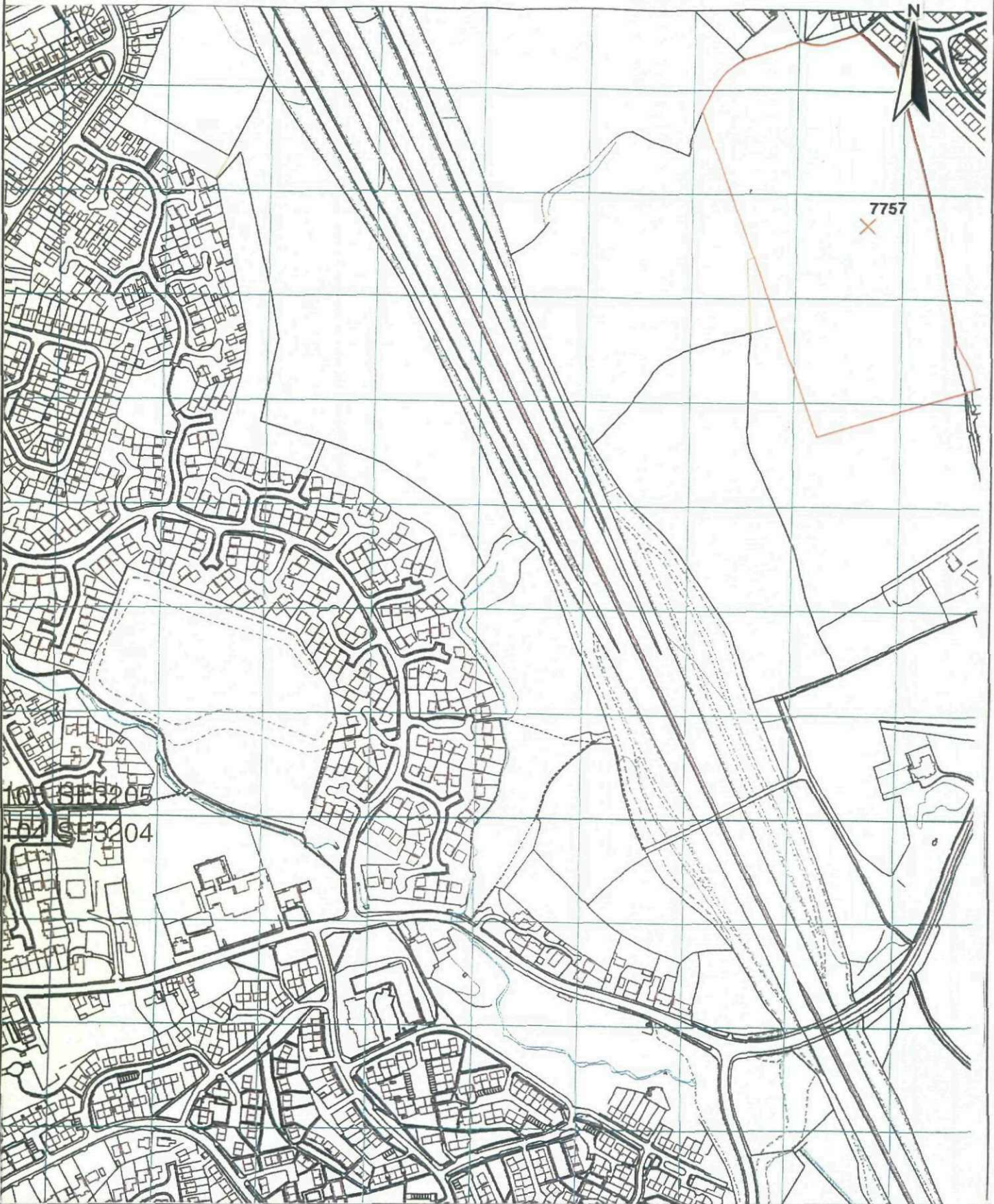


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Client: DANFORTH
Title: SAVILLE HALL FARM
DODWORTH, BARNSELY

Date: 24/9/10 Scale: NTS @A4 Dwg. No:

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Client: DANFORTH
Title: LAND RENTED FROM BMBC

Date: 24/9/10 Scale: NTS @A4 Dwg. No:



APPENDIX B

(Source: The Agricultural Budgeting & Costings Book
70th edition, May 2010)

Current Levels

Arable/Grassland		Hrs/acre or head	Hours p.a	
38	Winter cereals	3	114	
25	Oil seed Rape	2.8	70	
63	Straw	0.4	25.2	
150	Forage (2 cuts)	4	600	
97	Grazing	0.5	<u>48.5</u>	857.7
Livestock				
32	Suckler Cows	17	544	
8	I/C Heifers	14	112	
120	Store Cattle	6-24 months	9	1080
34	Weaned Calves	0-6 months	21	714
142	Breeding Ewes	4	<u>568</u>	3018
			Sub Total	3875.7
Plus	Allowance for management time on a mixed farm @ say 25%			968.925
Total Hours				4844.625
Total Labour Units				2.202102
(Based on 2,200 hrs/man/year)				

APENDIX C

(Source: The Agricultural Budgeting & Costings Book
70th edition, May 2010)

Proposed Levels

Arable/Grassland	Hrs/acre or head	Hours p.a	
38 Winter cereals	3	114	
25 Oil seed Rape	2.8	70	
63 Straw	0.4	25.2	
150 Forage (2 cuts)	4	600	
97 Grazing	0.5	<u>48.5</u>	857.7
Livestock			
50 Suckler Cows	17	850	
12 I/C Heifers	14	168	
130 Store Cattle	6-24 months	9	1170
52 Weaned Calves	0-6 months	21	1092
300 Breeding Ewes	4	<u>1200</u>	4480
Sub Total			5337.7
Plus	Allowance for management time on a mixed farm @ say 25%		1334.425
Total Hours			6672.125
Total Labour Units			3.032784
(Based on 2,200 hrs/man/year)			