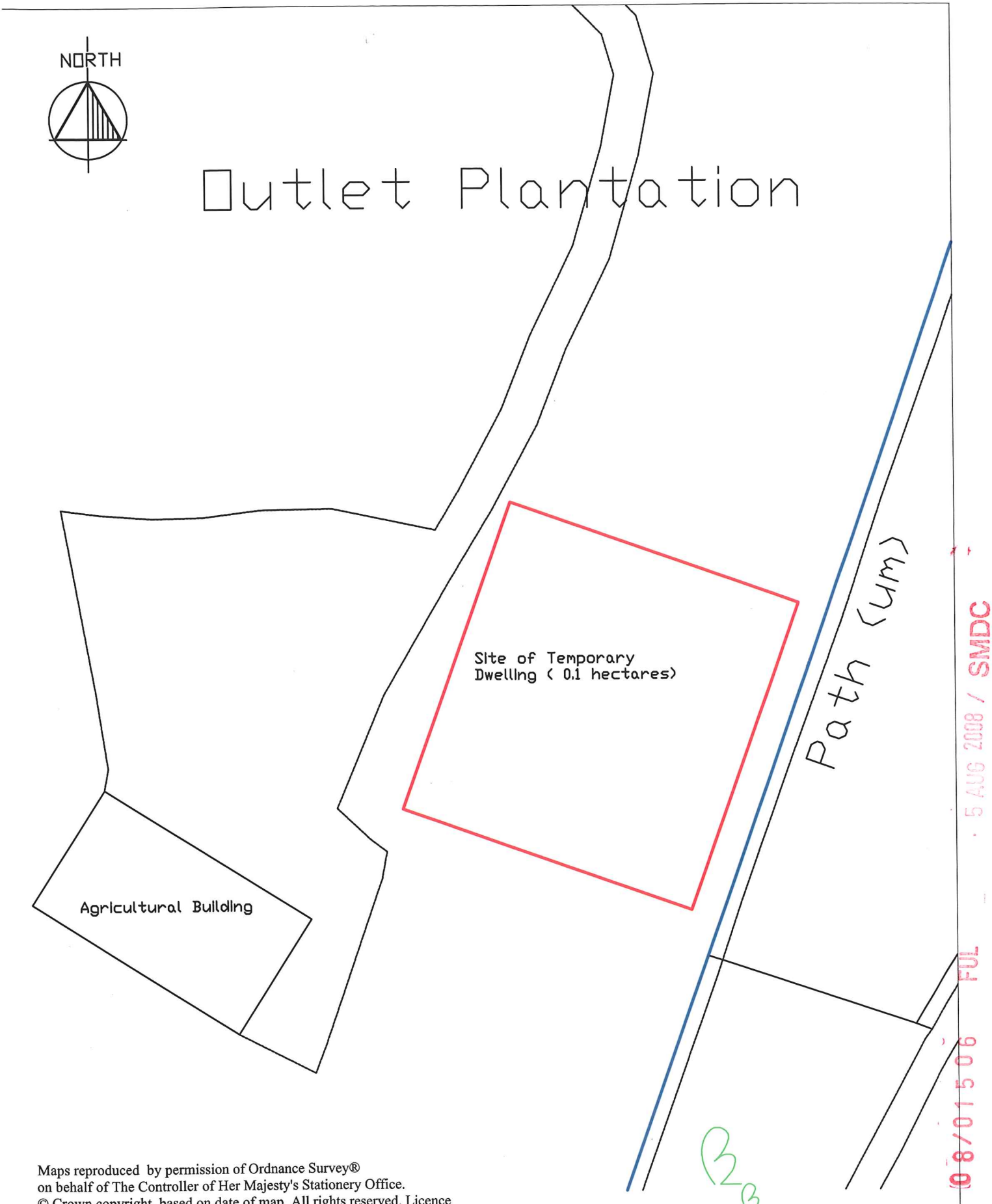

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RICS
acorus
rural property services
Chartered Surveyors and Planning Consultants
Woodthorne, Wergs Rd, Wolverhampton. WV6 8TQ
Tel: (01902) 693213 Fax: (01902) 693234

JOB TITLE
Proposed Temporary Dwelling
Outlet Plantation
Leek

CLIENT
Mrs and Mrs Lowe

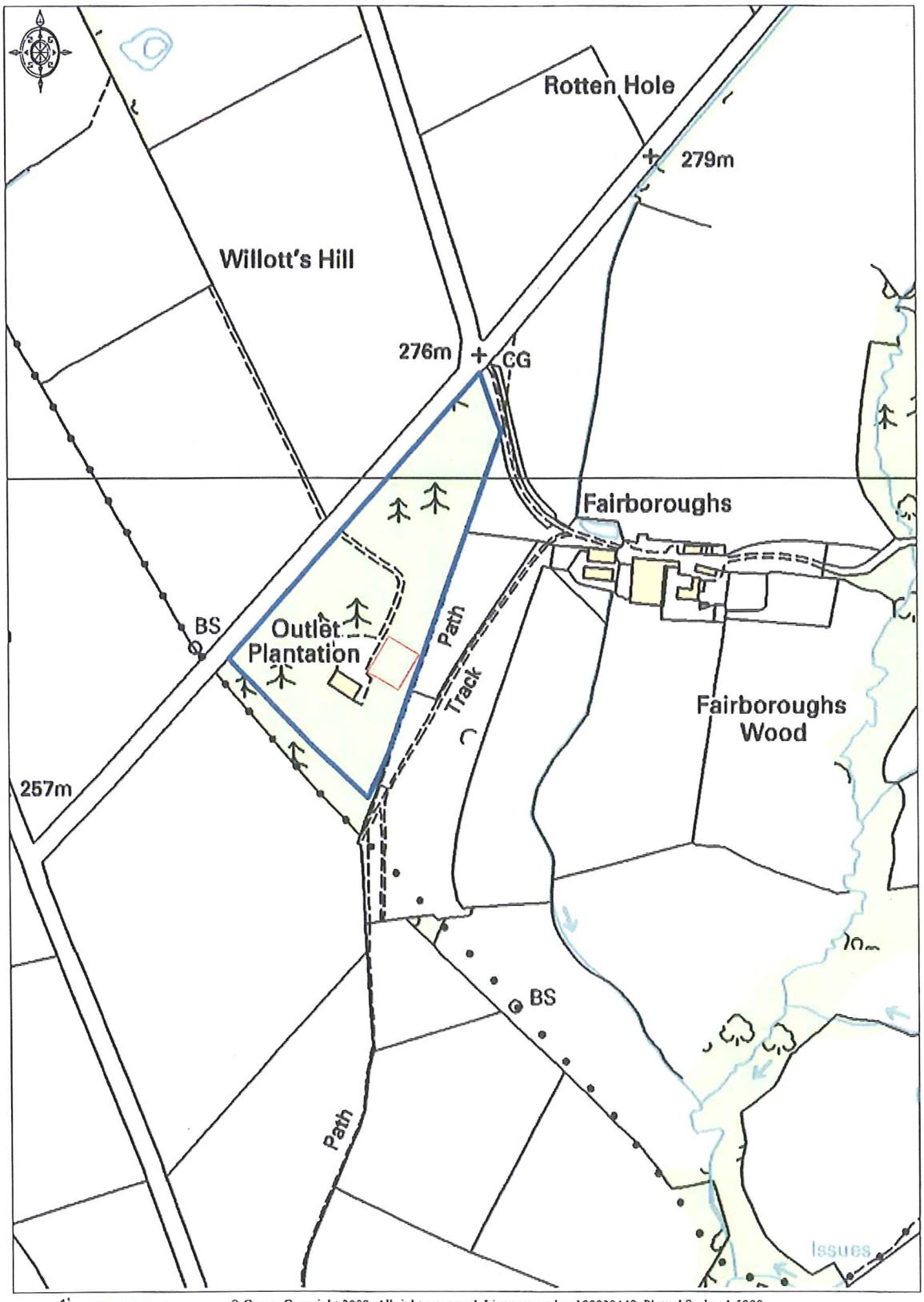
DRAWING TITLE
Site Plan Scale: 1:500

FILE REF. WOL/373/LOW/RF

DRAWING No. PL01

REV.

WOL-373-LOW PL02 land ownership plan



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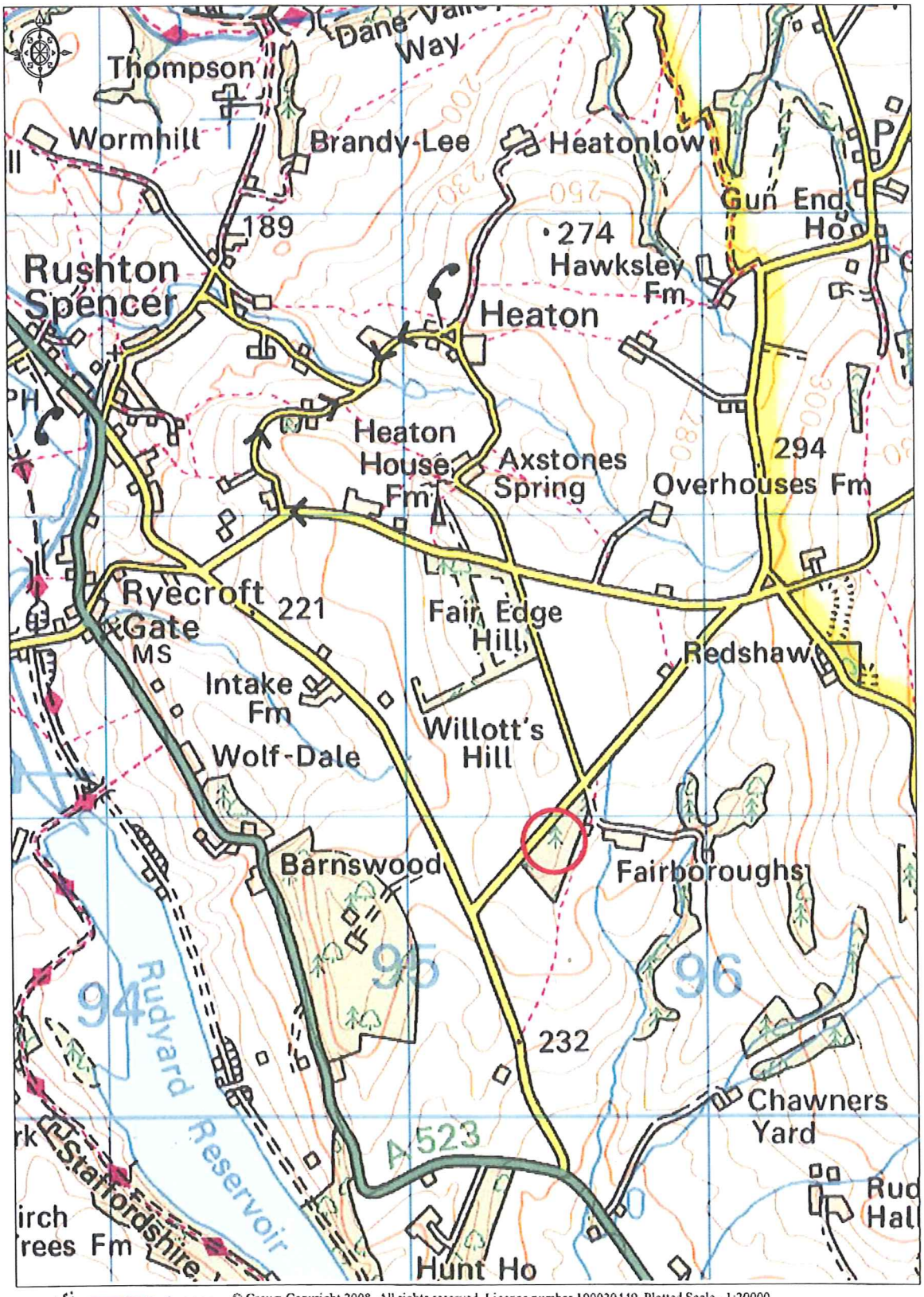
WOL-373-LOW PL03 location plan



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EVALUATION OF THE AGRICULTURAL BUSINESS

at

OUTLET PLANTATION
RUDYARD
LEEK
STAFFORDSHIRE
ST13 8PR

On behalf of:

Mr & Mrs A Lowe
43 Grenville Close
Haslington
Crewe
Cheshire

Report prepared by:

Richard Foxley
Acorus Rural Property Services Ltd
Woodthorne
Wergs Road
Wolverhampton
WV6 8TQ

Tel: 01902 693458

July 2008

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1. INTRODUCTION

1.1 This report has been commissioned by Mr and Mrs Alex Lowe, who reside at 43 Grenville Close, Haslington, Crewe.

1.2 The purpose of this report is to provide an objective evaluation of the proposed calf rearing business to be operated from Outlet Plantation, Rudyard, Leek in connection with a planning application for a temporary agricultural dwelling at Outlet Plantation.

1.3 This report has been prepared having regard to National Planning Policies, in particular:

Planning Policy Statement 7 - "Sustainable Development in Rural Areas". Particular regard has been given to "The Government's Objectives" and "Key Principles", and to Annex A which deals specifically with agricultural and forestry workers' dwellings.

1.4 This report has been prepared by Richard Foxley. Richard Foxley is a Rural Planning Surveyor with Acorus Rural Property Services Limited (formerly ADAS Rural Property Services). He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management.

2. SITE VISIT AND INSPECTION

2.1 The site and buildings at Outlet Plantation were inspected by Richard Foxley on 5th June 2008, by appointment, in the company of Mr Alex Lowe and his wife, Karen, the applicants.

2.2 At the site meeting, Mr and Mrs Lowe were interviewed about the proposed operation of the agricultural business.

2.3 This report is based on the information obtained at the site visit and interview and subsequent information provided by the applicants.

3. BUSINESS OVERVIEW

3.1 The proposed calf rearing business will be run as a partnership and managed by both applicants, Alex and Karen Lowe. All calves will be reared on contract (see appendix 2) for Staffordshire Calves ensuring a guaranteed outlet.

3.2 Both applicants have a long established knowledge of animal husbandry at both practical and theoretical level. Karen Lowe studied animal science and has a PhD in Livestock Husbandry and Welfare from Liverpool University.

3.2 Outlet Plantation equates approximately 3.03 hectares (7.5 acres) of which the majority is established woodland. The site also benefits from two adjoining steel portal framed agricultural buildings with an overall floor area of 335m^2. As detailed in section 4, these buildings will be used to house the calves.

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7.2 Mr and Mrs Lowe and their two children currently reside at 43 Grenville Close, Haslington, Crewe; however this property has the following practical implications:

- it is out of sight and sound of the agricultural buildings (approximately twenty miles away from the site subject to this application).
- it is not capable of meeting the functional needs of the proposed calf rearing enterprise at short notice, i.e. outside of normal working hours, as it is a forty minute drive away.

7.3 There are no other dwellings available in close proximity to the holding.

8. PROPOSED TEMPORARY DWELLING

8.1 Mr and Mrs Lowe propose to site the temporary agricultural worker's dwelling at Outlet Plantation in order that they can reside on the holding to provide constant supervision of the livestock unit, together with providing security for the holding while the business is being developed as proposed.

8.2 The proposed temporary dwelling will be occupied by Mr and Mrs Lowe and their children. The dwelling will allow:

- 24hr surveillance of the livestock
- 24hr surveillance of the fixed assets
- 24hr surveillance of the plant and machinery
- reduction in travelling time and costs
- reduction of night nuisance to private neighbours

8.3 The proposed new dwelling is justified by a functional need which is set out in detail in Section 9 below.

8.4 When asked to comment on siting of agricultural dwellings, it is standard Acorus policy that in order to meet the functional needs of a holding, the proposed dwelling should be located within sight and sound of the buildings used to accommodate livestock.

9. EVALUATION OF THE FARM BUSINESS

Planning Policy Statement 7 "Sustainable Development in Rural Areas" (Annex A)

Paragraph 12 (i) Intention and Ability to Develop the Farming Enterprise

9.1 Mr and Mrs Lowe have invested substantially at the site through the purchase of the land known as Outlet Plantation just three years ago, which was a huge investment.

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buildings and machinery which may injure and adversely affect the welfare of the animals.

- In the event of fire, there must be someone on site to immediately take steps to contain the fire and release any animals trapped in the building.
- To deal with emergencies that could otherwise cause serious loss of animals.

Labour Requirement

9.7 I have calculated the standard labour requirement for the proposed calf rearing enterprise to be in excess of one full time worker. The standard Labour requirement calculation is shown at Appendix 1.

9.8 The proposal therefore satisfies the full time labour criteria described in Annex A of PPS7. The functional need to reside on the holding relates to a full time worker.

Paragraph 12 (iii) Planned on a Sound Financial Basis

9.9 As detailed in Appendix 2, the applicants have been offered a contract from Staffordshire Calves to rear calves to 12 weeks of age. The financial projections illustrated are based on 600 calves being reared per year, however the applicants intend to rear in excess of 640 calves per year realising a profit of £24,320.

9.10 The above profit margin is considered efficient to cover the cost of a full time agricultural worker's wage and the cost of a realistically sized dwelling over a typical mortgage period of 25 years.

Paragraph 12 (iv) Existing Dwellings to Meet Functional Need

9.11 There are no other dwellings on the holding, and there are no other dwellings in the locality that are either available to the business or would satisfy the functional needs of the business.

Paragraph 12 (v) Satisfaction of Normal Planning Requirements

9.12 All other planning requirements can be met in respect of this application.

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APPENDIX 1

STANDARD LABOUR REQUIREMENT FOR THE PROPOSED FARMING ENTERPRISES AT OUTLET PLANTATION

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APPENDIX 2

FINANCIAL ASSESSMENT OF THE ENTERPRISE ON A CONTRACT REARING ARRANGEMENT FROM STAFFORDSHIRE CALVES WHEN FULLY ESTABLISHED

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Weaned Calf Costs & Margin

Feeding Program

	DAY	Twice a day	Per Day
	1	1	2
	2	1	2
	3	1	2
	4	1	2
	5	1.25	2.5
	6	1.25	2.5
1 Week	7	1.25	2.5
	8	1.5	3
	9	1.5	3
	10	1.5	3
	11	1.75	3.5
	12	1.75	3.5
	13	1.75	3.5
2 Weeks	14	2	4
	15	2	4
	16	2.25	4.5
	17	2.5	5
	18	2.5	5
	19	2.75	5.5
	20	2.75	5.5
		Once a day milk	
3 Weeks	21	3	3
	22	3	3
	23	3	3
	24	3	3
	25	3	3
	26	3	3
	27	3	3
4 Weeks	28	3	3
	29	3	3
	30	3	3
	31	3	3
	32	3	3
	33	3	3
	34	3	3
5 Weeks	35	3	3
	36	3	3
	37	3	3
	38	3	3
	39	3	3
	40	3	3
	41	3	3
6 Weeks		Total Litres	131.5

Milk mixed at 125grams / litre

Cost

	Cost per Tonne
Milk Powder	£ 1,200.00
Calf Ration	£ 260.00
Calf Price	£ 35.00

Costs per calf (12wk weaned calf)

	Calf Price	£	35.00
131.5	Ltrs of Milk to weaning	£	19.73
135	Kgs Calf Ration	£	35.10
	Straw per calf	£	3.00
	Vet & Med / losses	£	5.00
	Rearer cost	£	24.00
	Haulage In	£	4.00
	Haulage out	£	4.00
		£	129.83

Sales

	12 Week Weaned Calf	£	145.00
15	Extra Weight @ 75p/kg	£	11.25
		£	156.25
	Less Costs	£	129.83
			£15.18

Less

Borrowed Money @ 7%
£64 x 7% / 4 = £ 1.14

Profit / Loss £14.04

Total Revenue		Profit / Year
Numbers per year	As Contract rearer	£ 14,400.00
600	As Owner rearer	£ 22,823.42

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