BAGSHAWS
ESTABLISHED 1871

Chartered Surveyors, Auctioneers, Land & Estate Agents

69 Derby Road, Uttoxeter, Staffordshire, ST14 8EB

Tel: (01889) 562 811

SUPPORTING PLANNING STATEMENT INCORPORATING AN APPRAISAL OF THE NEED FOR AN AGRICULTURAL WORKER'S DWELLING

AT

GIBRALTAR FARM
MOOR LANE
CHEADLE
STOKE ON TRENT
ST10 1SH

Prepared on behalf of:

T W & D M Campbell
Gilbraltar Farm
Cheadle
Stoke on Trent
ST10 1SH

REPORT

1. Introduction

1.1 Bagshaws LLP have been instructed by T W & D M Campbell to provide an agricultural appraisal of the farm business enterprise at Gibraltar Farm, Cheadle. The appraisal is in connection with an application being submitted to Staffordshire Moorlands District Council for outline planning permission to erect an agricultural worker's dwelling on the Holding.

The scope of this appraisal is to be governed by the guidance laid down in Planning Policy 7 – Sustainable Development In Rural Areas.

1.2 The appraisal is provided as supporting documentation to accompany the planning application, in accordance with the local planning authority's current practice to provide supporting documentation to justify the need for the agricultural dwelling.

1.3 The information contained within this report was provided by Mr S Campbell or gained on inspection.

2. T W & D M Campbell – Gibraltar Farm

2.1 THE FARMED AREA

The farm business currently comprises approximately 230 acres (93.079 hectares) of land with the main block lying around the farmstead and being in the ownership of the Campbell family .The remaining land is farmed on both short and long term tenancy agreements.

Appendix Three shows a plan of Gibraltar Farm.

2.2 FARM BUSINESS

The Farm business comprises of a substantial dairy herd with various beef followers reared from these. There is also a secondary poultry enterprise which is run from the holding.

2.2.1 Dairy Herd

At present there are approximately 240 head of cattle which comprise of the following.

- 110 milking cows/heifers
- 65 heifers (aged 12/28 months)
- 20 young heifers (under 12 months)

- 23 Friesian bulls (aged 6/12 months)
- 22 young calves

The cows calve all year round with the dairy heifers used as replacements in the herd.

The milk produced from the dairy herd is sent to Milk Direct on a contract arrangement. The herd are milk recorded and yield on average 9,500 litres.

2.2.2 Poultry Enterprise

The Farm business also comprises of approximately 500 laying hens which are bought in at point of lay (18 weeks) with the eggs sold both wholesale and retail via door to door sales and delivery to shops.

2.2.3 Silage/Hay Making

All of the grass silage is made in house with Stuart and Colin providing the labour to do so.

Approximately 60 acres is made 1st cut, 70 acres taken for 2nd cut and approximately 15 acres taken for 3rd cut.

Around 20 acres of small bale hay is made, the process including mowing, tedding/rowing, baling and carting.

2.2.4 Grassland Management

There is also seasonal field work including harrowing, rolling and fertiliser application. The grazing areas require fencing maintenance to ensure that these are stock proof and hedgerows and ditches around the farm require management.

All of the above is carried out by the farms own labour, usually at short notice for long shifts with technically demanding equipment.

2.3 LABOUR

The Farm business provides full time employment for Mr S Campbell, Mr C Campbell and Mr J W and Mrs D M Campbell.

Appendix I details the 'Standard Man Days' figures for the enterprise on the holding.

2.4 FARM BUILDINGS

Gibraltar Farm comprises of a mixture of traditional brick buildings as well as a wide range of modern steel portal frame buildings and comprise of the following –

Traditional brick range comprising of the parlour, collecting yard, dairy and general storage buildings.
6 bay steel portal frame building complete with 46 cubicles, calf pens, and calving boxes.
4 bay mono pitch livestock building.
Outside silage clamp with concrete walls.
Dual pitch 7 bay steel portal frame implement building.
6 bay cubicle building.
To the rear – mono pitch lean-to cubicle building.
Outside concrete feed yard.
Mono pitch timber framed kennel buildings with lean-tos off (to be replaced, part of the expansion plan).

It is intended that the above range of buildings will be replaced with a new steel portal frame building (dimensions approximately 120' x 75') with internal cubicles and a central feed passage.

To the rear of the house – wooden poultry buildings which house approximately 500 laying hens.

2.5 FARMHOUSE

The farmhouse is occupied by Mr and Mrs Campbell (Senior) which provides very modest accommodation for the size of the farm holding.

2.6 LAND MANAGEMENT

All of the land management tasks have to be carried to comply with the Single Farm Payment cross compliance.

2.7 FARM MANAGEMENT POLICIES

Cattle

In total over the Holding there are approximately 240 head of cattle including the dairy and beef cattle which require continuous management.

All four members of the Campbell family share the work load of the cattle enterprise, with the daily routines including milking (which starts at around 6.00.a.m.), mucking out, bedding and feeding and afternoon milking (which starts around 4.00.p.m.).

In addition to the daily work load, there is also cow maintenance which needs to take place on a regular basis, this includes foot trimming, heat detection, artificial inseminations, calving, sorting and moving cattle, tuberculosis testing and vaccinations.

These tasks are often time consuming and can be at very unsociable times of the day. Most tasks require two people to be present, for example, during a difficult calving, two people need to be present with the vet usually present.

It is most difficult at present to manage the cattle effectively with only Mr & Mrs Campbell being on site. As the cattle numbers have increased this has increased the workload significantly.

In order to run the enterprise effectively the herd requires 24 hours a day attention particularly in relation to heat detection, artificial insemination and calving.

A second property on the farm would allow the enterprise to be managed effectively.

At present it is most difficult for the above to be carried out without Colin and Stuart being resident on the farm.

Poultry Enterprise

In addition to the work load from the cattle enterprise, Mr and Mrs Campbell senior also run a poultry enterprise consisting of approximately 500 laying hens with the eggs being sold both wholesale and retail within the local area. Apart from the daily routine of feeding, egg collecting and cleaning out, the eggs are delivered within the local area with an egg round, on a weekly basis.

General Farm Management

There is also continual office management tasks required such as book keeping, keeping cattle records, compliance with assurance schemes and general secretarial tasks.

3. HISTORY OF GIBRALTAR FARM

The Campbell family originally moved to Gibraltar Farm in 1901 and since then two generations have succeeded and continued to expand the farm business. Over the years the dairy herd has been expanded considerably with a substantial expansion to the dairy unit planned over the next couple of years.

4. THE PROPOSAL

The Planning Application proposes Outline Planning Permission for a permanent farm/agricultural worker's dwelling on the land adjacent to Gibraltar Farm. The location of the proposed siting can be found in Appendix III.

The proposed location is within close proximity to the dairy unit and will allow immediate access to the Holding for emergencies twenty four hours a day and particularly during calving time.

The proposed access to the new dwelling would be via the existing farm access. This would not alter the current access off the public highway.

The modest existing farm house is not suitable for two families plus Mr and Mrs Campbell senior.

At present both Stuart and Colin live away from the farm and this means that they have to travel every day to work on the holding.

During emergencies for example when cows are calving or when cattle get out Colin or Stuart have to travel to the farm to sort the issues out. It is essential from a welfare security and safety point of view that Stuart also lives on the holding.

5. ADDITIONAL COMMENTS AND APPRAISAL OF THE PLANNING POLICY STATEMENT

5.1 Planning Policy Statements – Sustainable Development In Rural Areas
This policy sets out detailed guidance to help Planning Authorities deal with Planning Applications for agricultural dwellinghouses.

5.2 Annex A –
Annex A of Planning Policy 7 sets out a need to be a functional and sound financial basis for an agricultural dwelling.

5.2.1. Permanent Agricultural Dwellings.
Paragraph 3 of Annex A prefers that new permanent dwellings should only be allowed to support existing agricultural activities on well established agricultural units.

As the Campbell family have been at the Farm for approximately 108 years this shows clear establishment of an existing farm business and there is a clear functional need for either Stuart or Colin to be resident at the farm. As the business has

expanded over recent years the existing modest farmhouse is no longer suitable for a farm business of this size.

The need to be on site is based on a full time worker at all times, this can be 24 hours a day, 7 days a week.

The Campbell family have shown that they can thrive in business over a long period of time and their finances support the expansion of the dairy enterprise. (As shown in Appendix II).

The previous five years accounts show that the business has been profitable and able to continue and even expand whilst the agricultural industry has been in a recessive period.

Apart from annual welfare issues, farming on the urban fringe does cause problems with intruders on to the farm and there have been many issues where livestock have been released on to the road. In these circumstances, it is very important that both Colin & Stuart are on site to deal with such issues.

6. THE PROPOSED DWELLING GIBRALTAR FARM

Gibraltar Farm is an established farm business which clearly shows an essential functional need to provide an additional dwelling for an agricultural worker to ensure the correct and proper management of the farm business.

Appendix I contains a detailed description of the standard labour hours required at Gibraltar Farm and this shows justification for 3½ full time workers.

The Farm business satisfies the financial need for a dwelling but shows that the business continues to be profitable and allows for capital investment in new buildings.

7. SITING AND ACCESS TO THE PROPOSED DWELLING

The proposed site is within the existing curtilage of the farm buildings with the farm lying approximately 170 metres East of the Urban fringe.

The proposed site is within a small enclosed former orchard with very little landscaping required in order to accommodate the dwelling.

Access to the proposed dwelling will be along the existing farm access.

8. CONCLUSION

The farm enterprise clearly satisfies both functional and financial tests laid out in Planning Policy 7, Annex A with reference to permanent agricultural dwellings.

The expanding Farm business shows that there is an existing need for an additional worker to be on site and as the business grows further this will provide further justification for the farm dwelling.

On the grounds of animal welfare and sound business management it is essential that there is a secondary full time worker on the site.

SIGNED .....

DATED.....1/9/09.....

09/00859/

Appendix I

FUNCTIONAL TEST

LABOUR REQUIREMENTS

The Standard Man-Days (SMD) System is used to provide a general estimate of farm labour requirement. The labour requirements for the enterprises run at Gibraltar Farm have been calculated below:-

	SMD			
	ABC		NIX	
	Per Animal	Total	Per Animal	Total
Livestock				
110 Dairy Cows	5	550	4.25	468
65 Heifers (12-18 months)	1.75	114	1	65
20 Young Heifers (<12 months)	0.81	16	1	20
23 Friesian Bulls (6-12 months)	0.81	19	1	23
22 Young Calves	1.75	35	1.25	28
		734		**604**
Poultry				
500 layers	0.019	9.5	0.06	30
Forage Area				
230 acres	0.6	138		
1st cut (60 acres)			2.5	60
2nd cut (70 acres)			4	113
3rd cut (15 acres)			4	6
Hay making (20 acres)			4	10.1
		881.5		**823**
Plus 15% general maintenance		132		123
7.5 % management		66		61
		1079.5		**1007**
No. of full time workers		3.5		3.35

References

The Agricultural Budgeting and Costing Book, 67th Edition – November 2008.
Farm Management Pocket Book by John Nix, 35th Edition.

Appendix II

FINANCIAL VIABILITY

The farm has remained profitable over a sustained period with profit margins for 2005 - 2007 as follows:-

	Gross Profit	**Net Profit**
2005	£87,000.00	£24,190.00
2006	£83,500.00	£18,250.00
2007	£89,500.00	£12,200.00

The 2008 accounts are not available for inspection and are currently held with the accountants.

Appendix III