
Assessment of Agricultural Need

Full Planning for a rural enterprise
dwelling

Torriad Farm
Bowling Bank
Wrexham
LL13 9RT

Hoseley Farms

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1. INTRODUCTION

The report has been commissioned by Hoseley Farms, Torriad Farm, Bowling Bank, Wrexham LL13 9RT.

The purpose of this report is to provide an objective evaluation of the agricultural business operated by Hoseley Farms, in connection with a planning application for an agricultural workers dwelling on land at Torriad Farm.

This report is based on the information obtained during a farm meeting and inspection. The author has inspected the previous three years trading accounts for Hoseley Farms.

This report has been prepared, having regard to Technical Advice Note (Wales) 6 – ‘Agriculture’ (abbreviated as TAN (Wales) 6 in the following report). Particular regard has been given to the development for a rural enterprise dwelling.

This report has been prepared by Richard James Corbett. Richard Corbett is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Rural Faculty Chartered Surveyor (Member of the Royal Institution of Chartered Surveyors) and a member of the Central Association of Agricultural Valuers.

2. BUSINESS OVERVIEW

The trading name of the business is Hoseley Farms, being a family business based at Torriad Farm land has operated in the locality for a number of generations.

In total, the business farms approximately 121 hectares of land, 68ha is owned and 53ha rented. The business’ main enterprise is a cattle enterprise, comprising of 300 dairy cows and 114 followers including calves.

The below map shows the land within ownership of Torriad Farm.

To confirm this agricultural appraisal is based on the functional need of Torriad Farm, only and does not incorporate any land or animals not located at Torriad.

The financial figures relate to Hoseley Farms as a whole.



The Jones family see a positive future for the efficient producer, and they do recognise that they need to successfully manage the enterprise in order to operate to their full potential and remain successful in delivering high quality food and products to the consumer.

The investment into the business is a continual process, the client do not anticipate making changes to the operation of the unit in the near future nor do they intend of diversifying away from the existing enterprise.

The business is managed from Torriad Farm, which has an excellent range of farm buildings available.

The report is intended to appraise the farming enterprise of the business for an application for a rural enterprise residential dwelling at Torriad Farm in terms of TAN (Wales) 6.

3. LIVESTOCK ENTERPRISE

Dairy

There are 300 dairy cows present at Torriad Farm. The farm's dairy enterprise includes milking and managing the dairy herd daily.

Followers including calf rearing

The business rears up to 114 followers from birth to dairy. Rearing a new-born calf can be extremely challenging and requires much patience and commitment. The key to success is keeping the calf in a comfortable environment, well fed and free of sickness. Calves must be kept in a clean environment with access to a dry and draught free shed area. Calf rearing is intensive as they must be closely monitored and fed frequently.

4. LABOUR

The labour for the business is provided by Hoseley Farms. No contracting work is used on the farm. The business owns all of the farm machinery required to run all the enterprises, and all operations are carried out by the applicant.

All workers on the farm are skilled and trained workers. A high standard of both business and practical managements skills are demonstrated by the Jones family. Their ability to combine successful farming and diversification enterprises, business skills and administration aspects of these farming enterprises, demonstrates a high level of skill and commitment from the family business.

Farm work which is carried out on the farm's beef and sheep enterprise include managing the dairy herds and followers, feeding and general husbandry, calving and calf rearing and monitoring calves, providing veterinary assistance when required, crop management, silage and grass production.

The standard labour requirement for the whole agricultural business is summarised below:

Standard labour requirement for the whole
Hoseley Farms Farming Business

Enterprise (Head/Hectare)	Standard Man Days per (Head/Hectare)	Total Standard Man Days
106 Ha Grazing	0.4	42
15 Ha Wheat/Maize	1.75	26.25

300 Dairy Cattle	4	1200
114 Rearing Cattle	1.2	137
 SUBTOTAL		 1405
Add 10% Maintenance		140
Add 15% Management		281
<u>TOTAL</u>		<u>1826</u>

Standard labour data has been taken from the Farm Management Pocketbook by John Nix.

It is generally accepted that 275 standard man days are provided by agricultural workers. Therefore, the standard labour requirement for the whole business is 7 full time workers.

5. EVALUATION OF THE BUSINESS IN TERMS OF TAN (WALES) 6 AND PLANNING POLICY WALES

4.4 New accommodation on established rural enterprises

4.4.1 New temporary accommodation should only be allowed to support established rural enterprises providing:

- a. there is a clearly established existing functional need;
- b. the need relates to a full-time worker, and does not relate to a part-time requirement;
- c. the enterprise concerned has been established for at least three years, profitable for at

least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;

d. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; and

e. other normal planning requirements, for example siting and access, are satisfied.

4.5 Second place of accommodation on established farms

4.5.1 The Assembly Government wishes to encourage younger people to manage farm businesses and promote the diversification of established farms. To support this policy objective it may be appropriate to allow a second dwelling on established farms that are financially sustainable where the criteria set out in paragraph 4.4.1 cannot be fully satisfied. The two exceptions to the policy are:

- Where there are secure and legally binding arrangements in place to demonstrate that management of the farm business has been transferred to a person younger than the person currently responsible for management, or, that transfer of management is only conditional upon grant of planning permission for the accommodation. The younger person should demonstrate majority control over the farm business and be the decision maker for the farm business; or,
- There is an existing functional need for an additional 0.5 or more of a full time worker and that person obtains at least 50% of a Grade 2 Standard Worker salary, (as defined by the latest version of the Agricultural Wages Order), from the farm business.

9.3.7 The Welsh Government wishes to encourage younger people to manage farm businesses and promote the diversification of established farms. To support this policy objective it may be appropriate to allow a second place of accommodation on established farms that are financially sustainable in the following situations:

- Where there are secure and legally binding arrangements in place to demonstrate that management of the farm business has been transferred to a person younger than the person currently responsible for management, or, that transfer of management is only conditional upon grant of planning permission for the accommodation. The younger person should demonstrate majority control over the farm business and be the decision maker for the farm business partnership; or
- Where there is an existing functional need for an additional 0.5 or more of a full-time worker and that person obtains at least 50% of a Grade 2 Standard Worker salary (as defined by the latest version of the Agricultural Wages Order), from the farm business.

In these circumstances a rural enterprise accommodation may be considered favourably provided the criteria set out above and in TAN 6 paragraph 4.4.1 (c) - (e) are met. These special policy exceptions will only apply to the first additional accommodation to be attached to an established farm after TAN 6 comes into force and not to subsequent accommodation

TAN 6 gives two examples of where accommodation in the open countryside can be justified. Firstly, a second place of accommodation on an established farm which is financially sustainable, to facilitate the handover of the management of the farm business to a younger farmer. Secondly, a second place of accommodation on an established farm which is financially sustainable, where there is a functional need for a further 0.5 or more of a full time worker and at least 50% of a Grade 2 Standard Worker salary, as defined by the latest version of the Agricultural Wages Order, is obtained from the farm business. (See paragraphs 4.5.1 - 4.5.3).

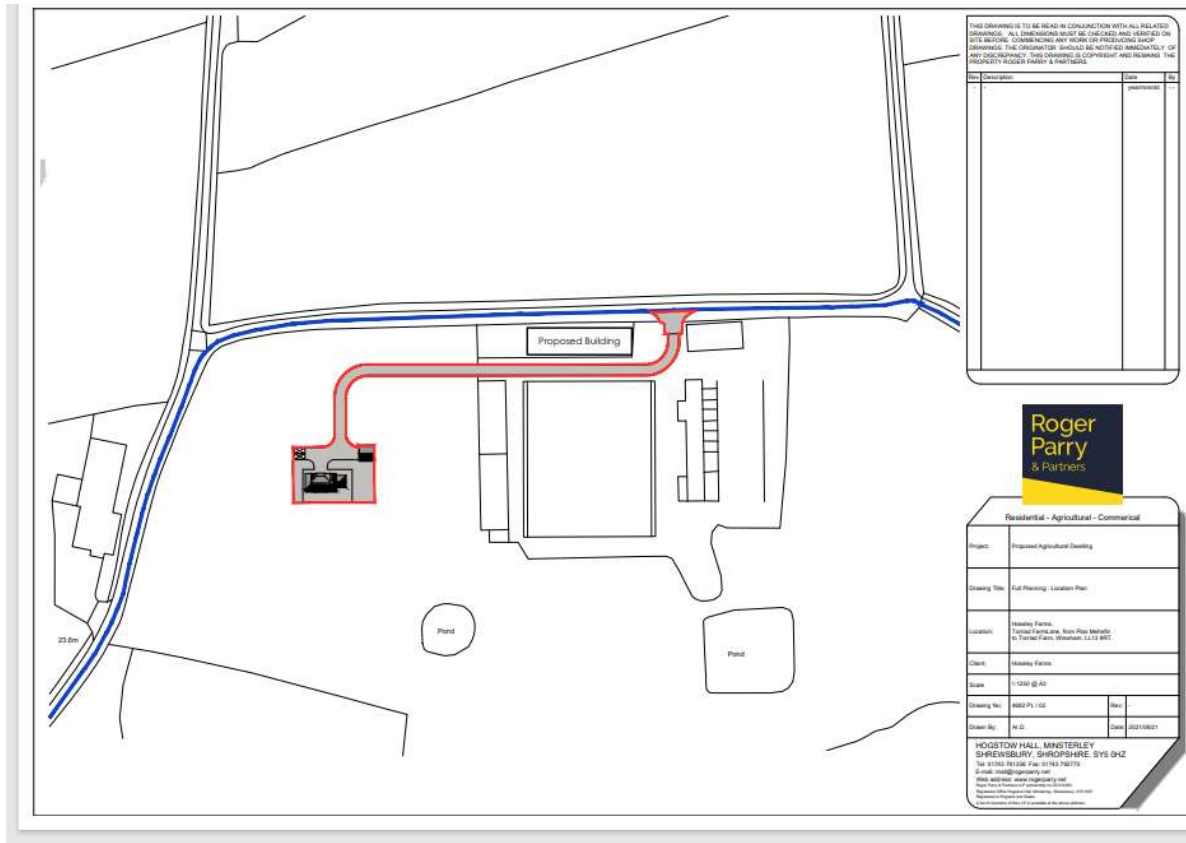
We feel that the proposed development meets the requirements of TAN6 paragraph 4 as there is currently no dwelling or farm house located at Torriad Farm and as such the development for a rural enterprise accommodation should be approved.

Furthermore, there is a functional need for 7 more of a full time workers within the farm business. Currently there are no trained stockmen residing at Torriad Farm, this is a risk to both animal welfare and site security. For a farming enterprise such as Torriad Farm it is essential a trained stock person is living on site. Currently if there is an emergency on site a worker has to travel from their home to site, this can take time and can result in the death of an animal.

We feel that the business justifies this, and more particularly the farming enterprises at Torriad Farm would more than satisfy either of the policy objectives.

6. THE PROPOSAL

Hoseley Farms proposes providing a residential accommodation at Torriad Farm Farm to support the overall farming business and to enable it to be managed effectively, taking into account animal welfare, farm security and farm safety. There is currently no dwelling located at Torriad Farm.



The applicants, supported by the farm vet consider it essential for an agricultural worker to reside at Torriad Farm in order to provide constant supervision of the livestock, both within and out of normal working hours and to attend to emergencies associated with livestock.

It can be clearly seen that due to future farm expansions or even unforeseen circumstances which include the 'cross-compliance' restrictions associated with the Single Farm Payment Scheme, increasing farm management will be required in the future and thus more pressure on the labour force.

The proposed dwelling is located on the owner-occupied land to the west of the existing farmstead. This allows a trained stockperson to be within sight and sound of the agricultural buildings. The land is well sheltered and is a well-established route which provides easy access to the farm buildings. Accommodation in this location would allow the stockperson to have a general overview of the buildings, resulting in enhanced facilities for animal welfare and an improvement in monitoring the cows and the followers and the care and supervision of young calves. The dwelling is also sited very close to calf rearing sheds providing constant supervision of the livestock, both within and out of normal working hours and to attend to emergencies associated with calf and lamb rearing.

In order to fulfil the functional need the siting of the accommodation is within the sight and sound of the farm buildings. There is a continual need for a full time skilled worker to carry out important checks and monitor the breeding process.

The site will not only offer the ability for a member of the farm business to live on site which would mean there would be instant cover during periods of illness, injury or holiday but it would increase farm security and bio security measures and most importantly attend to stock.

On a farm of this size there needs to be a worker on site at all times to attend to ill or distressed stock. The normal farming working day is unlike that of a normal job as it is a 24 hour job and stockpersons are regularly up early and up late to feed stock, check the calves, ensuring there are no casualties and protect from the possibility of stray dogs who may distress the cattle during crucial stages of the breeding process.

Technical Advice Note 6: Planning for Sustainable Rural Communities

One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any of the individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.

Rural enterprise dwellings include:

- **A new dwelling on an established rural enterprise (including farms) where there is a functional need for a full time worker and the business case demonstrates that the employment is likely to remain financially sustainable.**
- A second dwelling on an established farm which is financially sustainable, to facilitate the handover of the management of the farm business to a younger farmer.
- A second dwelling on an established farm which is financially sustainable, where there is a functional need for a further 0.5 or more of a full time worker and at least 50% of a Grade 2 Standard Worker salary, as defined by the latest version of the Agricultural Wages Order, is obtained from the farm business.
- A new dwelling on a new rural enterprise where there is a functional need for a full time worker and the criteria in paragraphs 4.5.3 a-e are fully evidenced.

For the purpose of this technical advice note qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs

from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises. Development plans may include a broader definition of qualifying rural enterprises where this can be justified by specific local evidence.

4.4 New dwellings on established rural enterprises

4.4.1 New permanent dwellings should only be allowed to support established rural enterprises providing:

- a. there is a clearly established *existing* functional need;
- b. the need relates to a *full-time* worker, and does not relate to a part-time requirement;
- c. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;
- d. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; and
- e. other normal planning requirements, for example siting and access, are satisfied.

4.8 Functional test

4.8.1 A *functional test* is necessary to establish whether it is essential, for the proper functioning of the enterprise, for one or more workers to be readily available at most times. It should relate to unexpected situations that might arise, for which workers are needed to be on hand outside of normal working hours for the particular enterprise. Such requirements might arise, for example, if workers are needed to be on hand night and day to deal with an emergency that would threaten the continued viability and existence of the enterprise without immediate attention. Where there are existing dwelling(s) on the enterprise then the need for additional workers to live on the site for the proper functioning of the enterprise must be demonstrated to be essential.

4.9 Time test

4.9.1 If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant. Where there is currently no dwelling associated with the rural

enterprise the worker for whom there is a functional need for new accommodation must be a full-time worker. With the exception of second dwellings on established farms, it must not relate to a part-time requirement, or a requirement that does not relate to the enterprise. If this is a second (or further) dwelling, all existing dwellings must also be occupied by full-time workers for whom it is essential that they also remain on site for functional reasons, or by workers and their dependents last employed in a rural enterprise.

4.10 Financial test

- 4.10.1 The rural enterprise and the activity concerned should be financially sound and should have good prospects of remaining economically sustainable for a reasonable period of time, usually at least 5 years.
- 4.10.2 Evidence of actual or potential economic performance will be required. To assess economic sustainability it will be necessary to show the business has a reasonable prospect of providing a market return for all operators for the amount of management and manual labour inputs, including the job for which the rural enterprise dwelling is being sought, for at least five years from the anticipated completion of the proposed development. This should be assessed on the basis of what is a realistic income for the skills of the operator. A financial test is also necessary to assess the size of dwelling which the enterprise can afford to build and maintain. Dwellings which are unusually large in relation to the needs of the enterprise, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise rather than of the owner or occupier which are relevant to determining the size of dwelling that is appropriate.
- 4.10.3 There may be some cases in which the planning circumstances of the site are such that, if a new permanent dwelling is approved, it will be appropriate for the planning authority to consider making permission subject to a condition removing some of the permitted development rights for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be justified by the functional requirement, and affect the continued viability of maintaining the property for its intended use given the income which the enterprise can sustain. However, such conditions should only restrict or remove the availability of such specific permitted development rights as are relevant to the circumstances, rather than to be drafted in terms which withdraw all those in a Class.

4.11 Other dwelling test

- 4.11.1 Evidence must be provided to demonstrate that there is no other dwelling(s) or buildings suitable for conversion, which are available to meet the need. If there are

existing dwelling(s) on the enterprise it needs to be shown why these cannot be used to meet the needs of the enterprise for a resident worker, and why labour or residential arrangements cannot be re-organised to ensure that the existing accommodation meets the needs of the enterprise without the need for a further dwelling.

- 4.11.2 In cases where the planning authority is particularly concerned about possible abuse, it may be helpful to investigate the history of the enterprise to establish the recent pattern of use of land and buildings and whether, for example, any dwellings or buildings suitable for conversion to dwellings have recently been sold. Such a sale could constitute evidence of lack of need.

4.12 Other planning requirements test

- 4.12.1 Rural enterprise dwellings should satisfy the usual planning requirements in terms of design, sustainability and access. The siting of the proposed dwelling should relate closely to the activities for which there is a need. In most cases this will mean that the new dwelling should be sited in close proximity to existing buildings and in the case of dwellings for agricultural enterprises, should not be isolated from the farmstead or in locations that could encourage farm fragmentation. Local planning authorities should resist planning applications for rural enterprise dwellings that are prominent in the landscape.
- 4.12.2 Careful consideration needs to be given to minimising the environmental effects of new rural enterprise dwellings. Opportunities to generate on site power and heat should be explored. Particular attention needs to be given to the avoidance of impacts on ground and surface water, as in most cases, it will not be possible to connect to mains drainage.

4.13 Occupancy conditions

- 4.13.1 Where the need to provide accommodation to enable rural enterprise workers to live at or near their place of work has been accepted as justifying isolated residential development in the open countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need. For this purpose planning permission should be made subject to an occupancy condition as set out below:

The occupancy of the dwelling shall be restricted to those:

- a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;
- b. who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);
- c. widows, widowers or civil partners of the above and any resident dependants.

7. POLICY CONTEXT

EVALUATION OF EXISTING BUSINESS AGAINST NATIONAL & LOCAL PLANNING POLICIES

In view of the tests laid down in TAN 6 and considerations of Local planning Guidance H5, Hoseley Farms demonstrates there is an essential need for an agricultural workers dwelling. The following information relates to the farming activities carried out at Torriad Farm.

Functional test

Functional need to reside on a holding is principally determined by the nature and scale of the enterprises operated and the operations, which out of necessity, have to be carried out to effectively manage and supervise them. Providing essential care to animals at short notice is an example of where functional need can arise in this instance, the overall business is a diverse livestock business and these livestock enterprises and enterprises from which the functional need arises.

In evaluating the farm business in terms of TAN 6 it is prudent to look at the business as a whole which we have throughout the report. However we feel that to assess the needs of the business, especially with regards to the application site location at Torriad Farm. We need to provide a background to the farm businesses which comprises of the Jones Family. There are no dwellings located at Torriad Farm.

The business' main enterprise is a dairy enterprise, comprising of 300 milking cows and 114 youngstock. This enterprise requires constant supervision to ensure action can be taken in a medical emergency or if livestock falls ill..

The essential need for a worker to reside at Torriad Farm must relate to providing essential care for livestock at short notice. The emphasis for continued animal welfare is based on preventative management and good husbandry. The aim, through good stockmanship and attention to detail, is to minimise the risk of infection, thus to avoid the need for treatment of disease and parasite infestation where possible.

It must be realised that nearly all of the farming operations activated by the applicant (as described below) require a minimum two workers working together at one time to complete the tasks. It must also be realised that in order to provide the care and attention needed then it is absolutely necessary to live on the farm. Living on the farm allows the farm workers to be pro-active and to be available every hour of the day and night to carry out the necessary activities.

Due to the farming enterprises the business is heavily reliant on the current farm workers every day and night to continue the operation of the business whilst living on site. This full time labour has been absolutely necessary, bearing in mind the need for continuous effective management and supervision to provide the essential care for the animals (24 hours per day), along with other on-farm operations, and the need for good farm security. The proposal is to locate a dwelling at Torriad Farm to ensure all the needs of the farm are met.

The essential need to reside at Torriad Farm must relate to providing essential care for livestock at short notice. The emphasis for continued animal welfare is based on preventative management and good husbandry. The aim, through good stockmanship and attention to detail, is to minimise the risk of infection, thus to avoid the need for treatment of disease and parasite infestation where possible.

The proposed application will not only offer the ability for an agricultural worker to live on site which would mean there would be instant cover during periods of illness, injury or holiday but it would increase farm security and bio security measures and most importantly attend to stock.

It is essential that someone is available on site day and night to assist with all livestock duties. Stock that are housed require regular monitoring to ensure their safety and welfare.

Each enterprise requires different management operations at different times of the year, every day involving effective management and supervision and the need for the essential care of the animals. A summary of some of the managerial requirements which are carried out by the applicant over a 12 months period (24 hours per day) are as follows.

Cattle

Vaccinate cattle on a regular basis.

Observing the general health of the cattle every day.

Sort out the thinner stock to bring up the body score.

Feed twice daily over a 12 month period.

Cleaning/scraping the yards twice a day over a 12 month period.

Treat for internal parasites.

Calves all year round. Numerous occasions calves need constant help 4 times (day and night) to aid the milk consumption from their mothers.

Lice control.

Castration of the male cattle.

Creep feeding.

Weaning cattle.

Marketing the cattle. Regular inspection and grading/weighing the cattle

De-horning the cattle.

De-worming the cattle.

Blood testing for TB.

Circumstances requiring rapid human intervention – Dairy cows and calves

Calving:

Difficult birth – (Dystocla) – Can arise due to oversized calves in relation to the size of the cow which may necessitate the use of mechanical calving aids or caesarean sections eg Breach birth, abnormal limb presentation

Calf suffocation – partial suffocation of calves during birth and consequential abnormal physiological and behavioural problems. Suffocation of calves due to constricted umbilical cord or tracheal blockage with mucus.

Retention of placental membranes – can lead to severe infections and toxicity in cows, can also be rapidly fatal.

Uterine prolapse – a serious condition which may occur with a difficult birth when the cow's uterus is not retained within the cow. Prompt veterinary assistance will be required. This can result in serious infection and can give future fertility problems.

Weak Calves - failure of suckling reflex, or reluctance of cow to let the calf suckle. Weak calves may not be able to stand or suckle particularly after a protracted or difficult birth. Failure to suckle soon after birth means the calf does not consume colostrum which is vital for calf survival. Weak calves may also need to be kept warm with a heat lamp, particularly during the winter months

Trampling – ideally cows should be separated from the main herd prior to calving as other cows in the herd can become excited and there is a significant risk of the distress to the cow and trampling of the calf. This is particularly important when the cows are housed on a slurry-based cubicle system.

Lactation & Metabolic Disorders

Milk fever (Hypocalcaemia) – arises due to temporary drop in blood calcium within 48 hours of calving. Symptoms can include uneasiness, excitement or violence followed by the cow either collapsing or lying down often with its head turned round onto its flank. Complications with longer term implications can include rumination, defecation and urinal problems. If untreated, coma and death can rapidly follow. Treatment normally comprises the injection of soluble salts with other additives such as glucose and phosphates.

Udder Infection (Mastitis) – Infection caused by a variety of bacteria and possibly viruses. Spread by the milk from infected udder directly or indirectly by contaminated milking equipment, udder cloths, hands etc. With acute types symptoms include heat, swelling and pain

in affected quarters, clots in the milk, fever and lack of appetite. Summer mastitis can be particularly acute with potential loss of affected quarters and even death.

Grass Staggers (Hypomagnesaemia) – This is a condition associated with subnormal levels of magnesium in the blood. Can affect dairy cows in spring when they are turned out onto lush grass. May also be caused by the sudden onset of cold wet weather or other stresses. Symptoms are often very sudden with muscular spasms and possible death.

Miscellaneous

Bloat – Caused by distention of the rumen by gas evidenced by a bulge on the left flank of the animal. In older animals bloat arises following a blockage of the gullet or a lush diet of grass, kale or clover. Acute cases can die unless immediately relieved through the puncture of the rumen (if necessary, with knife if veterinary assistance is not available)

Physically Trapped Cows – Cows housed on a cubicle-based system can, subject to the design of cubicle, size of the cow and lying down and standing up technique of the cow, become trapped within cubicles. This can result in physical abrasion and bruising but depending upon timing may also result in severe dehydration as the cow is unable to access water troughs.

Splits – on slippery surfaces, cows can do the splits, resulting in the rupture of ligaments tendons and muscles. This most commonly occurs on wet or slippery yard areas or within cubicle passageways where cows are housed on a slurry based system.

Navel or Joint-ill – unhealed navels are readily infected by bacteria from dirty surroundings. E coli bacteria can enter the newborn calf's blood stream through this route causing septicaemia and rapid death. Infections can cause an abscess in swollen limb joints, the liver and other organs. Prompt diagnosis and early treatment with medication is essential.

Physically trapped cows – cows housed on a cubical based system can, subject to the attended emergencies when dairy stock is close to scour in itself can lead to dehydration and death unless appropriately treated.

It must be noted that the activities required to manage the livestock are exhaustive and the above described activities are only a few. In addition, each activity requires the collection of the stock from the land, penning the stock, and returning the livestock on completion of the activity. It must also be noted that the level of work in managing the livestock is dependant on a number of uncontrolled factors, the main being weather conditions. Examples include a hard winter which can put tremendous strain on the workforce, and variable summers which can affect the harvesting plans on a daily basis.

It must also be noted that a large amount of time is utilised off the farm by transporting the livestock to and from the markets, transporting the livestock to the other land, and transporting casualties to the vet etc.

Time is also taken up by hay making which can take up a number of weeks in the summer months, weather dependant.

The above described activities are only part of the essential work required to function the business to allow it to operate. Other operations include machinery operations on the land to produce good grass production to accommodate the livestock. These include rolling, chain harrowing, control of weeds (cutting), spreading manure, mowing, turning the cut grass, silaging, hay making (small bales being labour intensive), reseeding/ploughing and other operations.

Other operations carried out by the business include the annual draining of the land, boundary maintenance, building maintenance and machinery maintenance.

It must also be noted that farmers are being increasingly affected by government legislation, the main legislation being cross-compliance and the ever increasing farm assurance schemes. In order to claim the government support (known as single farm payment) farmers have to comply with the ever-increasing European directives, this is resulting in extra work being required on the farm which demand ever increasing standards of animal welfare. The most recent directive requiring sheep farmers to double tag all their sheep with electronic tags.

Farmers have a required duty to be custodians to the countryside, and thereby are required to preserve the land and maintain it for the benefit of conservation. Therefore this requires further work over and above the normal farming operations.

In order to carry out the demands of all the farming operations by the applicants business, then it is absolutely vital to have a full time worker present on the farm every hour of each day and night throughout the year, both within and out of normal working hours, and to attend to the never ending care of the livestock at short notice, including livestock emergencies that would otherwise cause serious mortality. It must be noted that a farmers working hours is not '9 to 5' but every hour of each day and night with no one hour being alike. There is a duty under European Directive to protect the livestock from theft or injury by intruders under animal welfare grounds, and by having a worker present this would very much help the applicant to control these measures. The emphasis for continued animal welfare is based on preventative management and good husbandry, and the aim through good stockmanship and attention to detail is to minimise the risk of infection. Care has been taken to site the dwelling in a position to guard the land at the same time and provide essential supervision to the livestock buildings. This is critical in this case given the secluded location and it's proximity to the public highway.

It must also be realised that in order to provide the care and attention needed then it is absolutely necessary to live on the farm. Living on the farm allows the farm workers to be proactive and to be available every hour of the day and night to carry out the necessary activities.

It is therefore essential that a full time farm worker is required to be living on site on the farm (24/7) in order for the farm to continue as a working farm and to achieve and maintain the high levels of husbandry and farm management needed.

Time test

The agricultural assessment clearly highlights that for the size and scale of the current farm enterprise an agricultural workers dwelling is required for the farm business. The Standard Man Days calculation in the assessment specifies the need for there to be at least 7 full time workers for a farm enterprise of this scale. Therefore it is justified that Torriad farm alone requires 7 full time workers to fulfil the functional need of the farming enterprise at based Torriad Farm. To run an enterprise such as Torriad Farm there is a requirement for a minimum of two workers of be on site at all times.

In order to meet the functional needs of the business we feel a dwelling should be located at Torriad Farm and the proposed dwelling site indicated would satisfy the criteria. The occupier of the dwelling would a member of the farming enterprise known as Hoseley Farms, The occupier is currently working full time at Torriad Farm and will continue to do so on approval on a dwelling onsite.

Financial Test

A copy of the applicants farming accounts for the years ending 2018, 2019 and 2020 (both Profit & Loss Accounts and Balance Sheet Accounts) have been enclosed.

Other dwelling test

ACCOMODATION OPTIONS

1.0 Use of the existing dwelling at Torriad Farm.

There are no dwellings associated with or located at Torriad Farm nor have any dwelling associated with Torried farm been recently sold.

This therefore not an option.

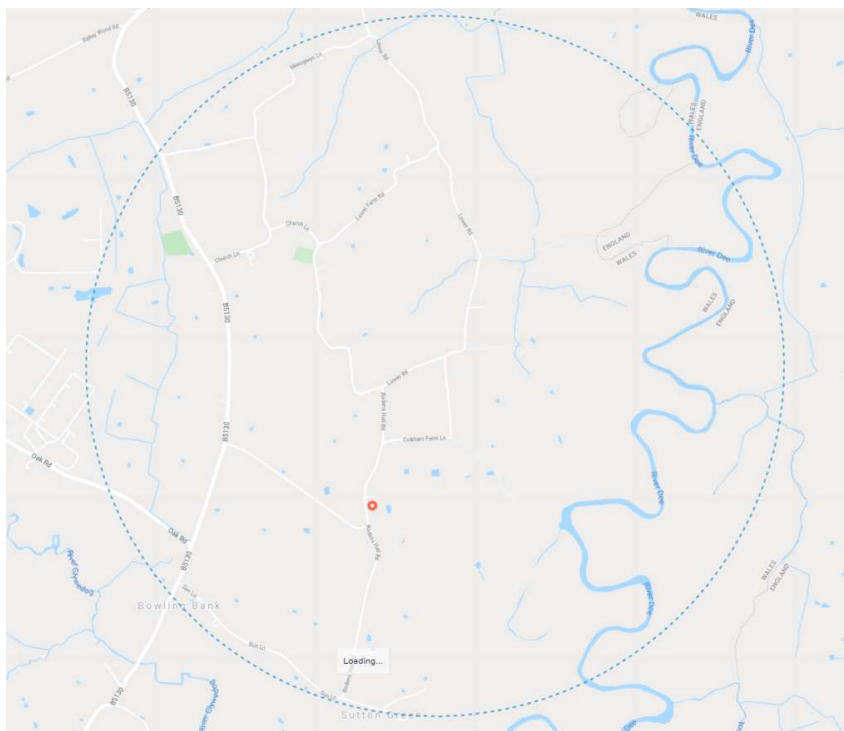
2.0 Conversion of an Agricultural Building

- All agricultural buildings are modern farm buildings and are fully utilised for the farm business and therefore not available, nor suitable, for conversion.

Therefore this option cannot be considered as there are no buildings suitable or available for residential conversion.



3.0 Residential Dwelling in the Local Area



Rightmove map showing dwellings within 1mile

rightmove

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← Back to search results




The Stables, Bowling Bank Near Holt, LL13 [See map](#)

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Suite 7 First Floor Crammone
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**PURPLE
BRICKS**

We note there is currently 1 dwelling available approx. 1mile away from Torriad farm, however the dwelling isn't financially viable with an asking price of £499,000. The approx. cost to building the proposed dwelling is £150,000, this is significantly less than the price of an open market dwelling in the local area.

We also note the below table showing housing availability, this shows there is nothing available on the open market, it is also noted again these properties will be sold at open market value therefore out of the client budget. It is essential for a farm worker to be located at Torriad in the near future therefore it is not an option to wait for a dwelling to become available to the open market.

Latest Housing Land Availability Information Isycoed April 2021

App No.	Total Units	Description	Site Address	Under Construction	Not Started	Comp 2021	Status	Distance to Torriad Farm as measured along the road
P/2016/0625	1	Conversion of barn to residential dwelling	Jubilee House, Sun Lane, Bowling Bank, LL13 9RP	0	0	1	Complete	Approx. 1.3km S
P/2007/0840	6	Conversion of agricultural building	Park Farm, Bowling Bank, LL13 9RU	1	5	0	Commenced	Approx. 2.5km N
P/2018/0862	2	Conversion of barn to two self-contained dwellings	Higher Oak, Oak Road, Wrexham Industrial Estate LL13 9RG	0	2	0	Outstanding	Approx. 2km W

App No.	Total Units	Description	Site Address	Under Construction	Not Started	Comp 2021	Status	Distance to Torriad Farm as measured along the road
P/2019/0647	6	Conversion of farm buildings to form 6 dwellings	Lower Farm, Lower Farm Road, Bowling Bank LL13 9RY	0	6	0	Outstanding	Approx. 1.7km N

- Wrexham is approximately five miles away
- The essential functional need to have a dwelling on site to ensure a trained stock person is within sight and sound of the agricultural building at all times.

This option is therefore not suitable.

4.0 New Permanent Dwelling on Site

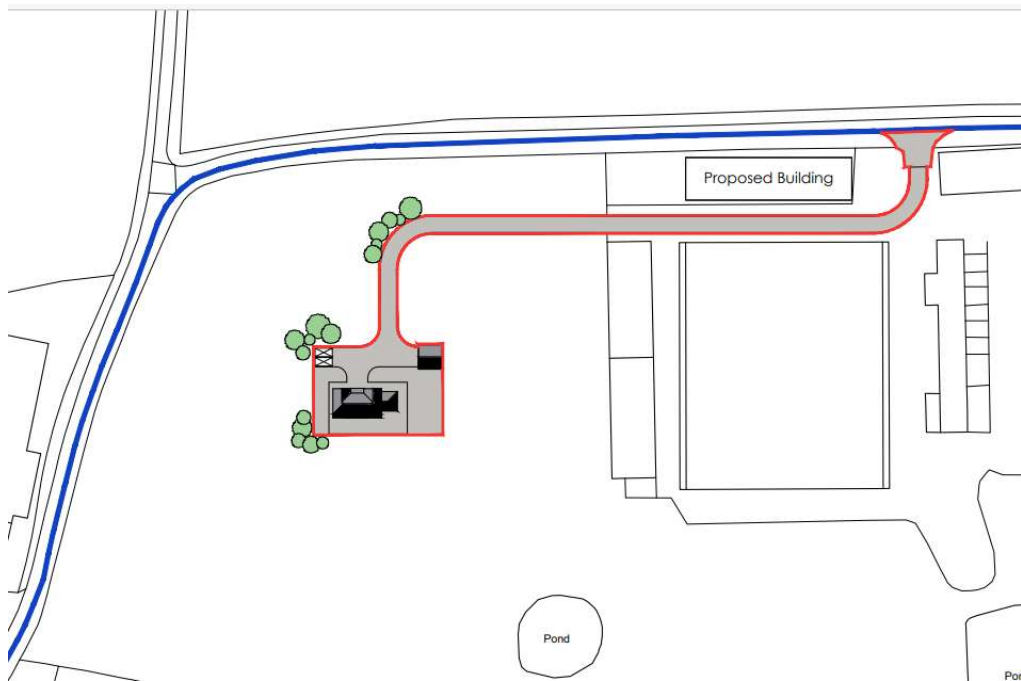
- The business is an established business and therefore a permanent dwelling can be justified.
- The dwelling would provide security to the farm and to the applicant's investment.
- The location is within sight, sound and easy access of the existing farmstead
- The location overlooks the agricultural buildings and therefore persons would be able to monitor stock and be able to deal with veterinary emergencies as soon as they arise

This is therefore the most suitable option for the farm business



Other planning requirements test

In order to satisfy planning policies the dwelling is located within sight and sound of the farm buildings. The location site of the dwelling has been considered carefully in line with current planning policies. The farm workers dwelling will utilise existing access to the farm.



The proposed dwelling is located to the west of the existing building, this will allow a trained stock person to be within sight and sounds of the agricultural building used to house cattle. The dwelling has been sighted away from the buildings to allow for expansion of the existing farm. The client proposes to plant shrubbery along with trees on the western boundary, this will allow the development to be screened by the surrounding area. It is important any screening does not affect the works ability to access and view the agricultural buildings.

Occupancy conditions

We are prepared to accept the following occupancy condition:

The occupancy of the dwelling shall be restricted to those:

- a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;
- b. who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);
- c. widows, widowers or civil partners of the above and any resident dependants.

8. CONCLUSION

Having assessed the agricultural business, I consider the nature and scale of the livestock enterprises makes it essential for the proper functioning of the enterprise for an agricultural workers accommodation to be erected on the farm holding, to be located at Torriad Farm. There is currently no dwelling located on this dairy farm enterprise, it is an essential functioning need of the farm to have a farm working living on site at all times.

The holding and agricultural activities concerned have been established for many years and are profitable and financially sound and have a clear prospect of remaining so.

The siting of the proposed accommodation will enable the functional needs of the business to be met and the security of the holding to be improved.

Having assessed the whole business against the criteria for agricultural workers, accommodation as highlighted in Technical Advice Note (Wales) 6, I consider that the business satisfies the criteria.

These are covered in paragraphs 4.5.1-4.5.3 of TAN 6 and H5. They set out exceptions where a second place of accommodation may be approved without the need to pass the functional tests for new accommodation set out elsewhere in TAN. One of these exceptions which may be relevant in this case is:

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