
Assessment of Agricultural Need

Outline Planning for a rural enterprise
dwelling, garage and all associated works

Carreg Lwyd
Froncysyllte
Llangollen
LL20 7RY

EW & M Jones

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1. INTRODUCTION

The report has been commissioned by EW & M Jones, Carreg Lwyd, Llangollen LL20 7RY.

The purpose of this report is to provide an objective evaluation of the agricultural business operated by EW & M Jones, in connection with a planning application for an rural enterprise dwelling on land at Carreg Lwyd.

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 EW & M Jones.

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 EW & M Jones, being a family business based at Carreg Lwyd land has operated in the locality for a number of generations.

In total, the business farms approximately 80 hectares of land.

The business’ main enterprise is a cattle:

44 beef suckler cows

13 replacement heifers

38 store cattle,

40 yearling calves

And sheep:

1650 breeding ewes

50 rams

350 replacement hoggs

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 business is managed from Carreg Lwyd, 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 Carreg Llwyd in terms of TAN (Wales) 6.

3. LIVESTOCK ENTERPRISE

Beef (Store and Fattening)

The 95 head of store cattle produced from a suckler cow herd and also purchased in. They are kept on the holding predominantly in the agricultural buildings at Carreg Lwyn and are intensively managed and finished with Ad lib feed and silage provided constant to ensure a consistent quality and time effective finish. The cattle are all sold direct to an abattoir.

Followers including calf rearing

The business rears up to 40 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.

Breeding Sheep Flock

This enterprise normally operates a 1400 head commercial/breeding sheep flock, comprising of Cross-bred Welsh ewes. Also kept are the equivalent ram numbers. The ewes are mainly tupped in October to lamb in March the following year. The sheep flock are lambed on the land and utilise the buildings adjacent to the application site, where the land is perfectly suited for either the indoor or outdoor lambing of sheep with dry well sheltered land and the close proximity of the buildings and also additional fields close by to release the ewes and their newly born lambs. The sheep are fed twice a day from December to May every year with concentrates in feeding troughs as an added feed to the grass. During the spring and summer, the ewes and lambs need to be monitored closely for signs of parasitic infection. Control of intestinal (helminth) parasites is achieved primarily through management practises to avoid intestinal

(helminth) parasites include rotational grazing, mixed stocking, clean grazing, appropriate stocking levels and selection of resistant stock for breeding ewe replacements. Finished lambs are sold direct to an abattoir or Welshpool Livestock Sales.

4. LABOUR

The labour for the business is provided by EW & M Jones. 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 beef and sheep herds and flocks, feeding and general husbandry, calving and calf rearing and monitoring calves, lambing and lamb rearing, 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
EW & M Jones Farming Business

Enterprise (Head/Hectare)	Standard Man Days per (Head/Hectare)	Total Standard Man Days
40 Ha Silage / Hay Cut	2.8	112
4 Ha Wheat/Maize	1.75	7
4 Ha Fodder	3.0	12
40 Cereal Beef	1.9	76
38 Finishing Beef	1.1	41.8
57 Upland Beef	1.68	95.76
2050 Upland Sheep	0.45	922.5
SUBTOTAL		1267
Add 10% Maintenance		126
Add 15% Management		190
<u>TOTAL</u>		<u>1583</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 6 full time workers.

6. 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).

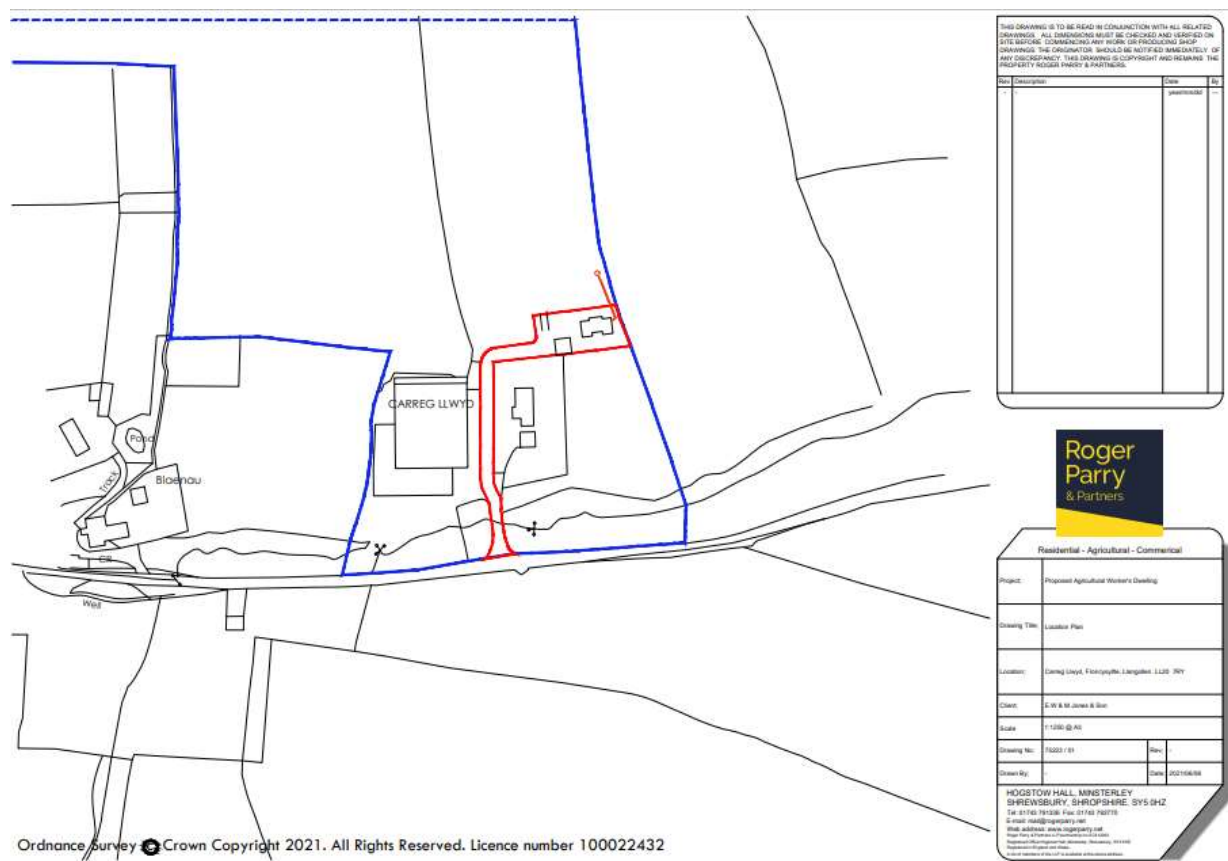
We feel that the proposed development meets the requirements of TAN6 paragraph 4.4.1 and as such the development for a rural enterprise accommodation should be approved.

Furthermore, there is a functional need for a further 6 more of a full time workers within the farm business.

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

7. THE PROPOSAL

EW & M Jones proposes providing a residential accommodation at Carreg Lwyd 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.



The applicants consider it essential for an the son of Mr and Mrs Jones to come home reside and work on the family farm at Carreg Lwyd 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 calf and lamb rearing.

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 north 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 and lambs. The dwelling is also sited very close to calf rearing and lambing 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.

The dwelling will help to facilitate the transfer of the management control from Mr and Mrs Jones to the next generation of younger farmers. 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 and look for lambing ewes, ensuring there are no casualties and protect from the possibility of stray dogs who may distress the sheep 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.

8. 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, EW & M Jones demonstrates there is an essential need for an agricultural workers dwelling.

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 Carreg Lwyd. We need to provide a background to the farm businesses which comprises of the Jones Family. There is one house owned by the farming business which is located at Carreg Lwyd.

The business' main enterprise is a cattle and sheep enterprise, comprising of 135 beef cattle and 2050 sheep. This enterprise requires constant supervision to ensure action can be taken in a medical emergency or if calves or lambs fall ill.

The essential need for a worker to reside at Carreg Lwyd 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 at least 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 proactive and to be available every hour of the day and night to carry out the necessary activities.

The applicants have run an agricultural enterprise at Carreg Lwyd for many years. 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 to continue to locate a dwelling and additional farm workers at Carreg Lwyd would be the most suitable solution.

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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 Breech 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.

Sheep

Preparation of the ewes and rams prior to the start of the breeding season.

Drenching ewes and rams on a regular basis.

Trim and check feet on a regular basis.

Shearing Sheep (over several days).

Scanning Sheep.

Vaccinate sheep on a regular basis.

Flushing Sheep.

Observing the breeding activity of the rams (every hour).

Observing the general health of the sheep every day.

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

Feeding twice daily over 6 months (both within the buildings and on the land), early mornings/late evenings.

Treat for internal parasites.

Lambing over 3 ½ months. Intensive activities required 24 hours per day (including aiding the lambs with their milk consumption either through their mother or fostering).

Dipping.

Clipping tails.

Cutting lamb tails.

Monitor lambs for illness, pneumonia, scours and various other illnesses.

Selenium injections.

Castration of the male lambs.

Creep Feeding.

Weaning Lambs.

Cull ewes and rams.

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

Purchase replacement ewes and rams.

The Jones family have had many instances when problems have occurred and have required intervention from multiple staff. In such cases it is imperative that more staff than just Mr and Mrs Jones are permanently on site. It would not be practical or in the interest of livestock to live away from the farm.

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.

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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. Although the lambing of sheep (4 months of the year) requires intense supervision every hour of the day and night, this is only a small percentage of the work required 24 hours per day. 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 lambing land. 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 pro-active 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 6 full time workers for a farm enterprise of this scale.

In order to meet the functional needs of the business we feel a dwelling should be located at Carreg Lwyd and the proposed dwelling site indicated would satisfy the criteria.

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 Carreg Lwyd.

The existing dwelling is in the ownership of EW & M Jones and is occupied by the three members of the Jones family.

This option is 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 for residential conversion.

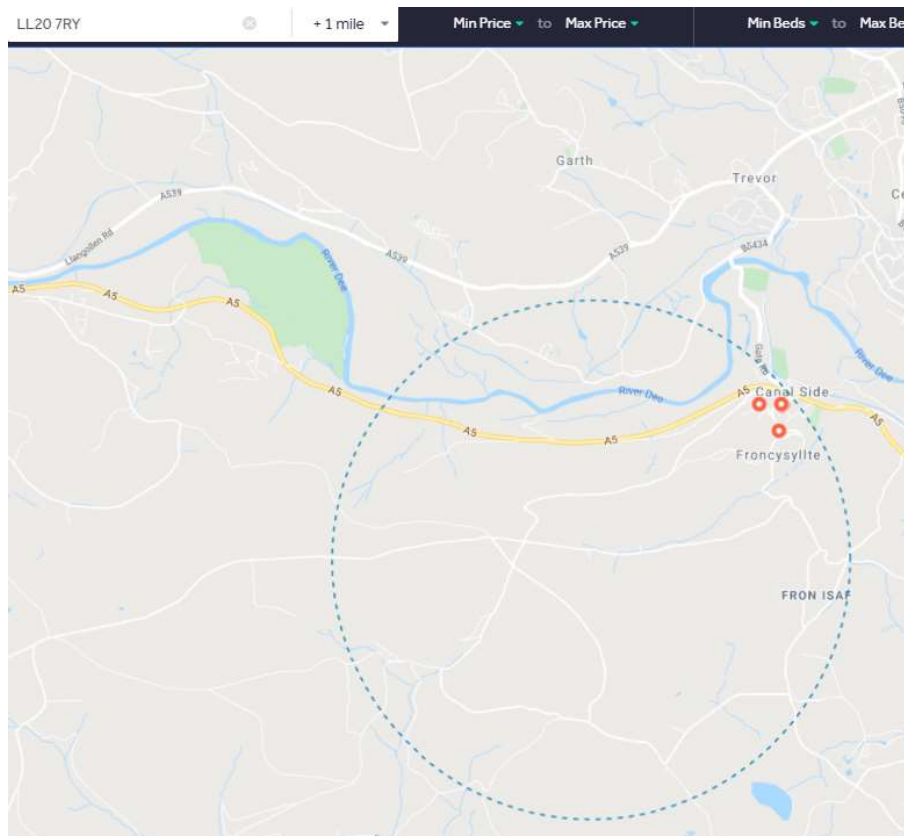
3.0 Residential Dwelling in the Local Area

- Chirk is approximately four miles away
- The essential functional need to have a dwelling would not be satisfied by living this far from the farm.

No suitable dwellings have become available in these areas for the housing of an agricultural worker.

This option is therefore not suitable.

Below shows only three properties for sale within 1 miles of Carreg Lwyd with the cheapest being £215,000. This price is not suitable to a rural enterprise dwelling.



LL20 7RY
+ 1 mile
Min Price
to
Max Price
Min Beds
to
Max Beds

Prioritise properties with...
Add keyword


1/23

4 bedroom detached house for sale

Methodist Hill, Froncysyllte, Llangollen, Wrexham, LL20

0.95 miles

Beresford Adams are delighted to bring to the market this detached converted Chapel. Gorphwysfa is set in a stunning location with views out to The Dee Valley, Pontcysyllte Aqueduct and Llangollen Canal. The property has been fully renovated to a high standard creating a lovely family home compri...

Added on 14/06/2021 by Beresford Adams, Wrexham

£550,000

PREMIUM LISTING

Beresford Adams 01978 511010 Local call rate Email agent


5/13

4 bedroom detached house for sale

Methodist Hill, Froncysyllte

0.95 miles

A well presented four bedroom detached family home designed to take advantage of the far reaching views over the Dee Valley and the World Heritage site Pontcysyllte Aqueduct. Set in an elevated position the accommodation briefly comprises Lounge with Patio doors directly onto the Balcony from whi...

Added on 28/05/2021 by Wingetts, Llangollen

£249,950

NO CHAIN

Wingetts 01978 511037 Local call rate Email agent


1/16

2 bedroom cottage for sale

Swan Terrace, Froncysyllte

0.88 miles

Town and Country Oswestry are pleased to offer to the market this Spacious Two Bedroom Semi-Detached Cottage situated in a sought after village location with far reaching views across the

Added on 23/03/2021 by Town & Country Property Services, Oswestry

£215,000

Town & Country 01609 664038 Local call rate Email agent

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 farm stead
- 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.

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.

9. 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 Carreg Lwyd.

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:

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;

The above also appears in Planning Policy Wales (paragraph 9.3.7).

Richard J. Corbett *BSc (Hons) M.R.I.C.S F.A.A.V*

On behalf of Roger Parry Partners LLP
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