



ASSESSMENT OF THE AGRICULTURAL NEED

FOR THE

SITING OF A CARAVAN

AT

**Llwyn Howell Farm
Overton Road
Ruabon
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On Behalf of:

**Mr M Davies
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1. INTRODUCTION

The report has been commissioned by Mr M Davies Llwyn Howell Farm, Wrexham.

The purpose of this report is to provide an objective evaluation of the agricultural business operated by Mr M Davies in connection with a planning application for the siting of a caravan for residential purposes (for agricultural need for all associated works) at Llwyn Howell Farm, Wrexham.

This report is based on the information obtained during a farm meeting and inspection.

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 rural enterprise accommodation.

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 Mr M Davies, being a family business based at Llwyn Howell Farm, Ruabon, and has operated in the locality for a number of generations and forms part of larger farming unit

The farm business enterprises located at Llwyn Howell is a beef and sheep enterprise, comprising of 500 breeding ewes together with 50 suckler cows and 50 followers

The Davies 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 enterprise is managed from Llwyn Howell Farm, which has an excellent range of farm buildings available. All recently approved planning.

The report is intended to appraise the farming enterprise of the business for an application for a residential accommodation at Llwyn Howell Farm, in terms of TAN (Wales) 6.

3. LIVESTOCK ENTERPRISE

Breeding Sheep Flock

This enterprise normally operates a 500 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 Livestock Sales.

Suckler Cows

The business also runs a herd of 50 suckler cows, mainly limousine or Belgian blue cross, together with their calves and followers, and 50 store cattle running to either store or fat production (16 – 18 months). There is also a stock bull running with the herd. It is the intention to calve the cows in the spring and autumn, but in practice it leads to all year round calving.

The calving takes place at Llwyn Howell. All silage and hay production takes place on the farm holdings.

4. Functional Need

Functional need to reside on a holding is principally determined by the nature and scale of the enterprise operated and the operations, which out of necessity have to be carried out to effectively manage and supervise them. Providing essential care for animals at short notice is an example of where functional need can arise.

The essential need to reside at Llwyn Howell 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 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 demands ever increasing standards of animal welfare.

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.

The labour for the business is provided by Mr M Davies and family. 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 employees on the farm are skilled and trained workers. A high standard of both business and practical managements skills are demonstrated by the Davies 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.

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

Standard labour requirement for the whole

Mr M Davies Farming Business

Enterprise (Head/Hectare)	Standard Man Days per (Head/Hectare)	Total Standard Man Days
500 Breeding Ewes	0.5	250.00
50 Suckler Cows	2.0	100.00
50 Store Cattle	1.0	50.00
1 Stock Bulls	3.5	3.50
SUBTOTAL		403.50
Add 10% Maintenance		40.35
Add 15% Management		60.52
<u>TOTAL</u>		504.37

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 1.83 full time workers.

4.1 Temporary Accommodation

M Davies propose providing a temporary static caravan adjacent to the existing farm unit at Llwyn Howell to support the overall farming business and to enable it to be managed more effectively, taking into account animal welfare, farm security and farm safety. The applicant considers it essential in order to provide supervision of the livestock both within and out of normal working hours and to attend to emergencies associated with the farm enterprises.

It is the intention that the orientation of the caravan will be to aid the monitoring of lambing and calving at the production unit. The proposed caravan will be of a size commensurate to the rural business.

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

The proposed caravan can be sited and developed without detrimental effect on the surrounding landscape.

The scale and type of the proposed caravan 10.67m x 3.66m (please see elevation plans).

5. Planning Policy

2.1 TAN 6

4.7.1 Planning applications for new permanent and temporary rural enterprise dwellings in the open countryside need to be supported by robust evidence. A Rural enterprise dwelling appraisal must accompany planning applications for this type of development and include information sufficient to enable the planning authority to make a full and effective assessment. The appraisal should address the following tests:

- The functional test to provide evidence of whether there is a need for a resident worker for the proper functioning of the enterprise. (See paragraph 4.8.1).
- The time test to provide evidence of the labour requirement for the worker who is working on the justifying enterprise. (See paragraphs 4.9.1).
- The financial test to provide evidence of the economic sustainability of the justifying enterprise and identify the size of dwelling that the enterprise can sustain, ensuring that the size of the dwelling is commensurate with its functional need and financial justification. (See paragraphs 4.10.1 - 4.10.3).
- The other dwellings test to identify whether there is an existing dwelling or building suitable for conversion on the enterprise or dwelling in the locality that could meet the identified functional need. (See paragraphs 4.11.1 - 4.11.2).

- Other normal planning requirements test to demonstrate that the dwelling is suitably located to fulfil its identified need and to minimise impact on the wider environment. (See paragraphs 4.12.1 - 4.12.2).

We feel that the proposed development meets the requirements of TAN6 paragraph 4.7 and as such the siting of the caravan should be approved.

6. CONCLUSION

Having assessed the rural business of M Davies and planning policy, it is considered that in terms of the nature and scale of the enterprise, it is essential for the proper functioning of the enterprise for temporary accommodation to be erected at the farm holding, to be located at Llwyn Howell.

There is a clear functional need, which relates to over one full time worker and in our opinion due to the nature of the business there is need for at least one qualified person to be available on site so they can respond to any problems which arise both during and outside normal working hours. Living within sight and sound of the building ensures constant supervision and security at all times in line with good business practice.

There are no other suitable dwellings available in the locality, which would meet the needs of the business. The business requires temporary accommodation on the site of the business to allow the proper functioning of the business.

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