

AMENDED

PROPOSED AGRICULTURAL DWELLING

AT

THREE ACRE FARM, CROWLE, NORTH LINCOLNSHIRE. DN17 4BH

FOR

NEIL MASON

This is an appraisal of the agricultural business prepared in connection with a Full Planning application for a dwelling to be used in in connection with an agricultural business.

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INTRODUCTION

Richard Alderson of Brown & Co, Farm Business Management Department, has been instructed by Neil Mason to prepare this assessment in conjunction with a Planning Application for permission to erect a dwelling for use with an agricultural business at Three Acre Farm, Crowle.

THREE ACRE FARM

Three Acre Farm was part of a much larger farm belonging to Neil's family who farmed in Crowle. This business has been set up by a member of a farming family who have farmed in Crowle for over 100 years. It is being run by one of the former partners of this family business (W Mason and Sons) with his wife. The farm is a beef and arable unit which will be based at the location on Brewery Road, Crowle and will be farmed by Neil in conjunction with other land where Neil is responsible for cropping over a total of 5612 Acres. Neil will supply beef animals to the local market and grow cereals for local grain merchants. The farm consists of 158 acres of mixed arable and grass land, and a group of specialist livestock and storage buildings. One new building is subject of a current planning application PA/2020/657 which has recently received approval from North Lincolnshire Council.

Three Acre Farm is the centre of operations for Neil Mason and forms part of a large farming enterprise shared between Neil and his brother Nigel. Both brothers operate their own farms but also jointly operate a large arable farming business spread across the northern half of the Isle of Axholme.

POLICIES

This appraisal is prepared with regard to the guidance given in:

The National Planning Policy Framework (NPPF) revised February 2019
National Planning Policy Guidance (Rural Housing)

North Lincolnshire Council Policy RD2, DS1,

North Lincolnshire Core Strategy CS1, CS6 and Chapter 9 para 32 Core strategy.

With reference to Annex A Agricultural, Forestry and other Occupational Dwellings, paragraph 3 of PPS. 7.

1.5 The NPPF states that;

At paragraph 54

Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the application of planning conditions. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

At paragraph 77 and 78

In rural areas, planning policies and decisions should be responsive to local circumstances.

To promote sustainable development in rural areas.

At paragraph 79 (a)

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

At Paragraph 83 Supporting a prosperous rural economy

Planning policies and decisions should enable:

- the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- the development and diversification of agricultural and other land-based rural businesses;
- sustainable rural tourism and leisure developments which respect the character of the countryside; and
- the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

At paragraph 84:

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

At paragraph 145: Green belt exceptions include:

- (a) buildings for agriculture and forestry:

North Lincolnshire Local Plan adopted May 2003

Rural Development

RD2 Development in open countryside will only be granted where the development is:

- i) “essential to the efficient operation of agriculture or forestry”
- ii) “employment related development appropriate to the open countryside”
- iii) “for diversification of an existing agricultural business”

DS1 Calls for a high standard of design.

CS1 Supporting thriving rural communities and a vibrant countryside :

through the protection and enhancement of local services, creating opportunities for rural economic diversification and the promotion of tourism.

- In the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings. Tourism development will also be supported, especially the development of green tourism making the most of the area's important natural and built environments.

Core Strategy Chapter 9 Delivering Greater Economic Success in North Lincolnshire

9.32 The agricultural industry is still important to North Lincolnshire's economy. Farming has had to undergo considerable change in recent years. Increasingly, farmers have had to diversify their businesses to include rural related enterprises including tourism. The countryside needs to develop thriving businesses whilst ensuring that there is no harm to the qualities that make North Lincolnshire's rural areas special.

1.6 Although now 'withdrawn', the guidance contained within Planning Policy Statement 7: Annexe A stated;

At Paragraph 1;

'...there will be some cases where the nature and demand of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not the personal preferences or circumstances of any of the individuals involved.'

At Paragraph 2;

'...it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. It will also be important to establish the needs of the intended enterprise require one or more people engaged in it to live nearby.'

At Paragraph 12 (Temporary Agricultural Dwellings), it states;

If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:

1. clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);
2. functional need;
3. clear evidence that the proposed enterprise has been planned on a sound financial basis;
4. the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
5. Other normal planning requirements, e.g. on siting and access are satisfied.

At Paragraph 13, it concludes;

‘Authorities should not normally grant successive extensions to a temporary permission over a period of more than three years, nor should they normally give temporary permissions where they would not permit a permanent dwelling.’

At Paragraph 3, it states;

‘... permanent dwellings should only be allowed to support existing agricultural activities on well established agricultural units provided that five tests can be satisfied:’

- (1) There is a clearly established **existing functional need**. 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. Such a requirement might arise, for example, if workers are needed to be on hand day and night in case animals or agricultural processes require essential care at short notice and to deal quickly with emergencies that could otherwise cause serious loss of crops or products.
- (2) The need relates to a **full time worker**.
- (3) The unit and the agricultural activity concerned have been established for at least three years and have been profitable for at least one of them, are currently **financially sound** and have a clear prospect of remaining so. This requires a financial test to provide evidence of the size of the dwelling, which the unit can sustain.
- (4) The **functional need** could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- (5) Other **planning requirements** e.g. in relation to access or impact on the countryside are satisfied.

1.7 The North Lincolnshire Local Plan **RD2** is written to strictly control development in the open countryside. Planning permission will only be granted for development which is:

- i) **essential to the efficient operation of agriculture or forestry;**
- ii) **employment related development appropriate to the open countryside;**
- iii) **affordable housing to meet a proven local need;**
- iv) **essential for the provision of outdoor sport, countryside recreation, or local community facilities;**
- v) **for the re-use and adaptation of existing rural buildings;**
- vi) **for diversification of an established agricultural business;**
- vii) **for the replacement, alteration or extension of an existing dwelling;**
- viii) **essential for the provision of an appropriate level of roadside services or the provision of utility services**

Provided that:

- a) the open countryside is the only appropriate location and development cannot reasonably be accommodated within defined development boundaries;
- b) the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this Local Plan;
- c) the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials; and
- d) the development would not be detrimental to residential amenity or highway safety; and
- e) account is taken of whether the site is capable of being served by public transport; and
- f) the development is sited to make the best use of existing and new landscaping.

This appraisal is intended to “establish whether the stated intentions to engage in farming, forestry or any other rural based enterprise are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time”.

This appraisal is not intended to take into consideration non-applicable factors such as personal needs etc., which are outside the scope of the Planning Application but will consider whether there is a genuine need for buildings on the holding. The Planning Authority may however wish to consider merits of the application outside the scope of this appraisal.

The appraisal is undertaken on the basis of assessing the needs of a permanent rural enterprise.

For the sake of completeness, we will refer to the criteria for a permanent dwelling as follows:

- i) Clear evidence that a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions).
- ii) Function need.
- iii) Clear evidence that the proposed enterprise has been planned on a sound financial basis.
- iv) The functional need could not be fulfilled by another existing dwelling on the unit or any other accommodation in the area which is suitable and available for occupation by the workers concerned.
- v) Other normal planning requirements.

EXECUTIVE SUMMARY

The following is a summary of the conclusions and findings of the report based on the relevant criteria stated in the introduction.

The business is a mixed arable and livestock enterprise which currently extends to 150 acres of owner occupied land with a further area of land under contract extending to 5612 acres. The appraisal is based on this large area of arable land with a beef unit scheduled for 2021.

The business has grown quickly since 2015, and Mr Mason has been able to take the opportunity to work in collaboration with one of his brothers and a neighbouring estate resulting in a substantially increased area of operation under his control and responsibility.

CROPPING

Barley	150 acres
Grass	8 acres
General arable	5612 acres

Much of the grassland is mown for silage and hay making, and the barley is sold into the grain market. The straw will be used for bedding the cattle in their winter quarters.

Neil operates Three Acre Farm with the help of his wife, who also acts as Office Manager and Accountant.

Functional Need

Three Acres Farm extends to 150 acres of grass and arable land. There is a group of farm buildings used for Machinery storage and maintenance. The buildings include a new livestock building which will be used to house the beef herd. The arable farming enterprise consists of approximately 2271 ha (5612 ac) of land, mostly spread across Crowle and the neighbouring village of Ealand. The sporadic landholdings reflect how the business has changed significantly over the last 10 years, but the Mason Family have farmed in an around Crowle for more than 100 years. They have a long history of crop growing on a large scale having specialised in the production of potatoes and peas, alongside wheat and barley and livestock (beef). Now cropping includes Winter Wheat, Winter Barley, Oilseed Rape and Maize as well as catch crops such as sugar beet, potatoes, beans and peas as appropriate to the season.

There was a large herd of Charolais cattle which was dispersed when the younger family members took the reins. This trend has already been reversed by one brother, and Neil plans to introduce beef cattle to Three Acre Farm in 2021.

There is no dwelling house connected with Three Acre Farm, and Neil Mason is currently living off site in the nearby township of Crowle.

A permanent presence on site is very necessary to ensure the security of machinery and stored crops. Any farm cultivating and growing over 2000 hectares requires a great deal of expensive modern equipment, as well as good storage for produce. The farming industry has suffered heavily from thefts by organised gangs this year and increasingly so as the thieves become more sophisticated in their methods of theft and disposal of stolen property.

The expansion of the business, and changes in legislation, require greater storage capacity and greater security than currently can be provided at Three Acre Farm. The ability to expand further at this site is limited by the isolated nature of the site. Allowing the applicant to establish a permanent dwelling will assist the future proofing of what is already a successful business.

It should also be noted that the business is also based on the 2021 introduction of a beef herd made up of 40 suckler cows and calves at foot. Other cattle will be on the farm at any one time, dependant on current market conditions. The breeding herd and the use of bulls puts extra emphasis on the need for labour to be in attendance on a 24 hour 7 day a week, 52 weeks of the year basis.

Progeny from the suckler cows are reared from birth, either through to finished weights, or sold as stores and are all marketed at Selby Livestock market. The livestock are kept on the land immediately adjacent to the farmyard and in the farmyard over winter. Almost all the calves will be reared to finished weights. The Mason family have a long and successful record of cattle breeding and rearing at Crowle over many generations. Further information relating to cattle care can be provided if required.

Whilst the cattle are not currently at the site, the recent approval for an agricultural building for cattle shelter shows the intent to expand the business into cattle. The Mason's would want to be on the site as soon as practically possible after the cattle arrive, and construction would be expected to start on the dwelling soon after receiving approval to ensure this.

A temporary dwelling is not required by local or national planning policy as it is not a new enterprise, but an expansion of an already profitable agricultural business. It is clear that the Mason's meet the requirements for an agricultural worker dwelling and there is no doubt that they would comply with an agricultural occupancy condition. It makes logical sense to allow the dwelling to be constructed at a similar time to the cattle arriving on the site to allow for their care.

Security

In a recent planning appeal for a similar application in Lincolnshire (APP/N2535/W/18/3200130) the inspector gave much weight to the need for security. In her view it was:

“clear that an enterprise of this size requires a significant range of valuable equipment and machinery in order to function efficiently and effectively. Secure storage of agricultural chemicals, fuel and fertilisers is also essential, with the latter often requiring storage for lengthy periods of time, as it is bought when the price is lowest. It is also clear that rural crime is an increasingly major issue, and the evidence shows specific problems of theft, arson and hare coursing in the area.

Providing security to a scattered landholding is no doubt difficult although the appellant has highlighted that field gates are locked and physical deterrents such as hedges, ditches and bunding have been used to protect fields. At present all equipment, machinery and crops are stored at Cockthorn Farm. Suitable buildings have locks and alarms, and equipment has data tagging. CCTV has also been investigated, but as such footage is apparently rarely beneficial in bringing a conviction it has not been pursued.

14. There are undoubtedly security benefits in having a day and night presence close to buildings used for the storage, a fact confirmed by the police. The experience at Cockthorn Farm is that the on-site presence, whilst not preventing crime entirely, has allowed a rapid response to be made and the loss of goods to be minimised. I appreciate too that the loss or damage of critical

machinery at crucial times of the year has the potential to cause major disruption and financial loss to the business.

15. It was highlighted that the railway line and river that form the boundaries to two sides of the landholding around the appeal site provides good 'natural' security to the appeal site as they limit escape routes. Moreover, I observed on my site visit, that the proposed position of the farmhouse would enable natural surveillance over the majority of the immediate landholding as well as the agricultural buildings.

16. Crime prevention and security on its own is rarely sufficient to demonstrate an essential need for a dwelling. However, there are good farming reasons for needing new storage buildings on this site, and the need to provide adequate security to the equipment and goods stored in them, adds to the need for a dwelling on the site. "

The updated NPPG (2019) states that a dwelling can be justified when there is a requirement for 24 hour presence for animals or agricultural processes and whether there would be a risk to human or animal health or from crime. The applicant would ideally like to be on site at the time, or very soon after the cattle are brought to the site to ensure their well-being and safety. Animal rights groups have been known to release cattle which would be dangerous to cattle, humans and potentially highway safety.

The arable business is economically viable and is predicted to remain so. The introduction of cattle, whilst new to this particular business are not a new venture for the Mason's due to their previous experience in cattle farming. They are therefore aware of costs, risks and requirements for their care and therefore it is not considered that this part of the business would have a risk of failure. If in the unlikely event that this part of the business was not as successful as anticipated, there would still not be any risk to the viability of the arable aspect of the business and there is still a requirement for the Mason's to be on the site for the arable business and security of crops and machinery.

There have been numerous small-scale thefts from the farm buildings in recent years, however these have been unreported to the police. However the replacement value of machinery in the yard is over £900,000 (a list can be made available on request), there is also a high value of grain stored on the site as well as chemicals and fertilizers which could have a risk of being used in an illegal manner, such as terrorism.

Whilst security camera and alarm systems can continue to be used, by the time the applicant would be able to respond from their existing dwelling, losses would be too late. A dwelling on the site would provide good surveillance and deterrent from theft and would allow a prompt response in an emergency.

It is therefore considered that the proposal meets paragraph 79 of the NPPF in accordance with the updated NPPF (below).

How can the need for isolated homes in the countryside for essential rural workers be assessed?

Considerations that it may be relevant to take into account when applying [paragraph 79a of the NPPE](#) could include:

- evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);
- the degree to which there is confidence that the enterprise will remain viable for the foreseeable future;
- whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;
- whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and
- in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.

Employment on an assembly or food packing line, or the need to accommodate seasonal workers, will generally not be sufficient to justify building isolated rural dwellings.

Paragraph: 010 Reference ID: 67-010-20190722

Revision date: 22 07 2019

Published 22 July 2019

As with the appeal site (above) the proposed dwelling at Three Acre Farm is positioned so that the occupants can observe all traffic approaching from the South and West. Any approaches from the North and East would involve crossing dykes and open arable fields.

General points

Neil Mason and his family are a very competent team and have grasped opportunities as they have arisen. The current situation with Neil and family living off site will restrict opportunities for the future and put a brake on a growing enterprise.

The variety of crops grown means that sowing takes place each year between August and March, with harvesting between June and October. Between sowing and harvesting the crops need regular checks to ensure fertilisers and pesticides are applied at the correct time. The application of these is heavily dependent on weather conditions, and so often requires work either early in the morning and/or late at night. The proposed dwelling would reduce the amount of travelling that currently has to be made to check on crops, to move machinery and would also enable more accurate monitoring of the microclimate. Once harvested the grain must be dried and its moisture content controlled.

Even with automated systems this requires regular checks to be made on the humidity, moisture and temperature of the grain. Changes in the outside weather conditions can also affect the drying and storage process. As such, this often involves work outside the 'normal' working day. The correct drying and storage of grain enables it to be stored for several months so that it can be sold at times when the best price can be achieved. The grain store at the farm stores 1000 tonnes of wheat.

A dwelling on the site would not only facilitate this out of hours monitoring and enable an accurate assessment of the climate but would enable family members to help out with monitoring work during the day when the appellant was working elsewhere. It would also help to pass on skills and knowledge to the next generation.

Consideration has been given to converting an existing building, but this would require extensive building works. Moreover, as the storage provided by this building is required as well as new livestock building.

Need Related to a Full-time Worker

The appraisal will look at the existing arable operations, although in the near future additional duties will arise for the livestock. As is common on all farms, staff must be available and competent to cover all aspects of the farming operations.

Viability

This business was set up by Neil and his brother and has operated profitably since inception. Audited accounts are available should they be required. This is quite an achievement and is despite an investment in the region of £250,000.

Alternative dwelling

A Right Move search has identified no properties for sale or rent in the DN17BH postcode area. There is no dwelling connected with Three Acre Farm. Neil and Clare Mason currently live away from the farm.

THE HOLDING

PROPOSAL

The proposal is to build a dwelling house on the farm for essential personnel for the smooth, safe, and efficient operation of the business.

THE CURRENT POSITION

CROPPING at Three Acre Farm	
	ACRES
Grazing and Mowing land	8
Cereals	150
OTHER ARABLE LAND	
Winter Wheat	2500
Maize	1500
Oil Seed Rape	1600
Sugar Beet	300
Potatoes	70

DWELLINGS

There are no dwellings associated with the business.

THE FUTURE PLANS

The next generation for the farm is secured as at least two of the children are already working in agriculture, one of whom is an employee of this business.

RELEVANT POLICIES

North Lincolnshire Council policies RD2, DS1, CS1, Core Strategy Paragraph 9.32

National Planning Policy Framework

National Policy PPS7

RD2

Policy RD2 deals with Development in the Open Countryside and states that:

“Development will be strictly controlled. Planning permission will only be granted for development which is:

- i. essential to the efficient operation of agriculture or forestry;
- ii. employment related development appropriate to the open countryside;
- vi. for diversification of an existing agricultural business;”

Response: This application meets these aims.

We maintain that the new dwelling is essential to the efficient operation of agriculture, and in this case is also essential on animal welfare and employee safety grounds. The business has developed and diversified into other agricultural and land based work which requires a suitable base for secure retention and accessibility of appropriate equipment.

The development will secure and create employment and allow the business to continue to thrive.

DS1 Developments are required to a high standard.

Response: This is a full application, and the design considerations and contextual response are set out in the accompanying design and access statement. In addition full plans showing elevations and layout have been submitted with this application.

CS1

The development will help to safeguard a growing agricultural business for many years to come, thus meeting the aim of this policy, i.e. to “support thriving rural communities and a vibrant countryside”. The business encompasses traditional agriculture combined with rural economic diversification and offers current and future employment opportunities.

Core Strategy Chapter 9 Delivering Greater Economic Success in North Lincolnshire

9.32 The agricultural industry is still important to North Lincolnshire’s economy. Farming has had to undergo considerable change in recent years. Increasingly, farmers have had to diversify their businesses to include rural related enterprises including tourism. The countryside needs to develop thriving businesses whilst ensuring that there is no harm to the qualities that make North Lincolnshire’s rural areas special.

This chapter paragraph underlines the importance of agricultural businesses to the economy of North Lincolnshire. When one considers the track record of this family over the last 100 years, it is clear that they have established a business that have thrived and can further develop and add value to the community. Support for the application will help promote new employment openings, but also safeguard existing jobs by offering good employment with an employer concerned with safe working practices.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 54

If permission is granted the applicant will accept a condition restricting occupancy to a person connected or previously connected with agriculture.

Paragraph 77 and 78

The NPPF calls for Planning Policies and decisions to be responsive to local circumstances and promote sustainable development in rural areas.

This application adds future economic value for the community, including new employment opportunities and securing existing jobs. The proposed development also adds to the sustainability of the existing business as it will allow further increase in the level of activity, maximising the use of property, land, and equipment.

Paragraph 79 (a)

Isolated homes should be avoided unless:

“There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;”

The further development of this business would only be acceptable in an open countryside location. The essential need has been demonstrated in this appraisal. The need cannot be safely and properly fulfilled by a person residing out of sight and sound of the farmyard.

Paragraph 83

The NPPF asks for support for “the development and diversification of agricultural and other land-based rural businesses.”

This application is a developing and successful rural business which can only be based in the open countryside.

Paragraph 84

The application site is outside the scope of public transport, and the access is from a minor road known as Brewery Road. Most users of this road will be accessing this or other rural based businesses or land. The addition of this new dwelling will not increase the traffic flow along the road as the applicant and family already use the road to access their land and buildings. Providing accommodation at the farm will actually reduce necessary vehicle movements.

Paragraph 145

Green belt exceptions include buildings for agriculture and forestry and the dwelling applied for is in connection with an agricultural business.

PPS7

PPS7 states in ANNEX A :

1. Para 10 of PPS7 makes clear that isolated new houses in the countryside require special justification for planning permission to be granted.

..... Residential development may be justified when accommodation is required to enable agricultural, forestry or certain other full time workers to live at..... their place of work.

Permanent agricultural dwellings

3. New permanent dwellings should only be allowed to support existing agricultural activities on well established agricultural units, providing:

- i. there is a clearly established existing functional need;
- ii. the need relates to a full time worker;
- iii. the unit and the activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
- iv. the functional need could not be met by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by workers concerned;
- v. other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

Functional Test

For the functional test, PPS7 asks *“whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:*

i. in case animals or agricultural processes require essential care at short notice”

We refer to our earlier paragraph headed **NEED** on page 7.

The need for a Full Time Worker

PPS 7 states *“it will be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant.”*

Using the John Nix Farm Management Statistics, (2020 edition) the enterprise gives rise to a labour requirement of 10 full time workers. This is based on current cropping levels, viz:

Winter wheat 2500 acres	1150 SMD
Maize 1500 acres	698 SMD
Grass/Silage 8 Acres)	9 SMD
Oilseed Rape 1600 acres	489 SMD
Sugar Beet 300 aces	364 SMD
Potatoes 70 acres	262 SMD

Straw harvest	Inc above	
Marketing and maintenance		47 SMD
Allow 20%		
Total		3019 SMD

This calculates a need of Standard Man Days of which are on the Three Acre Farm unit and the extensive lock of arable land farmed by Mr Mason and his brother with some work undertaken by seasonal workers.

Additional duties involve buying and collecting materials and other requisites. Adding farm and machinery and property maintenance time we assume 59 days per annum, or just over 1 day per week. The total Standard Man Days for the whole operation is 3078 SMD.

According to the John Nix Pocket Book 2020 edition, a working year in Standard Man Day is now 275 days. This shows a need for a full time farm worker, but specifically a need for a minimum of 11 full time workers to cover the work.

It is not possible to be clinically precise with labour requirements for such a unit, as cover must be available round the clock for 365 days a year. However, it is apparent from the figures available that there is a minimum requirement for at least one full time worker.

The Three Year Rule

This is an application for a dwelling on an established farm business. The issue of a temporary accommodation is not required by North Lincolnshire Council's policy RD2; is specifically stated as inappropriate under PPS7 and the NPPF is silent on this matter.

Audited accounts are available on request should these be required.

Alternative Dwelling

This is covered under **DWELLINGS** and **NEED**.

Impact on the countryside

The location chosen for the new dwelling is in an area where there are agricultural buildings within the farmyard and less than a minute's walk from the main farm buildings where the cattle are to be housed in the winter and is within sound and sight of those buildings. The road frontage will be on to Brewery Road which is maintained by the Highways Department for all except the final 350 metres which is the ownership of the Mason family.

Full drawings have been submitted with this application.

The impact on the countryside will be very low.

SUMMARY

The application reflects the needs of a developing business, and the size and mix of the current business .

It is clearly a genuine agricultural enterprise, with a sound backing, and a secure future.

The application conforms to National and Local Planning Policies.

ATTACHMENTS

APPENDIX A

Budget income and expenditure 2021/2022 (for guidance only)

<u>CATEGORY</u>	<u>GROSS MARGINS</u>
FatStock	8,000
Suckler Cows	7,400
Cereals	9,239
General cropping	43,000
TOTAL	£ 67639

APPENDIX B

RIGHTMOVESEARCH

No properties were found to be available in this postcode area. See next page.

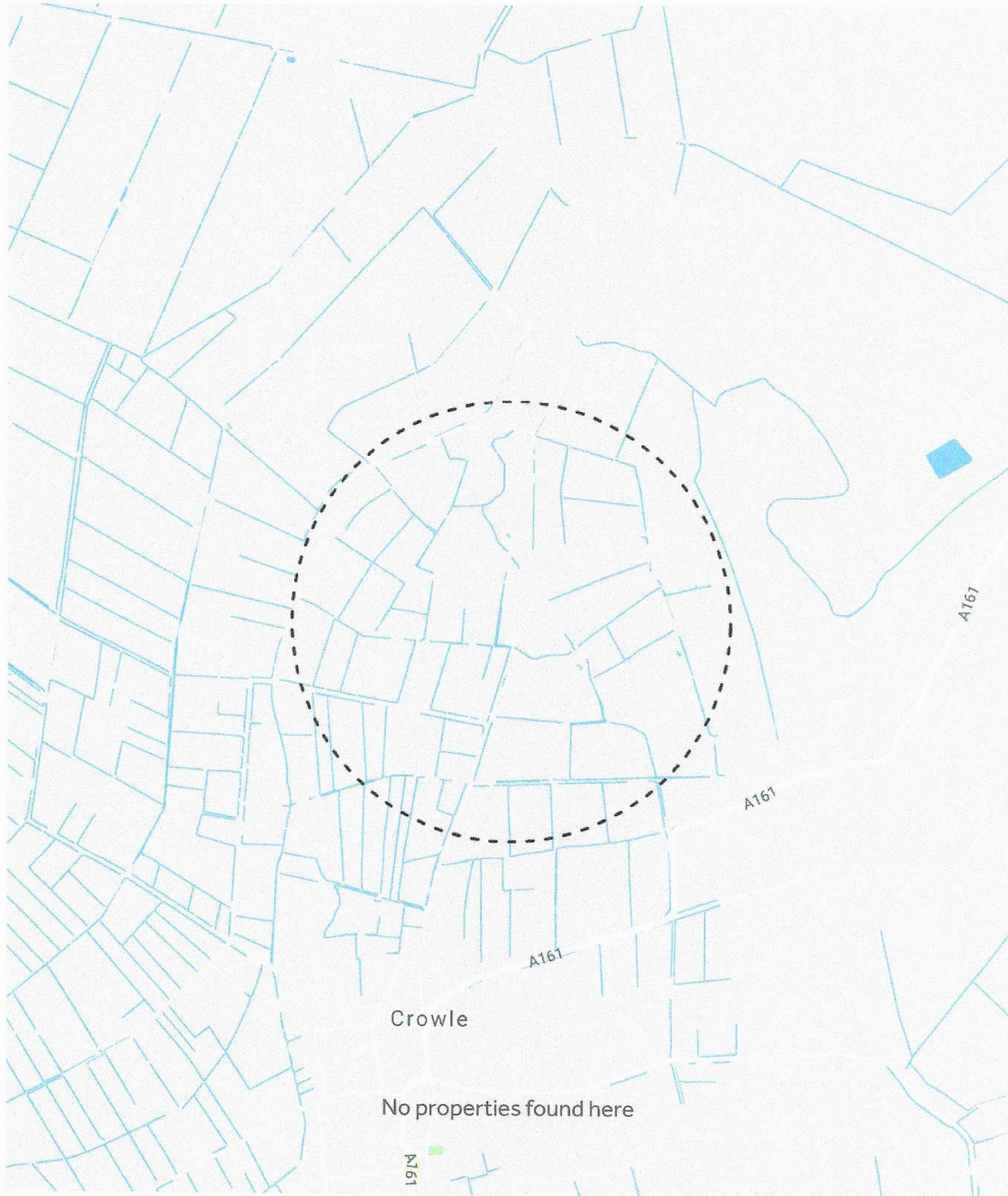
DN17 4BH



+ 1/2 mile

Filters

← Exit map



Google

Report error

<https://www.rightmove.co.uk/property-for-sale/map.html?includeSSTC=false&keywo...> 04/11/2020