

**PROPOSED AGRICULTURAL DWELLING**

**At**

**Mendle Farm  
Holme Lane,  
Bottesford  
DN16 3RF**

**FOR**

**J W & EV Richardson, Station Farm, Sturton, Brigg, DN209DP**

**This is an appraisal of the agricultural business at Mendle Farm prepared in connection with a Planning application for a new dwelling in connection with agriculture.**

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**March 2019**

## INTRODUCTION

Richard Alderson of Brown & Co, Farm Business Management Department, has been instructed by John Richardson to prepare this assessment in conjunction with a Planning Application for an agricultural dwelling at Mendle Farm, Holme Lane, Bottesford, Scunthorpe.

John Richardson comes from a local farming family who have farmed in Scawby and Holme for three generations. John set up his own agricultural business taking the tenancy of a farm on the Sutton and Nelthorpe Estate. When his father retired, John took over the land he farmed including Mendle Farm, and other land at Ashby, totalling 258 hectares (638 acres).

John began expanding his farming operations to include a significant straw enterprise which required large areas of covered storage. As this required covered areas he began building barns on the land at Mendle which is in his ownership.

He now plans to relocate the farm base from Sturton to Mendle Farm. The access to and from Station Farm has become increasingly difficult following increased development in the station yard next door to the farm. Also there is no security of tenure at Station Farm beyond the period of the current Farm Business Tenancy.

## POLICIES

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

The National Planning Policy Framework (NPPF) revised July 2018

North Lincolnshire Council Local Plan

NLC Core Strategy

And 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 use of condition or 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 88: (Re Ensuring the vitality of town centres)**

This sequential approach should not be applied to applications for small scale rural offices or other small scale developments.

#### **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, in particular the development of green tourism making the most of the area's important natural and built environments.

### **Core Strategy Spatial Objective 4**

#### **Spatial Objective 4: Creating Greater Economic Success**

4.16 To create a strong, competitive and diverse economy by encouraging business growth and employment opportunities supported by the delivery of strategic employment sites and improvement of the range and level of skills by developing a higher education sector.

4.18 A strong rural economy is also vital to the future of North Lincolnshire; therefore the sustainable diversification of the rural economy will be supported to ensure that rural areas remain vibrant.

### **CS3 Development Limits**

5.64 The exact extent of development limits will be defined in the Housing & Employment Land Allocations Development Plan Document. Development limits will not be applied to those settlements classed as rural settlements in the countryside. Development in these locations will only be permitted where it is appropriate to the functioning of the countryside.

### **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.

Para 10.2 Ultimately, the LDF supports the growth of the local economy by ensuring that the area's towns, villages and countryside are vibrant, thriving places to live, work, visit and relax.

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 make reference 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.

## 1) JUSTIFICATION

**Policy RD2** allows only those developments in open countryside that are “demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services.

The 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 a dwelling in connection with this land based agricultural business. 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 make reference to the criteria for a permanent dwelling as follows:

- i) Clear evidence that a firm intention and ability exists to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions).
- ii) Functional need.
- iii) Clear evidence that the proposed enterprise has been planned on a sound financial basis. The National Planning Policy Framework makes no reference to temporary dwellings.

- 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.

1.6 Although now 'withdrawn', the guidance contained within Planning Policy Statement 7: Annex 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 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:'

- (6) 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.
- (7) The need relates to a **full time worker**.
- (8) 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.
- (9) 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

- (10) Other **planning requirements** e.g. in relation to access or impact on the countryside are satisfied.

**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:

6. 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);
7. functional need;
8. clear evidence that the proposed enterprise has been planned on a sound financial basis;
9. 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
10. 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 Para 15 Other occupational dwellings**

There may also be instances where special justification exists for new dwellings associated with other rural based enterprises. ....

Local planning authorities will apply the same stringent levels of assessment to applications for such new occupational dwellings as they apply to applications for agricultural and forestry worker’s dwellings. ....

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 existing rural enterprise.

## **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 Farm Business**

The business is a substantial mixed arable farming enterprise which specialises in growing cereals, pulses, sugar beet, maize and grass for hay across Northern Lincolnshire. which currently extends to 637 acres of crop growing and a further 2000 acres of crop harvesting and baling. This extra work gives valuable income as well as employment.

The business has been operating for nearly thirty years and since those early days, the business has continued to be a profitable and growing business. Operating from the farmyard at Station Farm, Sturton Mr Richardson has operated as a sole trader. He has now been joined by his daughter Emily who has recently gained a degree in agriculture. Emily is now a partner in the business with her father. This gives a golden opportunity for the business to grow and continue to thrive.

The business supports three employees in addition to Mr Richardson. The work force has grown over the years from 1 to 5 and will continue to increase as the business grows.

### **Machinery please see Appendix C**

#### **Farm buildings**

A full range of appropriate modern farm buildings have been erected in recent years by the applicant during the period he was building up the business.

#### **Existing dwelling**

There is no house associated with the premises and land at Mendle Farm which belongs to the applicant. As stated earlier in the report, it is essential for the business to continue to be sustainable that provision is made for a permanent dwelling at Mendle Farm.

### **Justification of need**

As with any agricultural enterprise there is a need for someone to be on site for most of the time. This is made more pertinent for Mr Richardson's business as much work is carried out beyond the normal working day. (See Appendix B)

The size of machinery involved means that moving from one location to another during harvest or drilling periods is done very early in the working day and the return late in the day. This is followed by the need for regular evening working doing routine and emergency maintenance or repairs. Most of this early and late work is undertaken by Mr Richardson. This is usually when employees have gone home for the night or arrive in the morning.

The machinery is mainly stored outdoors in the farmyard, and although there are dwellings nearby, none are part of this business, and there are no guarantees of around the clock presence to ensure the site is secure. Despite the neighbouring dwellings, Mendle Farm is in a remote rural location.

The presence at night of a resident employee will greatly reduce the risk of disruption to the business. Apart from the risk of loss by theft, there is a much greater risk of loss by arson as large quantities of baled straw and hay are stored at the farmyard.

The total replacement cost of machinery and produce at risk at any one time is £960,000. (see Appendix B)

PPS7 states that agricultural dwellings need to pass a functional need test, as detailed in paragraph 4. The above explanations fit into 4 (i) and 4 (ii) as the specialist machinery and high value and highly inflammable produce stored at the premises will attract the attention of those looking to make money out of someone else's property, or cause grievous harm to that property. This business is nothing without the machinery, and the machinery is predominately specialist and cannot be found in a machinery dealer's yard.

The presence of a dwelling presents the opportunity to provide good facilities for the employees and visitors. Current facilities are rudimentary. This will improve the working conditions for the employees encouraging staff, and attracting new employees when required.

### **Functional Need**

As much of the work at the farm base is carried out early and late, and 90% of the day time working is away from base, the necessity of permanent office and staff facilities is critical to the smooth running of this very busy enterprise. The importance of good communication and availability of back up help is crucial. Safety and care of personnel is of paramount importance.

### **Need Related to a Full-time Worker**

The appraisal will look at the labour needs of a large arable farming business involving strict timeline requirements for land preparation, crop growing and protection. The employees are all required to be multi-skilled and available for working on a flexible time basis. This often requires working 7 days a week at critical growing and harvesting periods.

### **Viability**

This business was set up by a member of a longstanding local farming family who have farmed in and around Scawby and Holme for more than three generations of the Richardson family. .

### **Alternative dwelling**

There are no vacant properties or properties for sale close enough to meet the needs of the farm. There is a property for sale on Holme Lane, but not near enough to the farm, and beyond the budget for the farm. See Right Move Report.

## THE BUSINESS

### PROPOSAL

The proposal is to build a dwelling house on the farm to provide accommodation for essential staff to ensure the safety of employees and security of equipment. Just in excess of £1 million has been invested in machinery alone in recent years. In addition Mr Richardson has purchased and erected new buildings in line with the business expansion. To replace machinery and stock at discounted prices would be just under £1 million, and this does not include the buildings. Insurance cover is in place, but any business interruption inevitably goes beyond the scope of a commercial insurance policy.

### Justification of need

As with any agricultural enterprise there is a need for someone to be on site for most of the time. This is made more pertinent for Mr Richardson's business as much work is carried out beyond the normal working day. (See Appendix B)

The size of machinery involved means that moving from one location to another during harvest or drilling periods is done very early in the day and the return late in the day. This is followed by the need for regular evening working doing routine and emergency maintenance or repairs. Most of this early and late work is undertaken by Mr Richardson.

There is a daily requirement for someone to drive employees from the farmyard to different locations of operation. The decisions as to where and when have to be taken on the day as weather and other circumstances determine.

Large machinery often requires an escort provided.

The machinery is mainly stored outdoors in the farmyard, and although there are two dwellings nearby, neither are part of this business, and there are no guarantees of around the clock presence to ensure the site is secure.

To the business the main concerns are safety of employees and public and security of machinery stocks of hay, straw and inflammable chemicals. It is not possible to exclude unauthorised persons without engaging in an extremely draconian system of high fencing and barriers which would in themselves produce unacceptable intrusions into the landscape.

The presence at night of a resident employee will greatly reduce the risk of disruption to the business.

PPS7 states that agricultural dwellings need to pass a functional need test, as detailed in paragraph 4. The above explanations fit into 4 (i) and 4 (ii) as the specialist machinery stored at the premises will attract the attention of those looking to make money out of someone else's property.. This business is nothing without the machinery, and the machinery is predominately specialist and very costly. The risk of arson is ever present in our countryside particularly post-harvest in the autumn when stocks are at a maximum. Up to 4000 tonnes are stored at 2018 value of £70 per tonne in buildings with open sides.

The presence of a dwelling presents the opportunity to provide good facilities for the employees. Current facilities are rudimentary. This will improve the working conditions for the employees encouraging staff, and attracting new employees when required.

Whilst security may not be a strong planning consideration it is a fact that every year rural crime costs millions of pounds and causes untold anxiety across the UK. Based on insurance industry claims data, rural crime cost the UK £44.5m last year (2017). With an increase of 13.4% on the previous year, rural crime is rising at its fastest rate since 2010.

See list of “at risk” machinery, grain and straw at APPENDIX B

### **Functional Need**

As much of the work at the farmyard is carried out early and late, and 90% of the day time working is away from base, the necessity of permanent office and staff facilities is critical to the smooth running of this very busy enterprise. The importance of good communication and availability of back up help is crucial.

Safety and care of personnel is paramount, and employees will often be working alone which carries additional risks. Employees are skilled, but machinery failures or the impact of severe weather can turn a safe situation into a dangerous one.

### **THE CURRENT POSITION**

The company is responsible for growing and harvesting 600 acres of sugar beet, Winter Wheat, Winter and Spring Barley, Maize and Winter Beans. The rotation includes 50 acres of fallow land. In addition, Mr Richardson bales and carts straw from another 2000 acres from neighbouring farms. In addition, Mr Richardson undertakes hedge cutting on behalf of other local farmers, providing additional employment opportunities.

### **DWELLINGS**

None.

### **THE FUTURE PLANS**

Mr Richardson has now brought his daughter Emily into partnership following her successful graduation in Agriculture. Their plans are to continue to increase the acreage farmed and harvested, as well as exploring new opportunities to increase the productivity and profitability of the business. This augurs well for the future, including increased employment opportunities.

### **ADDRESSING RELEVANT POLICIES**

#### **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 employee safety grounds and business security 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 an outline application, and the intention would be to address such details through reserved matters.

## **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 business, it is clear that John Richardson has established a business that has 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 employment opportunities. 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 the 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.

### 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 diversified agricultural and land-based business.

### 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. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

This location is not served by a regular public transport service. School buses do operate and serve the primary school at Holme Valley, Bottesford, and secondary schools in Brigg or Scunthorpe.

### 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:”*

### 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.”*

Statistics from the John Nix Farm Management suggest that the business is operating very efficiently, as standard data would indicate a labour requirement of significantly more than the current 5 employees.

### Cropping and other tasks 2019

Winter Wheat	116 acres
Winter Barley	79 acres
Spring Barley	82 acres
Sugar Beet	62 acres
Maize	131 acres
Spring Beans	59 acres
Fallow	52 acres
Hay	47 acres
Total	628 acres

In addition to the above Mr Richardson harvests another 1725 acres of cereal crops and bales and carts the straw to storage at Mendle Farm.

These crop growing and harvesting operations require 987 Standard Man Days representing 3.5 Standard Man Years.

The remaining labour requirements are for additional agricultural contracting work in the Brigg and Scunthorpe area. This work accounts for the equivalent of 1.5 Standard Man Years.

### **The Three Year Rule**

Although this is a new application, the business has been operating for four years in its present form, and for 20 years in total.

Appendix A will be found at the end of this report in respect of Income and Expenditure and forecasts. Audited accounts are available should these be required.

### **Alternative Dwelling**

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

### **Impact on the countryside**

Matters relating to impact on the countryside will be covered by Development Control when determining this application for full Planning Permission.

The location chosen for the new dwelling is immediately adjacent to the farmyard, and screened by existing farm buildings and leylandii hedging.

The dwelling will be an appropriate design for the location, and up to 185 square metres of domestic residential area.

The impact on the countryside will be very low.

### **Flood Risk Assessment**

The proposed site is in Flood Risk Zone 1.

## SUMMARY

The application reflects the needs of a successful 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

#### Income and expenditure net margins 2014/2017 (agriculture only)

Figures available on request. The company has produced good profits year on year and has a strong balance sheet.

### APPENDIX B

Machinery and stock at Mendle Farm at current values

6 John Deere Tractors	240,000
JCB digger	20,000
2 John Deere teleporters	20,000
3 Big Balers	180,000
Crop Sprayer	15,000
Fertilizer spreader	2,000
Seed Drill	8,000
Ploughs	20,000
4 Grain Trailers	16,000
3 Bale Trailers	21,000
Combine Harvester	25,000
Workshop tools	20,000
<b>Machinery total</b>	<b>587,000</b>
Grain in store	54,000

Straw in barns	300,000
Hay in barn	19,000
<b>Produce total</b>	<b>373,000</b>

**Total at risk in the yard   £960,000**

**Regular Unsocial hours working**

6am – 8am    Check machines over:

- Fuelling
- Routine maintenance
- Cleaning tractor and harvester windows

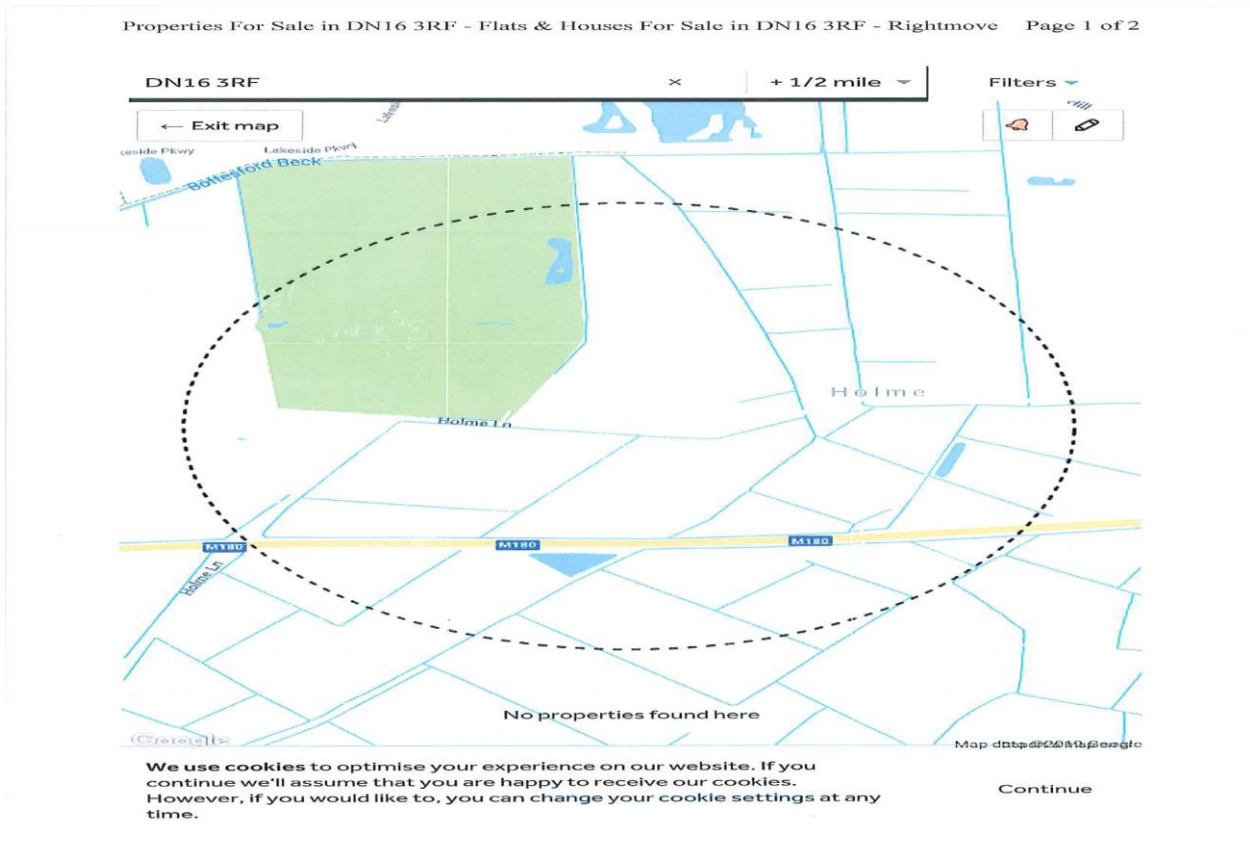
6pm – 8pm    Check machines over

- Grease all points
- Fitting new parts to those worn out by soil contact and wear and tear
- Repairing bent or broken parts
- Secure all machinery for the night
- Deal with Paperwork

**APPENDIX C**

**RIGHTMOVE SEARCH**

It is not possible to produce a RightMove report for this area as there are no properties currently available on the market. (see RightMove map below.)



<https://www.rightmove.co.uk/property-for-sale/map.html?includeSSTC=false&keywo...> 13/03/2019