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As per Dick I



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Agricultural
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Residential
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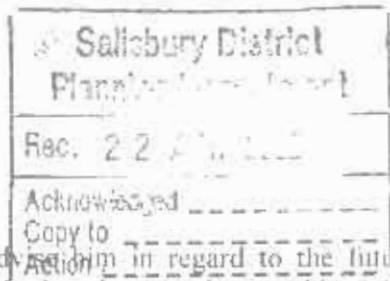
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Our Ref: PWP/MLD/13894

14th April 2005

Salisbury District Council
Planning Office
Wyndham Road
SALISBURY
Wiltshire
SP1 3AH



Dear Sirs,

RE: MR M GREEN - GREENLANDS FARM

We have been instructed by Mr Martin Green to advise you in regard to the future management of his agricultural business. He consulted us because he considers that there is a need for the person responsible for the management of the livestock at Greenlands Farm to live on site. Therefore an agricultural worker's dwelling should be constructed at Greenlands Farm.

I undertake a considerable number of appraisals in regard to the need for agricultural dwellings. These appraisals are prepared not only on behalf of private Clients but also on behalf of other local authorities. In particular I have been consulted by both New Forest District Council and the Isle of Wight Unitary Authority in regard to applications that they have received for agricultural worker's dwellings when I have been asked to prepare a report on the need for the agricultural dwelling based upon the guidance given in both PPG7 and more latterly PPS7. Therefore I consider that I have the necessary experience to consider whether Mr Green is justified in his belief that planning permission should be granted for an agricultural dwelling at Greenlands Farm.

It is initially important to set out the background to this case. Mr Green and his family have farmed at Greenlands Farm for many years, Mr Green taking over in about 1970 from his late father. He originally lived at Greenlands Farm, however because this house was to the south of the A30 and because of the fact that he had the opportunity of buying his current house with some additional land, he sold Greenlands Farmhouse in about 1988 and moved to his current residence. The additional land was beneficial to his agricultural business.

He however maintained a residential presence at the farm buildings because following his move to his current house he located a residential caravan at the farm buildings which is sited adjacent to the formal milking parlour. This caravan has been occupied for many years on an informal arrangement by a worker who assisted Mr Green on the farm on a part-time basis and who in particular dealt with all out of hours emergencies calling Mr Green when necessary to come and deal with difficult calvings and any other matters that required his attention. The worker was obviously able to deal with some matters without calling Mr Green. Unfortunately approximately two years ago this worker was involved in a motorbike accident which left him incapacitated and he has since had to move to more suitable accommodation as a result of the injuries suffered in the motorbike accident. Therefore Mr Green now has to review the staffing on his farm, at 64 years old Mr Green can no longer undertake the physical workload necessary to run a farm successfully, this is partly as a result of his diagnosed heart condition. Therefore there is

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- N.E. Sheppard FSAEA
 - J.R. Trubshaw FRICS FAAN

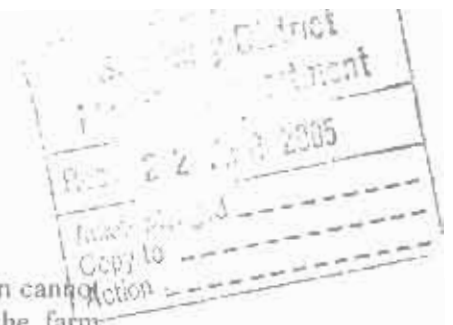
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a need for a sole worker at Greenlands Farm that we have to consider. Mr Green cannot continue to run Greenlands Farm without a full time farm worker living at the farm buildings because with the number of animals that Mr Green keeps on site he simply cannot provide the degree of attention and care that is required to successfully run his business.

Therefore we must consider the planning policies and government guidance given in regard to the provision of agricultural, forestry and other occupational dwellings. Firstly we have the Salisbury District Wide Local Plan which at Policy H27 deals with the provision of agricultural dwellings. I consider that based upon the information that we provide within this supporting letter the policies within Policy H27 have been met. We then have government guidance including Planning Policy Statement 7 which we will deal with in detail and also we believe that PPG13 is relevant in that the provision of a dwelling on this farm will mean that there are less journeys to and from the farm by the worker responsible for the management of the livestock. Turning now to the primary government guidance, this is set out in Planning Policy Statement and in particular Annex A which deals with the provision of agricultural, forestry and other occupational dwellings etc.

Therefore we wish to formalise the position in regard to the need for a full time agricultural worker to live at Greenlands Farm. In that regard we are instructed to submit an application for an agricultural workers dwelling in relation to the requirement for an agricultural worker at Greenlands Farm. Therefore we must address the guidance set out in Planning Policy Statement 7 (PPS7) and in particular Annex A which deals with the provision of agricultural, forestry and other occupational dwellings.

Paragraph 1 of Annex A says in summary that *whilst it would often be convenient for workers to live in nearby towns or villages there will be some cases where the nature and demands 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.* It goes on to say that *whether this is essential in any particular case would depend upon the needs of the enterprise concerned and not the personal preferences or circumstances of any of the individuals involved.*

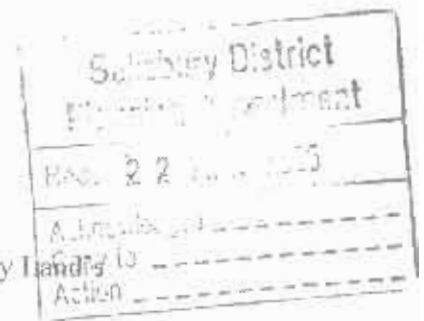
Therefore we must address the needs of the enterprise undertaken at Greenlands Farm and consider Greenlands Farm itself rather than necessarily the preferences or circumstances of the Applicant. In that regard it is, I believe, important to summarise the farm at Greenlands Farm. The current livestock run by Mr Green is a beef suckler herd of 70 cows together with their followers. The land available is the land that has historically formed part of Greenlands Farm and amounts in total to 44 hectares at Greenlands Farm together with a further 3 hectares adjoining Glasses Lane and approximately 5.5 hectares adjoining Cromwell Manor House.

Paragraph 3 of PPS7 Annex A deals with the criteria necessary to be fulfilled if a permanent agricultural dwelling should be allowed.

Paragraph 3(i)

There is a clearly established existing functional need (see paragraph 4)

In this particular case Mr Green has 70 beef suckler cows and 63 followers. Therefore we need to determine whether this creates a functional requirement or not. In this regard it is helpful to consider the County Land Agent's report prepared in 1997 at the time of the



previous application when there were 68 suckler cows on the farm and the County Land Agent report supported the functional requirement.

More recent contemporary comparable applications have been considered by the New Forest District Council where it has been accepted that 70 suckler cows does provide a functional need to live on site and in particular in a recent Appeal Mr Kilford once again in the New Forest District Council area was successful and the Inspector accepted there was a functional requirement in regard to a holding with 60 suckler cows (Appeal References: APP/B1740/C/04/1145723 & APP/B1740/C/04/1145724). Therefore it is my contention that there is a clearly established existing functional need.

Paragraph 3(ii)

The need relates to a full time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement.

Once again this has been considered in the previous appraisal prepared by the County Land Agent and it is my contention that this criteria is fulfilled. It is generally accepted by those advisors preparing appraisals in regard to applications for agricultural dwellings that 70 suckler cows does create a functional requirement for the person responsible for the management of the suckler cows to live on site

In addition when using the standard data available in a management book such as the Agricultural Budgeting and Costing book there is an allowance of 17 hours per animal per year or 2.13 standard man days per animal per year. There are then 70 calves taken which are retained for approximately another year from weaning until they are strong stores or finished which require 122 man days per year. There is then the annual maintenance of the grassland which requires another 6 standard man days per year. There is then the further maintenance and management of the farm which requires an additional 25 days per year giving a total of 302 standard man days per year which is a full time unit

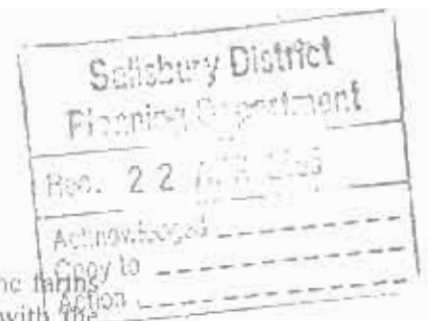
Paragraph 3(iii)

The unit and agricultural 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 (see paragraph 8)

Once again this criteria has been addressed by the previous appraisal. This farm has been established for many years. Over those years the farm has always made a profit. Obviously through the years the profits have varied however I have been able to inspect the accounts which have been made available to me and I am able to confirm that the agricultural activities carried out at Greenlands Farm has been profitable in the last three years and the accounts can be made available on a confidential basis.

There is, I believe, clear evidence that the business is currently financially sound because the business has a significant number of livestock and the current prospects for the beef industry following the introduction of the Single Payment Scheme is good with finished beef cattle prices having increased since the 1st January 2005 and also with beef store cattle continuing to sell exceptionally well in the market.

Therefore at the present time whilst the subsidy regime may have changed the prices achieved for the stock produced by a farm such as Greenlands have increased and Mr



Green will be entitled to a Single Payment entitlement in regard to the land that he farms at Greenlands Farm and we believe that the Single Payment Scheme together with the Environmental Stewardship Schemes that will be available to all farmers will enable businesses such as the one undertaken by Mr Green at Greenlands Farm to continue to operate in the future in a profitable manner.

Paragraph 3(iv)

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

There are no other dwellings available to Greenlands Farm that fulfil the functional requirement. Indeed this application seeks to regularise the slightly informal situation that has arisen over the years in that this agricultural dwelling will replace the informal workers caravan that has been located at Greenlands Farm for many years.

We also think that at this particular criteria it is important to address comments that were made at the time that the last planning application was considered in 1997. At that point there were allegations that Mr Green had sold off other properties that could have fulfilled the functional requirement. This in fact is not correct. Whilst it is acknowledged that Greenlands Farmhouse was sold in about 1988 this house was not subject to an Agricultural Occupancy Condition and the sale of this property enabled Mr Green to, in part, increase his land holding and therefore the sustainability of his farm. In addition when this property was sold he located the residential caravan at the farm buildings because he found that he needed a full time presence at the farm in order to deal with the functional requirements of the stock. Therefore the sale of Greenlands Farmhouse resulted in more land being made available to Mr Green without, at that time, affecting the management of the livestock at the farm.

There has also been an allegation that a property known as The Beeches which was a dilapidated First World War hut used as the camp post office was sold off by Mr Green. Whilst it is correct that the site belonged to the Green family, the site did not belong to Mr Green personally, it in fact belonged to his late father and had to be sold following his death in order that inheritance tax liabilities and the inheritance due to Mr Martin Green's sisters could be met. Therefore the sale of this site was something that was outside the direct control of Mr Green and there was no benefit to Mr Green from the sale of the site.

Therefore in our opinion there are no other dwellings that could fulfil the functional requirement and in our opinion when considering the history of the holding there are clearly no dwellings or buildings that have recently been sold separately from the farmland and quite clearly whilst there may have been sales in the locality of Greenlands Farm in the past these have been adequately explained and some 17 years later it is not unsurprising that the needs of the holding have evolved. Clearly with the demands of any business it is not possible for a site to be acquired for possible future use nor can a dwelling be retained for possible future use because the economics of the business simply do not allow for that to happen.

Salisbury District Planning Department
PLN 22 APR 2005
Approved by _____
Copy to _____
Action _____

Paragraph 3(v)

Other planning requirements, eg in relation to access, or impact on the countryside, are satisfied.

We consider that the site chosen by the Applicant for the dwelling is a very suitable site. It relates well to the existing farm buildings and is suitably located in order to provide the necessary management, stock care and security that is needed. The access makes use of the existing agricultural access and therefore will not create any additional entrances on to the A30 and indeed by having a full time presence at the holding it may actually reduce the number of journeys to and from the farm because at the present time Mr Green has to travel from his own house to his farm in order to undertake all livestock and management responsibilities. The Applicant proposes to use traditional local materials so that the dwelling will have a traditional appearance and so that it will create a harmonious addition to the area of Outstanding Natural Beauty.

Therefore in conclusion we consider that this is an application that can be supported by the Salisbury District Council in that it addresses the policies of the Local Plan relating to the provision of agricultural dwellings and also fulfils the criteria set out in Planning Policy Statement 7 Annex A that relate to the provision of agricultural dwellings. In particular we believe that this is a modest dwelling commensurate with the management requirements of Greenlands Farm.

Finally Mr Green has also asked me that he would be willing to enter into a Section 106 Agreement to provide further protection to the Salisbury District Council and he would also be prepared to provide the R2 contribution as well.

If you require further information then please do not hesitate to contact me.

Yours faithfully,

for SYMONDS AND SAMPSON


PHILIP W. POLLARD FRICS FRAV

Enc:

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APPENDIX II

AGRICULTURAL PLANNING ASSOCIATES

7th June 2005

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The Chief Planning Officer
Salisbury District Council
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Salisbury
SP1 3AH

30 Bulkington
Devizes
Wiltshire
SN10 1SL
Tel: 01380 828829

Email: tony@coke.fsbusiness.co.uk

Your ref

Our ref APA004/011

For the Attention of Adam Madge

Dear Sir

Town and Country Planning Act 1990
Proposed Agricultural Dwelling at Greenlands Farm, Sutton Mandeville

Thank you for your kind instruction requesting an agricultural appraisal of the need for an agricultural dwelling at the above site.

We enclose our report which we trust is suitable for your purposes. Should you have any questions concerning the report or if you would like to discuss any points in further detail then please do not hesitate to contact me.

Yours faithfully

A.M.Coke BSc (Hons) MRICS FAAV

**AGRICULTURAL ASSESSMENT OF PLANNING APPLICATION IN ACCORDANCE
WITH PLANNING POLICY STATEMENT SEVEN OF AUGUST 2004.**

1.0	REFERENCE	APA/04/011
1.1	Proposed Development	Erection of Agricultural Worker's Dwelling.
1.2	Planning Authority	Salisbury District Council
1.3	Planning Application No.	S/05/0824
1.4	Applicant	Mr M.Green
1.5	Site Address	Greenlands Farm, Sutton Mandeville

2.0 DESCRIPTION

2.1 Location

Greenlands Farm lies immediately north of the A30, between the settlements of Fovant and Sutton Mandeville, about 10 miles due west of Salisbury. The land is divided by the A30, with a block to the north and a block to the south of the road. The farm buildings are north of the A30. The farm lies in open countryside with isolated dwellings and farmsteads.

2.2 Land

2.2.1 Area and tenure

The applicant's freehold ownership extends to approximately 52.5 hectares (130 acres). No other land is occupied aside from the freehold land.

2.2.2 Soil Type and Characteristics

The soils are classified in the Bromsgrove association which is described as well drained reddish coarse loamy soils mainly over soft sandstone.

3.0 FARMING PRACTICE

3.1 Existing

The principal farming practice comprises the production of store cattle for the beef trade. The beef enterprise comprises a herd of 70 suckler cows. The cows are calved over two periods, September to October (inclusive) and January to February (inclusive). Youngstock are single suckled, weaned and reared through to approximately eight months old at which point they are sold, for onward rearing. At the time of inspection I was advised that in addition to the suckler cows some 63 youngstock were also on site.

The land is all in grass and the main winter fodder is silage. As can be seen from the soil classification the land is light and free draining; the applicant states that the cattle have been out-wintered in previous years, with cows brought in for closer attention close to, during and after calving.

3.2 Proposed

The applicant plans to rear the progeny from the suckler herd through to a finished weight at approximately 24 months old. In addition, the applicant will change the cattle breed from the current Charolais and Simmental cross to a more traditional Aberdeen Angus cross. To facilitate the additional quantity of cattle the applicant plans to construct a new covered yard as a replacement for some of the older farm buildings.

3.3 Comments

I understand that the farmland and buildings have been in the ownership of Mr Green's family for many years; Mr Green took day to day control of the farm from his father in 1970.

3.4 Buildings

The farm buildings lie at the southern end of the farm and are accessed directly off the A30. The buildings include:

1. A covered yard, constructed with a steel portal frame, profile steel sheet to the upper elevations and concrete block walls to the lower elevations.
2. Adjoining the west of building 1 is a former cow tether shed, with adjoining dairy and Hosier Ball six stall abreast milking parlour. This small range of buildings is redundant to the present farming practice and the applicant plans to replace the buildings with a further covered yard.
3. A bull pen and loose box, adjoining building 1 to the east
4. A range of former cow kennels, now re-spaced internally to provide 28 pens in four banks of seven
5. A three bay Dutch barn
6. A touring caravan, located immediately north of the milking parlour.
7. A further three bay Dutch barn.

4.0 EXISTING ACCOMMODATION

4.1 Dwellings owned by applicant

The applicant lives at Cromwell Manor House, which lies some 2.5 miles distant from the holding when accessed by the public highway.

5.0 LABOUR REQUIREMENTS

5.1 Existing

There is a labour requirement for one unit, full time at the farm.

5.2 Anticipated if proposals undertaken

The proposed increase in the number and age of youngstock will present a labour requirement in excess of one unit full time.

6.0 FUNCTIONAL NEED

6.1 Existing

It is my opinion that the present farming system generates the following elements of functional need:

- The need for close attendance immediately before, during and after calving. The level of human intervention during calving will vary from cow to cow; some experienced easy calving dams require very little attention, whereas first calving heifers may require a great deal of assistance.
- The need to treat sick or injured animals.

- The need to provide security to the holding, so far as that assists animal welfare.

From the existing farming practice, the period of greatest need for close attendance is during calving, which spans approximately four months of the year. During that period there is a need for cows close to calving, calving and immediately following calving to have regular inspection and assistance where needed. It is my opinion that need requires an essential presence on site.

Outside of the calving period there is a requirement to provide close attention to sick or injured animals. This need does not necessarily require an essential presence on site. Part of the purpose of routine management and stock husbandry is the early detection of injury and illness. In such cases the animal is isolated and treated and, if necessary, retained in isolation until it is sufficiently recovered to re-join the herd. If necessary, the animal can be checked at regular intervals, day and night.

Security needs are an inherent concern. PPS7 is clear that security needs should only be considered so far as they relate to animal welfare (paragraph 6 of Annex A). In this context it is noted that the livestock are at pasture for the majority of the time.

Overall it is my opinion that the functional need at the holding is partial, reaching its peak during calving.

6.2 Anticipated if Proposals Undertaken

The applicant proposes the expansion of the rearing enterprise. Such an expansion will not impact on calving, but it will mean a greater quantity of livestock at the holding during the course of the year. Such an increase will of course mean that the number of injuries and sickness may rise, however, it is my view that the functional need will remain partial.

7.0 FINANCIAL TEST

7.1 Existing

The applicant has, on a confidential basis, supplied copies of the accounts for the last two trading periods. The accounts show a profit for both trading periods. The profit for the 2003 period indicated viability. The profit for the 2002 period was close to the viability threshold.

Based on the most recent accounting period, it is my opinion that the holding has attained viability. It is important to note that further information is awaited from the applicant's advisors to verify issues associated with the financial information.

Subject to the forgoing paragraph, I confirm that the holding has demonstrated viability.

7.2 Anticipated if Proposals Undertaken

The returns from the beef enterprise will improve with the expansion of the finishing unit.

8.0 GENERAL COMMENTS

- 8.1 It is understood that the proposed dwelling will have a floor area of approximately 130sqm. In the event that it is accepted that the functional test is met it is then necessary to consider whether the proposed dwelling is unusually large in relation to the functional requirement or unusually expensive in relation to the income which can be sustained in the long term.
- 8.2 I confirm that the proposed dwelling is not unusually large. Based on the returns from the current enterprise it is my opinion that the dwelling could not be provided from commercially borrowed funds – the cost of a mortgage to fund the construction would exceed the profit from the unit, having deducted the cost of the proprietor's full time labour.

8.3. There are two factors which must however be taken into account. Firstly the applicant intends to fund the cost of the proposed dwelling from within his own resources, so no borrowed funds will be required. Secondly, the enterprise will be expanded so the long term returns will increase.

9.0 CONCLUSION AND OPINION

There is a partial functional requirement, which is at its peak during calving. Subject to the receipt of additional information the financial test is met.

I trust the above provides you with the information required. If you require any further information, or clarification on the any aspect of the above, please do not hesitate to contact the writer.

A.M Coke BSc (Hons) MRICS, FAAV

Note: This Report has been prepared on information provided by the Applicant and or the Applicant's Agent.

APA/04/011/AMC
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templates\sdc template dwelling.doc

Date 7th June 2005

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