



Agricultural Appraisal in Respect of

Heatherhill Farm

Water Lane

Bamford

Hope Valley

Derbyshire

On the behalf of

AD Hoggarth

Dated: 22nd February 2012

Prepared by

P S Hulland BSc (Hons) MRICS

Bagshaws LLP

The Agricultural Business Centre

Agricultural Way

Bakewell

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1.0 Introduction

This appraisal has been produced by Philip Hulland BSc (Hons) MRICS of Bagshaws LLP, following instructions received from Mr Anthony D Hoggarth.

This appraisal is to assist with pre application discussions with PDNPA prior to an application by Mr AD Hoggarth for an agricultural dwelling at Heatherhill Farm, Bamford, Derbyshire to house him as an agricultural worker.

This appraisal is designed to consider the need for the dwelling on the Holding, in both functional and financial terms and is based upon our inspection, information provided by Mr Hoggarth and our professional judgement.

2.0 Summary

This appraisal confirms the agricultural requirement for an agricultural workers dwelling.

We believe the holding and farming business fulfils both the functional and financial criteria outlined within PPS7.

3.0 Existing Agricultural Activities

Holding Description

Mr Hoggarth farms a large area of land from Heatherhill Farm. The farm complex sits in 22 acres, with a further 30 acres at Grindleford, 80 acres at Ringinglow and a further 30 acres are taken on summer grazing arrangements. In all the land farmed totals approximately 162 acres. The farm is operated from the Heatherhill unit which is the main farm complex.

Personnel

Anthony Hoggarth farms as a sole trader. Anthony is assisted on the farm by his father, Mr D Hoggarth who provides essential support to the farm. No other persons are employed. The business is run closely with the family Butchery business, based on the High Street in Dore, as well as producing stock for general sale.

Anthony currently lives in a caravan on the site.

Land

The area farmed extends to 162 acres, as detailed above. The majority of this land is owned, with a smaller proportion farmed on seasonal grazing licences.

Stocking and Farming System

My client operates a diverse mixed stock farm, all operated from Heatherhill Farm. Typical stocking is detailed below;

- Mr Hoggarth purchases calves at around 7 – 21 days old and fattens them up to the age of 24 – 30 months of age. Whilst some of these will be used in the family business, the majority are sold. Typically my client will have 140 head of cattle. Whilst largely housed, cattle are grazed when ground conditions permit.
- My client typically houses approximately 100 pigs. These are bought as weaners and fattened over a 3 – 4 month period before being sold on or used within the family business.
- Approximately 150 store lambs are purchased in the Autumn to graze silage aftermath and for winter grazing.
- The majority of the land is mown, with 2 – 3 cuts of silage taken depending upon the season.
- 250 turkeys are bought as day olds in August for Christmas sale.

In addition, my client undertakes a limited amount of silage contracting in the immediate locality covering approximately 60 acres.

History

Mr Hoggarth and his father have farmed from Heatherhill for 22 years demonstrating a clear commitment to farming in the area.

4.0 Functional Requirement

Labour Requirement

Given the extent of the farming activity, and the lack of suitable affordable property in the locality, it is felt essential that accommodation is made available on site.

An analysis of the labour requirement using standard man days (SMD) supports this assessment;

Stocking	SMD Requirement (per head or per acre)	Head or Area (ac)	Total SMD
<u>Cattle</u>			
0-3 month	2.63	10	26.3
3-6 month	1.13	10	11.3
6-12 month	0.81	40	32.4
12 – 24 month	1*	40	40
24 months plus	1.25*	40	50
<u>Pigs</u>			
Weaning to 35kg	0.14	100	14
<u>Sheep</u>	0.22* (6 month equivalent)	140	30.8
<u>Turkeys</u>	0.017 (4 month equivalent)	250	4.25
<u>Field Work</u>			
Silage 2/3 cut (assumed 2.5 cuts average)	0.61	110	67.3
Hay	0.51	37	19
Grazed only	0.06	15	0.94
Contract Mowing	0.61	60	36.6
TOTAL			332.89

The above figures are derived from The Agricultural Budgeting and Costings (ABC) Book 72nd Edition

** Excludes field work*

The above fails to recognise time devoted to general overhead activities including items such as property repairs and maintenance, machinery and equipment repairs and management time. Traditionally the above figures are increased by 15 – 20% to reflect this (a study by the University of Exeter however indicates that it can be much more than this, indicating that the proportion of time devoted to such activities was higher than expected, actually up to over 30% on some farms). Applying 25% the total SMD equates to **416.1 SMD**.

Based upon 275 notional 'Standard Man Days' equating to a full time employee, the full time labour requirement for this holding comes to **1.51 persons**. This would be sufficient to justify at least one and probably two further agricultural workers on the holding. This analysis serves to illustrate the need for labour on the holding.

Applicants Situation

Anthony Hoggarth currently resides in a caravan amongst the farm buildings and lives with his pregnant fiancée and two children off the Holding when time permits, who currently live just outside Leeds. Whilst on a personal level this is not satisfactory, from a functional perspective the absence of a permanent presence on site has caused difficulties, particularly in the winter time when all of the stock is housed and needs additional feed and water supplies need to be regularly checked.

This is particularly evident in the light of the labour requirement identified above, something that is only heightened in harsh winter conditions. It is proposed that Anthony permanently moves onto the farm holding to address this pressing need.

Commitment

Anthony and his father have farmed at the holding for over 20 years illustrating a clear, longstanding commitment to the farming enterprise.

Alternative Accommodation

Anthony currently lives in a caravan on site. Mr Hoggarth does have a small one bedroom terrace in Bamford however this cannot accommodate any of his family, and is still over a kilometre away. No further accommodation is owned. There is no feasible opportunity to convert existing buildings at Heatherhill Farm.

The average value of property in the Bamford area is particularly high. A search on 'Rightmove' reveals that whilst there are a number of properties on the market within the 'S33 0' postcode area, the asking prices are not affordable for an agricultural worker, averaging over £201,000 for terraced, £323,000 for semi-detached properties and detached properties averaging over £536,000.

Rental values are currently very high, largely fuelled by the lack of affordable properties to buy, making renting a property in the locality prohibitive.

Siting

The proposed location of the accommodation in close proximity to the farmstead would appear sensible given the need for persons on site and the layout of the holding. The approximate location is shown on the enclosed plan.

The farm complex is where the majority of the stock resides and where the labour requirement is at its highest.

The need for a worker to be housed on site has been more pronounced over recent winters with access through the village proving extremely problematic, and life in the caravan being particularly harsh. The winter period poses potential problems with freezing water supplies, lack of forage and other such animal welfare issues, something that accommodation on site would help address.

The presence of a worker on site would assist with feeding and general livestock housing. It would also be invaluable in the event of emergencies such as stock escaping and fire. Security has historically been an issue on site, with arson blamed for burning down pig building containing pigs at the time causing understandable distress. Cattle have also simply been let out of the buildings by third parties.

Obligations under the Code of Practice for the welfare of Livestock together with Health and Safety Legislation are difficult to comply without a continual presence on site. Statutory Instrument No. 216 Prevention of Cruelty to Livestock Regulations 1984 places a great emphasis upon avoiding pain and unnecessary stress to livestock.

5.0 Economic Viability

The holding to which this appraisal relates is financially sound and is in our view likely to remain so.

My clients accounts show that over the last three years the enterprise has made money, and there is no reason to think that this will not be built upon. Extracts from the accounts can be produced upon demand.

6.0 Conclusion

It is understandable that local authorities require a high burden of proof and are wary when granting consent for proposals for new agricultural dwellings, particularly in the Peak Park; with the risk of the agricultural planning provisions being abused.

It is however clear in this case that the farming enterprise is not only well established and sustainable, but it has demonstrated clear commitment to the farming the area in the future. This appraisal identifies the importance of additional labour on site, particularly given the labour requirements identified.

The proposed location of the dwelling is inconspicuous and in close proximity to the farm buildings.

In conclusion I consider that the application would meet both the functional and financial tests detailed within Planning Policy Statement 7 and accords with Local Plan Policy LC12.

Signed:

Philip S Hulland BSc (Hons) MRICS
For and on the behalf of Bagshaws LLP

Dated:

