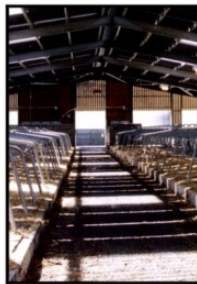


Agricultural Justification Statement
For a Rural Workers Dwelling

New House Farm,
Gorse Lane,
Tarleton,
Preston,
West Lancashire, PR4 6LH.
HOLDING NUMBER: 21/240/0048



Prepared For:
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Introduction 1.0.0

1.0.1 We act on behalf of Claire-Marie and Steven Rose of New House Farm, Gorse Lane, Tarleton. West Lancashire, PR4 6LH who have moved back to the farm to take over the day to day management and running of the farm business which consists of 213 Suckler cows, steers and followers.

1.0.2 Claire-Marie's parents who have run the farm to date have retired and the holding does not have any other dwellings apart from the parents' house which one cannot expect them to move out in retirement.

Location 2.0.0

2.0.1 New House Farm is located on Gorse Lane, in the village of Tarleton which is approximately 18 miles from the centre of (A59) Preston. Tarleton is a village and civil parish situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality.

Proposal 3.0.0

3.0.1 Claire and Steven are taking over the day to day management of a 213 suckler herd and followers. Based on animal welfare grounds a requirement exists for Claire to be on site on a full time basis specially during the carving time.

Functional Need 4.0.0

4.0.1 In supporting an application for a rural worker's dwelling the applicant must demonstrate a functional need. From previous application one can see that the business has expanded coupled with the continuous requirement of having skilled stockman on site for the livestock.

Section 336(1) of the Town and Country Planning Act 1990 defines agriculture as:

"horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or furs, or the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodland where that use is ancillary to the farming of land for other agricultural purposes. "

4.0.2 Standard Man Days (SMD) is a general estimate of the farm labour requirement per enterprise. A standard man year is 2,200 hours. This is 45 weeks' work of 39 hours (after holidays, illnesses etc. have been deducted), plus an average of 10 hours overtime per week ($45 \times 49 = 2,205$). These total hours are converted into 275 notional eight-hour standard man days. This figure includes an assessment for overtime but can be increased by further overtime working.

4.0.3 The labour requirement for housed beef is 1.8 per head per month therefore $1.8 \times 12 = 21.6$ per head per year $\times 213 = 4,600$ hours per year divided by 2,200 (Standard Man Year) = 2.09 Full Time Jobs.

4.0.4 Base purely on the management of the herd it can be demonstrates that a minimum of 2.1 full time workers are expected to be on the farm alone.

4.0.5 We have used housed beef as an average a suckler herd is probably near 2.1 per head per month therefore $2.1 \times 12 = 25.2$ per head per year $\times 213 = 5,367.6$ hours per year divided by 2,200 (Standard Man Year) = 2.44 Full Time Jobs.

Assessment of the Enterprise against the Policy

i) Is there a clearly established existing functional need?

4.0.5 Yes. The established enterprise rears calves and finishes stock for the farming business. DEFRA in 2006 published The Code of Recommendations for the Welfare of Livestock which applies to all farmers on the caring of and the welfare of the stock. These regulations were upgraded on 1st January 2013 and clearly demonstrate that there should be 24-hour supervision. The code also states that

“it is particularly important that you watch calves regularly for signs of diarrhoea or respiratory disease.”

4.0.6 In addition, young stock requires regular inspection as catching potential disease in the early stages is paramount for the welfare of all stock.

ii) The need relates to a full-time worker primarily employed in agriculture

4.0.7 Yes. The applicant and his employees are fully employed on the holding in the maintaining healthy stock. ***The Welfare of Farmed Animal Regulations 2000*** stress that animals which appear to be ill or injured shall be cared for appropriately without delay and that action should be taken immediately if any cattle are injured or appear ill or distressed. From a financial perspective, it is also vital to the success of the business that any losses are kept to an absolute minimum. Adequate and timely supervision at all times is therefore essential.

4.0.8 Young calves like to pick at straw to aid rumen development so it is imperative to give them fresh straw bedding daily and this also provides a thick bed of straw to soak up any damp, keeping the calves dry and warm and helping prevent disease

4.0.9 In the first 6 months, a lot of health monitoring is required, whilst their immune system develops. Young calves are susceptible to many forms of scours (diarrhoea) that can be fatal if not diagnosed and treated quickly within the first 12-24 hours. The same is true with diseases like pneumonia, joint ill, new forest eye, listeria and coccidiosis. Therefore, close monitoring is essential with regular checks throughout the day and especially last thing at night.

4.1.0 These checks have to be stepped up in times of stress such as dehorning which is done at a week old. This task is necessary to be done at this early age to comply with welfare standards and stop the animal growing horns. The horns will become a danger to themselves and other stock as well as the people looking after them.

4.1.1 These first year calves are housed in open yards for the remainder of the winter and spring months. They are generally turned out to grass at the age of 8 - 9 months in April. Once turned out there is still the need for regular care and observation on a daily basis. Regular health checks and worming take place throughout the grazing period.

iii) Established for more than 3 years

4.1.2 The enterprise has been established for more than forty years; Claire's parents have been farming their whole lives. The enterprise is profitable as set out in the accounts. The business is continuing to expand production and diversify as is required on any agricultural holding.

iv) The functional need cannot be fulfilled by another unit on the holding and in the locality

4.1.3 There is no other available dwelling on the holding. By reference to a number of Appeal decisions and case Law, where it has been demonstrated a functional need for a worker to be housed on a holding it is unreasonable to try and purchase a dwelling off site.

4.1.4 Clearly there is little or no opportunity to find a property in the immediate locality where a person can turn out in all weathers to attend to the livestock. It is often in extreme weather conditions that action has to be taken to secure buildings, fencing attend to frozen water pipes and adjust ventilation as well as the health of the animals as set out in the Anderson report and above.

Security 5.0.0

5.0.1 Farmers lost out on nearly half a million pounds in the past year after the costs of rural crime soared. Figures published by the NFU Mutual suggest that the financial impact of crimes in Lancashire were up a “staggering” 96 per cent.

5.0.2 The applicant is naturally concerned about the number of incidents reported and the fact that rural crime is increasing. Livestock are being targeted by thieves as well as stores and equipment. Security on farms is a material consideration. Therefore, a house at the buildings will reduce the risk of Crime. By reference to the former guidance PPS7 Paragraph 6 of Annex A stated that:

“The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling”.

National Planning Policy Framework (Revised 2019) 6.0.0

6.0.1 The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Achieving sustainable development

6.0.2 The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

6.0.3 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve

biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.0.4 These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

6.0.5 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

6.0.6 The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.

6.0.7 In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

6.0.8 To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

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

- a) 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;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

West Lancashire Local Plan 2012 - 2027 7.0.0

7.0.1 POLICY DE1 - Residential Development

7.0.2 Due to the large number of existing commitments, new residential development, including the renewal of existing planning consents, will only be granted for:-

7.0.3 Agricultural workers dwellings where there is a proven need and where they need to be located in a specific location;

7.0.4 The proposed application is supported by Policy DE1 as a functional need has been established.

POLICY DE6 - The Rural Economy

7.0.5 The reuse of existing buildings for small scale industrial (B1, B2 and B8 uses), tourism, self catering holiday accommodation and non-retail commercial development will be permitted in the countryside, including the Green Belt, provided that:-

- i. the building is of permanent and substantial construction and is capable of conversion without major reconstruction or extension;
- ii. the conversion and/or re-use will protect or enhance the visual quality of the landscape;
- iii. any loss of agricultural land would be minimal, the development would not lead to any significant deterioration in land quality, and, where there is a choice, the lowest grade of agricultural land would be used;
- iv. the proposal would not have a detrimental effect on the character of the local environment, local or visual amenity or highway safety;
- v. the proposal would not adversely affect wildlife or features of archaeological or nature conservation interest; and
- vi. where the proposal is for self catering holiday accommodation it shall be designed for that purpose and shall not include any external curtilage for individual units. All such accommodation will have strict conditions applied relating to duration of occupancy.

7.0.6 As a part of the farming business one would say although this application is not for the re-use of an existing building it does support the rural economy as it allows a business to continue with the next generation of the family business to continue.

Conclusion 8.0.0

8.0.1 The farming business is well established and has been expanding and growing for a number of years to remain viable and profitable in an uncertain market. The farming business needs a stockman to live on site to maintain the animal welfare, provide additional security and to help with the overall management of the farming operations.

8.0.2 With the type and nature of the work involved in an agriculture stockman and people involved with looking after large numbers of stock require to be on site. New House Farm has substantial numbers of livestock and can demonstrate a functional need for an agricultural worker's dwelling.

8.0.3 National and Local planning policy supports Rural Worker's accommodation and this application. The need to protect rural businesses is paramount for securing inward investment in the rural economy and the vitality of rural life. Farm workers are required to live on or near farms and the costs of property is high in the area making it impossible for farmers to buy additional properties locally.