

THE AGRICULTURAL AND BUSINESS CASE

AN AGRICULTURAL APPRAISAL AND PLANNING APPLICATION SUPPORTING STATEMENT

in relation to the provision of

**A SECOND PERMANENT AGRICULTURAL DWELLING FOR
OCCUPATION BY A FARM WORKER**

at

**TREVIGO FARM,
ST MINVER,
WADEBRIDGE,
CORNWALL
PL27 6RB**

for

**MR JOSEPH TREMAYNE VERNON & MRS GEMMA VERNON
T/A M J & M M VERNON**

AUGUST 2017

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CONTENTS

Item	Page No.
1. INSTRUCTIONS	3
2. BACKGROUND TO THE APPLICATION	3
3. LAND FARMED	5
4. FARMING ENTERPRISE	7
5. PLANNING POLICY	9
6. SUMMARY	14
7. QUALIFICATIONS	15

APPENDICES

Appendix 1 -	Location Plan
Appendix 2 -	Holding Plan
Appendix 3 -	Site Plan
Appendix 4 -	Functional Test
Appendix 5 -	Photographs of Trevigo Farm Buildings

**AN AGRICULTURAL APPRAISAL AND PLANNING APPLICATION
SUPPORTING STATEMENT IN RESPECT OF**

TREVIGO FARM, ST MINVER, WADEBRIDGE, CORNWALL PL27 6RB

1. INSTRUCTIONS:

- 1.1 We are instructed by the Applicants, Mr Joseph Tremayne Vernon and Mrs Gemma Vernon. Our instructions are to prepare an Agricultural Appraisal in relation to their application for Outline Planning Consent for an Agricultural Worker's Dwelling to provide permanent onsite accommodation for an agricultural worker on their farm holding at Trevigo Farm, St Minver, Wadebridge, Cornwall PL27 6RB.
- 1.2 In this case, the proposed agricultural worker will be [REDACTED] [REDACTED]. It is important to note that the proposed Agricultural Worker's Dwelling will be for the principal farm worker that will assist the Applicant with the day to day running of what is a new dairy enterprise on the farm. It is proposed that they will move to Trevigo Farm to provide crucial assistance to Mr Vernon in the running of the farm business as will be set out in this Report.
- 1.3 A meeting was held at Trevigo Farm to inspect the proposed Application Site, and other potential sites on the holding. The current farming activities were reviewed, and the current livestock numbers and acreages established, in order to prepare the detailed Agricultural Appraisal necessary to support the Application for a second permanent dwelling on the farm.
- 1.4 Previously, the Applicants submitted an Application for Pre-Application Advice to Cornwall Council, with Reference [REDACTED]. This was validated 24th February 2017 and the Council's response was due by 7th April 2017. However, due to staffing issues at Cornwall Council, the response was not issued to Mr Vernon until 9th June 2017 resulting in a delay from the expected 8 weeks to a total of 17 weeks before the advice was received.
- 1.5 We understand that Mr Vernon has now opted to submit an Application for Outline Planning Permission (all matters reserved) in order to try and achieve permission for the principal of an Agricultural Worker's Dwelling, with the intention of then following up with an application for detailed planning soon afterwards.
- 1.6 Therefore, this Agricultural Appraisal centres around the functional need for an Agricultural Worker's Dwelling at Trevigo Farm.

2. BACKGROUND TO THE APPLICATION:

- 2.1 The Applicants, Mr and Mrs Vernon, have lived and worked at Trevigo Farm most recently since August 2012, immediately prior to

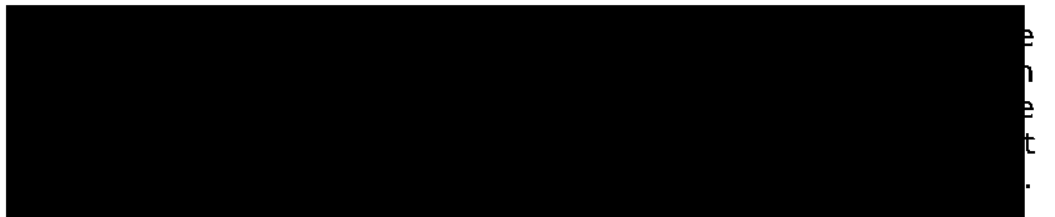
2.2



2.3 Up until 2002, Joe's father had run Trevigo Farm as a dairy farm with 90 milking cows present when the farm ceased dairying approximately 15 years ago. Following this, Joe's father switched the farming system to contract rearing of dairy heifers for a local dairy farm. This enterprise grew year on year until reaching a peak in 2016 with about 400 head present on the farm. Running adjacent to the contract rearing business, Joe Vernon's father was also rearing and finishing his own beef cattle on the farm.

2.4 Joe Vernon, the Applicant, took ownership of the farm in 2014 having been back at home for approximately two years. Shortly after his return, Joe made the decision to take the farm back into dairying, seizing the opportunity to establish a new herd due to the fall in milk price and cessation of the quota system. Joe took this opportunity as animals were available, prices lower, and as he had taken ownership of the land a year or so prior to this.

2.5



2.6 Whilst the contract rearing and beef finishing enterprises were being wound down, Joe Vernon began building a new herd of dairy cows mainly through private purchases, some through livestock markets, and with animals being purchased from all over the country. These animals were mainly purchased as calves, and have since been reared on the farm. The oldest of these are now around 30 months, and all of these are to be first time calvers in 2017. Five have calved already, of the 330 mature females on the farm that are potentially in-calf. Allowing for around 10% failing to have taken, it is anticipated that around 300 cows will have calved by the end of October 2017 by which time Joe Vernon will be fully up and running with a dairy farm milking approximately 300 head.

2.7 Joe Vernon was able to secure a Milk Contract with [REDACTED] in [REDACTED] 2016, following approximately twelve months of detailed negotiations. [REDACTED]



2.8 There are also 65 x 10 month old heifers which should be bulling in around Autumn 2017 to produce the next generation of dairy cattle on the farm following the average 283 day gestation period.

- 2.9 The farm is owned and operated by Joe Vernon and his wife Gemma, [REDACTED] the sole dwellinghouse on the farm which is known as Trevigo Farmhouse and which is a five bedroom farmhouse of traditional stone and slate construction.
- 2.10 This has undoubtedly been a massive change of direction for Trevigo Farm, and for Joe Vernon and his family. Joe is still in partnership with his father; Joe is the owner occupier and his father is essentially retired from physical farm labour although providing much valued assistance to Joe during this transitional period.
- 2.11 There will very shortly be a dramatic increase in required labour on the farm with approximately 300 dairy cows due to calf for the first time within the next two to three months, resulting in an entirely new milking herd with a very considerable labour demand.
- 2.12 It will be crucial for the farm to secure permission for an additional dwelling for the required agricultural worker to live permanently on site to help Joe Vernon in the day to day running of the new dairy enterprise, and therefore this Application is submitted for a second permanent dwelling on the farm to fulfil this functional need.

3. LAND FARMED

- 3.1 As described above, the Applicants, Joseph and Gemma Vernon, have lived and farmed at Trevigo Farm since returning to Cornwall in August 2012 [REDACTED] However, the holding has been in the Vernon family for many generations. Joe Vernon took ownership of the farm in 2014, and shortly thereafter began the process of bringing the farm back into dairying with a new 300 cow herd due to start milking in the next two to three months. Approximately 300 head of dairy cows are due to calf for the first time during August, September and October 2017.
- 3.2 The new dairy enterprise is a grass-based system with cows to be outside grazing for the maximum amount of time as permitted by climatic and ground conditions. The 2017 cropping includes approximately 320 acres of grass and approximately 45 acres of whole crop barley which is part of the combined Entry Level/Higher Level Environmental Stewardship Scheme as under-sown cereals. The extent of the land is shown on the Holding Plan at Appendix 2.
- 3.3 The land comprises approximately 167 acres (67.6 hectares) of owner occupied land that includes the Application Site and the main run of farm buildings. There are an additional approximately 53 acres (21.4 hectares) of coastal grazing land which are rented by way of a long-term Farm Business Tenancy from the National Trust. Joe Vernon also has an agreement with another family member for approximately 143 acres (57.9 hectares) which he farms by way of a Contract Agreement. The distribution of tenure is also identified on the Holding Plan at Appendix 2.

3.4 The total approx 363 acre (147 hectares) holding consists of predominantly Grade III Agricultural Land with a good provision of agricultural buildings that are located approximately central to the holding. The two main steel frame buildings at Trevigo were previously used for the contract rearing enterprise, but more recently have been stripped and refitted with a small extension built for the dairy. Part of the existing silage hardstanding has been covered to provide some additional loose housing for calves. These works of renovation and improvement have been undertaken over the last 12/18 months such that the current range of farm buildings is comprised of the following:-

- 36m x 30m steel frame building (cubicles/housing).
- 36m x 27m steel frame building (cubicles/housing).
- 4m x 4m dairy extension.
- Roofed silage clamp 36m x 7.5m currently empty, to be as loose housing for calves.
- Timber frame building 20m x 7m together with an additional 20m x 7m external apron. This building is used mainly for straw storage.
- Silage clamp 72m x 25m plus additional clamp 42m x 9m.
- Traditional stone barns.
- Stone and block built workshop building.
- The milking parlour is a 24/48 swing-over herringbone parlour newly installed in 2017.
- There is a circular collecting yard which is sufficient for 300 cows.
- At Trevigo there is slurry capacity for 700m³ plus a 100m³ dirty water tank.

3.5 Adjacent to the main yard at Trevigo Farm, Lower Trevigo Farm is part of the holding occupied by Joe Vernon by way of a family agreement. There are a range of buildings at Lower Trevigo used currently for housing the 65 heifers that will be bulling in Autumn 2017. The range of buildings at Lower Trevigo comprise the following:

- 27m x 16m cubicle building with 70 spaces.
- Self-feeding silage pit.
- 400m³ slurry tank.
- Livestock Shed 20m x 16m for loose housing of calves.
- 32m x 20m fertiliser/machinery shed.

- 3.6 The buildings at Trevigo and Lower Trevigo are all in very close proximity to Trevigo Farmhouse, as can be seen on the Holding Plan at Appendix 2.
- 3.7 The farm is not located inside any Nitrate Vulnerable Zone, nor is it affected by any Catchment Sensitive Farming area, nor does the holding contain any Sites of Scientific Special Interest.
- 3.8 The holding is located entirely within the Cornwall Area of Outstanding Natural Beauty.
- 3.9 There is a combined Entry Level/Higher Level Environmental Stewardship Agreement covering the land, with approximately seven years left to run. The Higher Level Environmental Stewardship is located primarily on the cliff land that is rented from the National Trust. The main options under the Stewardship Scheme are zero inputs of chemical fertiliser on the cliff land, low inputs on the more marginal land, and environmental grazing and grassland options including under-sown Spring cereals across the rest of the farm. The main driver for the Higher Level Environmental Stewardship in this area is to create the ideal habitat to encourage the return of the Cornish Chough.

4. FARMING ENTERPRISE:

- 4.1 As outlined above, there has been a wholesale change of farming policy at Trevigo Farm which has gradually been brought about over the last two years or so. Since taking ownership in 2014, Joe Vernon has brought about the change of policy from contract rearing of dairy heifers side by side with rearing and finishing of beef cattle, to the entirely new dairy enterprise which brings about the return of dairy farming to Trevigo Farm for the first time in 15 years since 2002. In the months of August to October 2017 it is anticipated that of the 330 mature dairy females on the farm, around 300 will have calved for the first time, and the new dairy enterprise will therefore be fully up and running. The stocking figures are set out in the Functional Test contained within Appendix 4 of this report. This sets out the current stocking levels, which are greatly increased in terms of the associated labour requirement as compared to previous years. The Applicants have submitted these figures to Lodge & Thomas, and they are set out accordingly.
- 4.2 This Appraisal and Supporting Statement are based on the actual numbers of cattle that are present on the farm as at the time of writing. However, the situation is very dynamic with approximately 300 of these dairy females due to calf within three months of our Report.
- 4.3 At present, there are 330 mature dairy females on the farm, a handful of new calves, 65 x 10 month old heifers due to be bulling in Autumn 2017, and five Hereford bulls used as "sweepers" to inseminate any cows which are missed by the artificial insemination programme.

- 4.4 Whilst there are five sweeper bulls kept on the farm, the main breeding programme utilises Artificial Insemination using predominantly Friesian bulls with some Aberdeen Angus.
- 4.5 All the milking animals that have been brought in over the last couple of years, generally as calves, are comprised of various dairy breeds including Friesian crosses, Jersey, Holstein, Scandinavian, Ayrshire, etc.
- 4.6 Joe Vernon is currently the only full time agricultural worker on the farm, with part time assistance from his wife Gemma, and his father who is semi-retired and in the process of retiring.
- 4.7 The majority of the farm labour over the last year or two has involved Joe Vernon building up his new herd of dairy cattle, whilst securing his Milk Contract with [REDACTED], and implementing all of the changes and improvements to the farm infrastructure including buildings, silage clamps, and the installation of the new dairy and milking parlour.
- 4.8 By the end of October 2017 the new dairy enterprise should be fully up and running with 300 - 315 head of cattle being milked twice a day, and it is anticipated that this will involve two x three hour milking sessions per day. The newly installed milking parlour is a 24/48 swing-over herringbone parlour, commissioned in 2017. The Balancing Milk Contract with [REDACTED] is for a Basic Production Contract of [REDACTED] but it is not capped at this level allowing for additional production if necessary.
- 4.9 The dairy herd will be run and managed as an Autumn (three to four month) calving system that will produce peak output around October/November each year and with only two to four weeks without milk production around July each year.
- 4.10 The new enterprise is a grass-based dairy system with maximum possible grazing subject to climatic and ground conditions with cows to be outside for the maximum possible time throughout the year.
- 4.11 To enable the family business and Trevigo Farm to successfully manage this increased level of productivity, and to drive the business forward as a sustainable enterprise into the future, the second dwelling on the farm will be required for the reasons set out above and to satisfy the substantial pending increase in farm labour requirements. The proposed permanent dwelling would not only serve as a full time home for the proposed agricultural worker and their family, but would also enable the two households to reside on the farm. This proposal would help the Vernon family to continue their farming legacy at Trevigo, with new generations coming back to the family farm.
- 4.12 The Vernon family are a true local family who have lived and worked in agriculture at Trevigo for generations. An additional

permanent onsite Agricultural Worker's Dwelling would help to ensure that Trevigo Farm could prosper into the future. The new large dairy herd will require a high degree of management and labour onsite around the clock, particularly at peak times of calving and for the approximately six hours milking each day which would be undertaken throughout the year.

5. PLANNING POLICY:

- 5.1 Annex A of the former Planning Policy Statement 7 (PPS7) provided guidelines regarding the provision of new agricultural dwellings to support agricultural activity in the countryside. The National Planning Policy Framework (March 2012) that replaced PPS7 states that new homes in the countryside should be permitted where there is an essential need for a rural worker to live permanently at their place of work.
- 5.2 Policy 7: Housing in the Countryside, Paragraph 5, of the Cornwall Local Plan 2010 – 2030 (adopted November 2016) states *'The development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to (5) full time agricultural and forestry and other rural occupation workers where there is up to date evidence of an essential need of the business for the occupier to live in that specific location'*.
- 5.3 Paragraph 2.37 of the General Policies section states that *'development, particularly providing homes that meets needs arising from activities that require an essential functional presence in the rural environment will be supported'*.
- 5.4 There is a long history of the Vernon family farming at Trevigo Farm in what is a long-established farming family business. The more recent changes in farming policy brought about by the Applicant have seen a dramatic increase in stocking rates and a return to dairy farming with milk production starting in the Autumn of 2017. With approximately 300 head of dairy cattle due to calf for the first time before the end of October 2017, and subsequently twice daily milking of 300 cows, it is clear that there is an essential need for a farm worker to live on site permanently, as set out in this Report. At present, there is only one dwellinghouse on the farm that is occupied by the Applicant and his family but, with the stocking rates now present, and the significant investment in livestock and infrastructure for the new dairy, there is a clear essential need for a second dwelling on the farm.
- 5.5 *The following sub-headings are those taken from PPS7 Annex A, Paragraph 3, as numbered in bold type:-*
- 5.6 **i) There Is A Clearly Established Existing Functional Need**
- 5.6.1 Whilst the change in farm policy is recent, the figures in Appendix 4 show that Trevigo Farm now has a substantial stocking rate that is much increased from previous years.

The return to dairying, combined with the increased number of livestock have resulted in a clearly established existing functional need.

- 5.6.2 Current and previous stocking numbers are outlined above, and current figures set out in Appendix 4.
- 5.6.3 There is now a substantial herd of dairy cows, together with followers and also bulls. The dairy enterprise will be run as a grass-based system, with predominantly Autumn calving, on-farm rearing of heifers, and twice-daily milking all year round. This grass-based system requires a great deal of time and effort and on-site presence to ensure high animal welfare and productivity but done properly these can yield excellent results.
- 5.6.4 Appendix 4 sets out the current labour requirements of the holding as it stands, based on the fact that approximately 300 first-time calvers are due to have calved and be "*in milk*" by the end of October 2017.
- 5.6.5 In order to cope with the new dairy enterprise, and for the farm to realise its maximum potential, a second full-time herdsman will be required to live on the farm to help the Applicant manage the livestock, drive the business forward and increase productivity, and this Application seeks that second dwelling to help fulfil the increased labour requirement.
- 5.6.6 In addition to the labour requirements there are other important considerations to be made and which further justify the need for the second dwelling.
- 5.6.7 Dairy farming on a grass-based system is a labour intensive process with cows needing milking twice daily, and it is anticipated that the 300 strong herd will involve twice daily milking sessions of approximately 3 hours, or 6 hours in every 24. In addition to daily milking, animal husbandry is of paramount importance with feeding and cleaning also required on a daily basis. In addition to the milking herd, the dairy followers require housing, feeding, and daily care.
- 5.6.8 At calving time, animal welfare requirements require on-site labour at all hours of the day and night to monitor calving cows. Sick and unwell animals are also an inevitable part of livestock rearing, and require additional time and effort of the workforce. Having herdsman's accommodation on the farm, in addition to the main farmhouse, would enable a herdsman to reside permanently on the farm and be on hand around the clock to assist in the taking care of sick animals, calving, as well as the day to day husbandry required on the farm.

5.7 **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**

5.7.1 The proposed permanent dwelling at Trevigo Farm is to provide permanent on-site accommodation for a farm worker. In this case the proposal is for the [REDACTED] to return to the family farm and will be a permanent full-time herdsman.

5.7.2 The labour figures set out in Appendix 4 show the level of productivity that the Applicants are now achieving with the new dairy enterprise. The proposal now is to take the farming business forward with two households based permanently on the farm, and working full-time on the farm.

5.7.3 The opportunity has been taken for Trevigo Farm to undertake a change in policy, reverting back to a dairy system, and following significant investment and the securing of a Milk Contract, the family business can be taken forward sustainably into the future.

5.8 **iii) The Agricultural 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**

5.8.1 As set out above, this is a new dairy enterprise which has required very significant investment by the Applicant to take the farm back into dairying after a break of some years. In the intervening time, the farm has been run as a contract rearing enterprise, rearing dairy cattle for neighbouring dairy farms alongside a beef system.

5.8.2 Farming accounts for the Applicant can be provided separately if required for consideration.

5.8.3 A pre-application enquiry was conducted (Ref: [REDACTED]) and in the Council's response it was stated that on the basis of the details given at the pre-application stage, the Applicant has provided evidence for, and for which the County Land Agent supports, a full-time agricultural worker requiring accommodation not otherwise provided and which is proven to be required.

5.8.4 The County Land Agent stated that *'usually, the sequence of events would result in an application for a second*

dwelling being based upon an existing business which was considered to be both sustainable and with a clear functional requirement. In this instance, some discretion may be appropriate in that the stock numbers already on site fulfil the functional requirements of a second dwelling. As for the financial sustainability of the business, there is clear evidence of substantial capital having been expended on both stock and building improvements although no accounts will be available for the dairy enterprise for some time to come'.

5.9 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

- 5.9.1 Trevigo Farm is situated in a rural location outside of the hamlets of Trelights and the small cove of Port Quin, straddling the parishes of St. Endellion and St. Minver. For the reasons given in this Report the agricultural business has a justified requirement for a second full-time agricultural dwelling and there is no other dwelling or existing accommodation that is suitable for the requirement.
- 5.9.2 There is a very limited supply of housing in the immediate area. Property prices in the vicinity are generally very high, as this is a popular tourist location, with an abundance of second homes and holiday homes. The Applicant has noted, as an example, that no dwellings in excess of 1200 sq. ft. within a mile of the farm have been marketed for less than £[REDACTED] in the last twelve months.
- 5.9.3 There are very few rental properties in the area, as holiday letting provides a substantially increased income. The high market values of freehold property mean that long-term letting is generally a less-favourable option due to the lower yields available to investors.
- 5.9.4 There is an existing farmhouse which serves as the main dwellinghouse for the Applicant, who is the current farmer of the holding.
- 5.9.5 The dairy enterprise means that accommodation on-site is essential. In order that the farm business can function properly, with the new dairy enterprise now in place and with first-time calving imminent, the need for a second dwelling is justified and pressing.
- 5.9.6 A second dwelling would accommodate the necessary labour requirement and the need to be on-site for reasons of animal welfare, calving, and general herd management.

- 5.9.7 A second dwelling on the holding for a full time worker would also minimise losses to the business that would otherwise result from a worker living off-site, such as having to travel multiple round-trips to and from the farm at all hours of the day and night. Living off-site inevitably increases losses due to increased animal mortality, particularly around calving time.
- 5.9.8 It is only permanent on-site accommodation that will enable the business to realise its full potential through expansion and improved productivity, whilst minimising losses and maximising profitability.
- 5.10 **v) Other Planning Requirements, e.g. In Relation To Access, Or Impact On The Countryside, Are Satisfied**
- 5.10.1 The proposed site is accessed via a private lane leading from a Classification C Public Highway.
- 5.10.2 It is understood that the Applicants are to submit an Application for Outline Planning Permission in the first instance, with all matters reserved, to ascertain that the principle of an agricultural worker's dwelling is approved by the Local Planning Authority (Cornwall Council) before submitting an Application for Detailed Planning in due course.
- 5.10.3 As the farm is located within an Area of Outstanding Natural Beauty, great care and consideration will be given to the design of the property, once the principle of development has been approved.
- 5.10.4 The preferred location of the proposed dwellinghouse is set out in the Application for Outline Planning Permission that this Appraisal supports. Rather than being in the immediate vicinity of the farm buildings as is the norm, this location has been selected for its additional merits in helping to maintain the security and wellbeing of grazing stock.
- 5.10.5 This being the furthest most outcrop of land from the centre of the holding, the Applicants are very conscious of the merits of having prompt and direct access to grazing livestock as well as to the housed animals. This location would enable the herdsman to reside on the farm in close proximity to grazing and housed animals being less than one mile from the buildings when travelling cross-country via the existing grass track across the farm.

- 5.10.6 This location will provide the additional benefits of being able to protect the security of livestock and check stock en-route to the buildings via a short track between the two.
- 5.10.7 Maintaining the maximum area of grazing pasture land, and particularly those pastures closest to the farm buildings, is very important to Mr Vernon and so a new dwelling away from the yard will help to maintain the grazing pastures closest to the milking parlour. The grazing quality of the proposed site, being a former quarry, is far more marginal and less valuable to agriculture than the grazing land surrounding the farm yard.
- 5.10.8 Furthermore, this site is set further back away from the coast and the focus of the AONB being less prominent and set-low so as to protect the important visual amenity of the area.
- 5.10.9 The Location Plan at Appendix 1 illustrates the location of the site and the farm in the wider locality.
- 5.10.10 The Holding Plan at Appendix 2 illustrates the location of the proposed dwelling in relation to the holding and the immediate surrounding area.
- 5.10.11 The Site Plan at Appendix 3 illustrates the proposed layout of the second dwelling on the farm.

6. SUMMARY:

- 6.1 It is confirmed that the Applicant's dairy farming business based at Trevigo Farm is a viable and sustainable albeit new dairy enterprise on the Applicant's family farm which has been farmed for many years and by many generations.
- 6.2 This marks a return to dairy farming by the Applicant who took ownership of the family farm circa 2014 and shortly thereafter began the project to return to dairying after a break of approximately 15 years. During the intervening years, the farm has been utilised for contract-rearing of dairy youngstock for neighbouring dairy farms, together with a beef enterprise side by side.
- 6.3 With the change in farming policy, and dramatic increase in stocking numbers, a second dwelling on the holding for a full-time agricultural worker will enable the Applicant to drive the business forward, and for his sister to move back to the family farm and meet that full-time labour requirement. This will enable the change in policy and increase in stocking to move forward and thrive and to drive the business forward and ensure viability into the future. This

need justifies a second dwelling on the farm to house a full-time worker, and the need for this dwelling on-site is essential.

6.4 It is our strong and considered opinion that the Applicant meets all the requirements of the former Annex A of PPS7 and of its successor, the National Planning Policy Framework, together with Policy 7 of the Cornwall Local Plan Strategic Policies 2010 – 2030. Therefore it is recommended that permission for a second permanent dwelling on the holding should be granted, subject to the provision of an *Agricultural Occupancy Condition*.

7. QUALIFICATIONS:

7.1 This Report has been prepared by Mr. R. O. Collins who is a qualified Chartered Surveyor, an RICS Registered Valuer, and a qualified Fellow of the Central Association of Agricultural Valuers. Mr Collins is an Associate Partner at Lodge & Thomas Chartered Surveyors, and has in excess of 12 years' professional experience.

Signed:

R. O. COLLINS, BSc (Hons), MRICS, FAAV

Associate Partner

**For LODGE & THOMAS
58 Lemon Street,
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Cornwall TR1 2PY**

Dated: 1st August 2017

APPENDIX 1

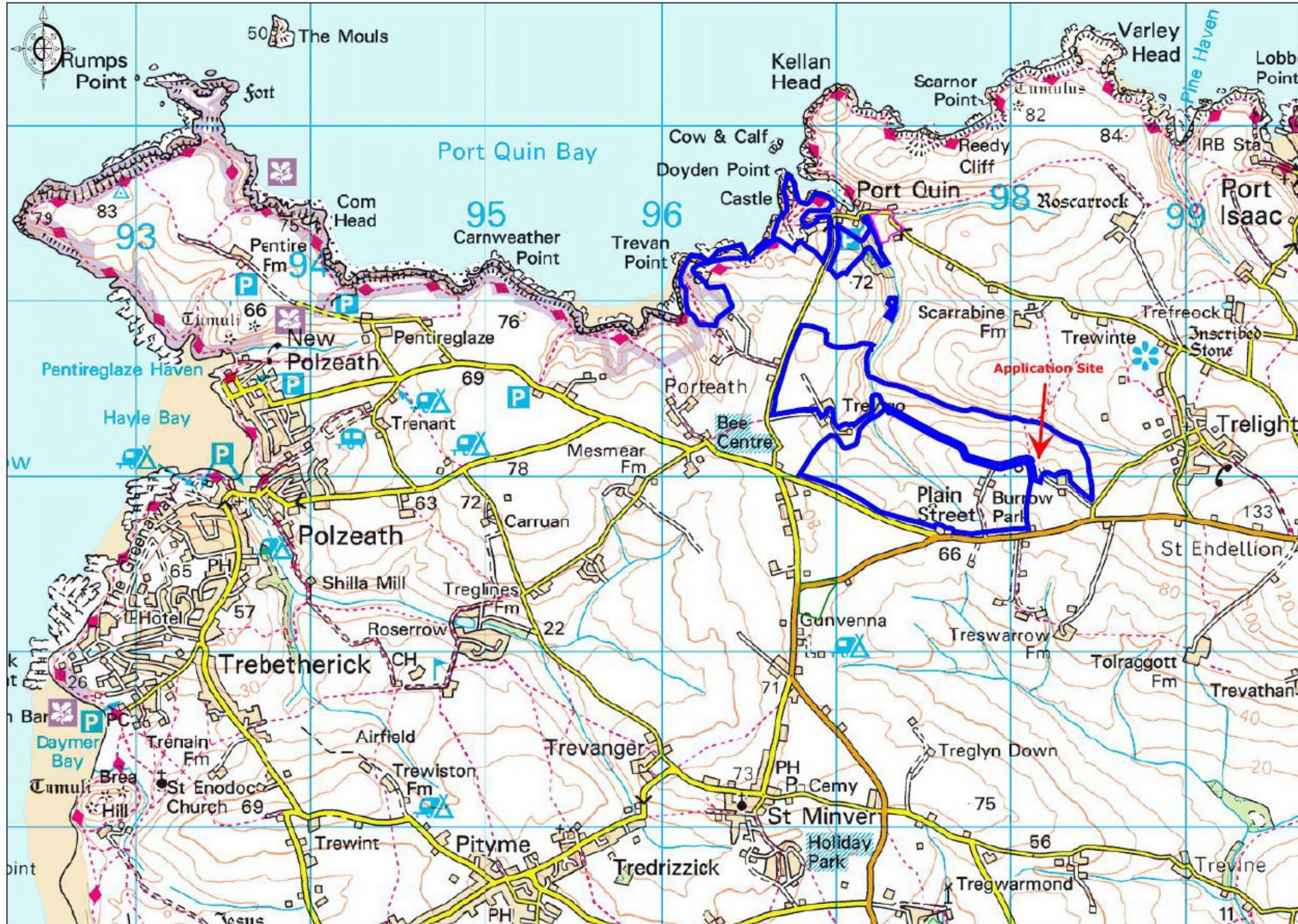
LOCATION PLAN

Location Plan

Land at Trevigo Farm, St Minver, Wadebridge, Cornwall, PL27 6RB

LODGE & THOMAS

Chartered Surveyors • Auctioneers • Valuers • Estate Agents



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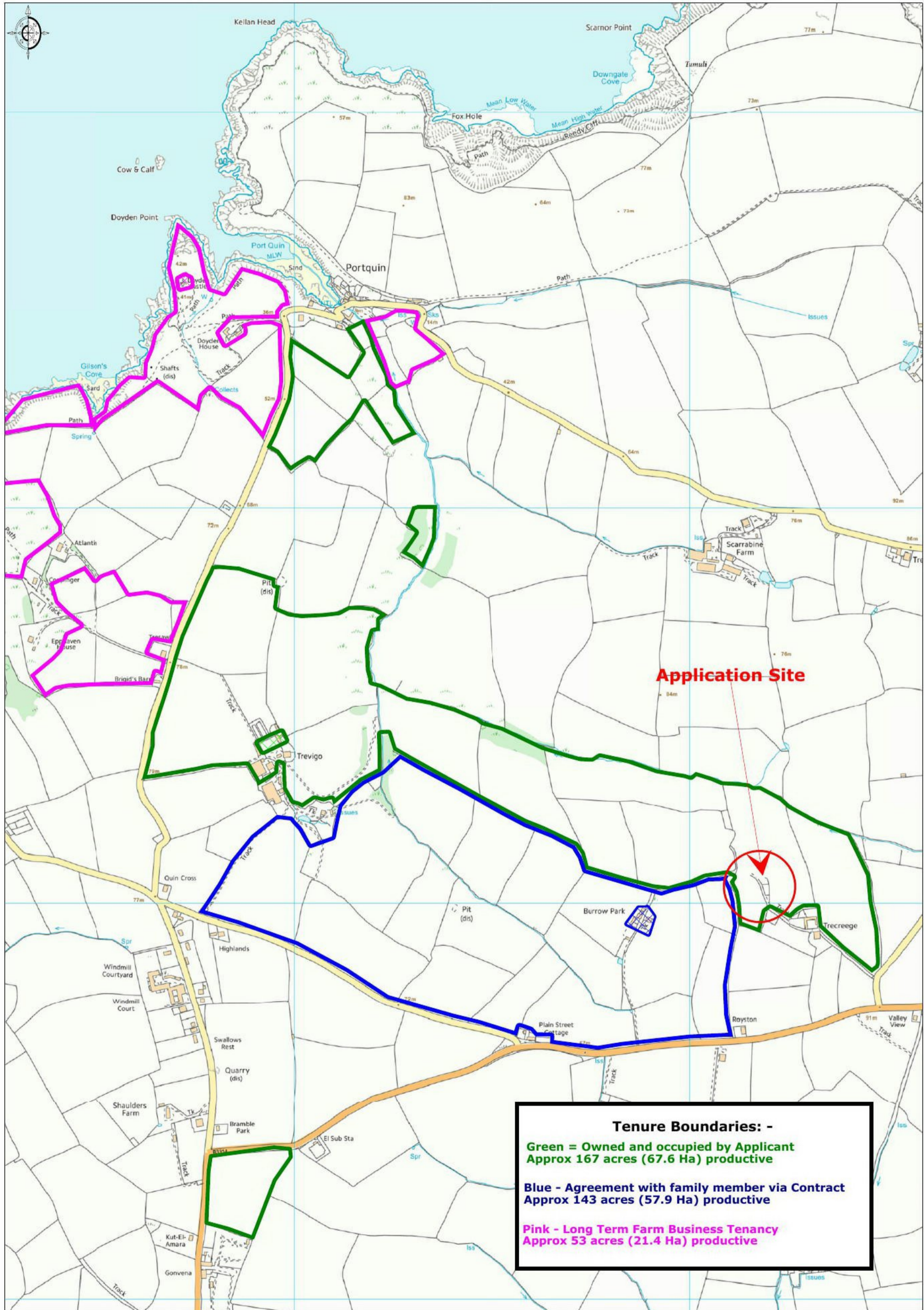
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APPENDIX 2

HOLDING PLAN

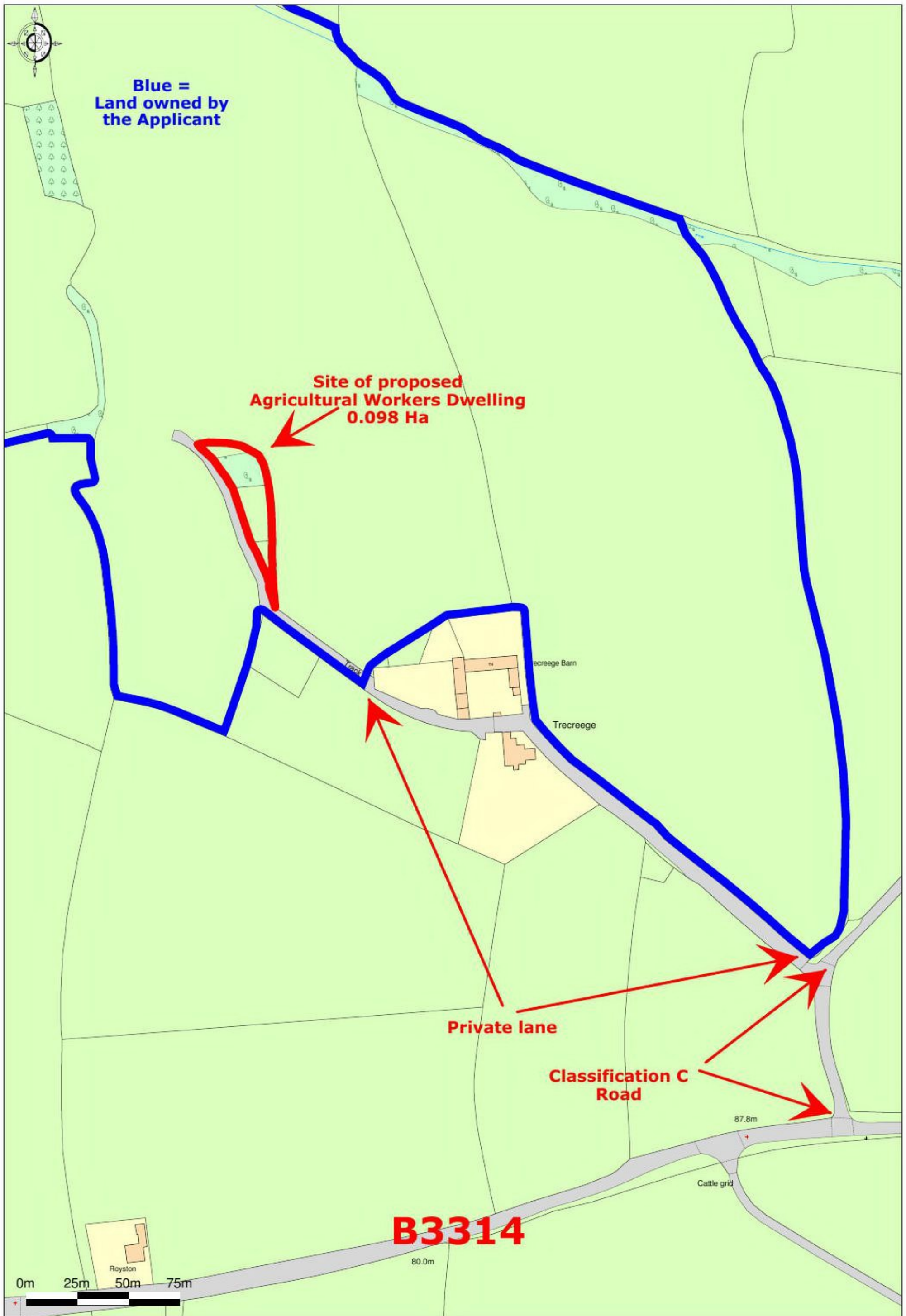
Holding & Tenure Plan

Land at Trevigo Farm, St Minver, Wadebridge, Cornwall, PL27 6RB



APPENDIX 3

SITE PLAN



APPENDIX 4

FUNCTIONAL TEST

**TREVIGO FARM, ST MINVER,
WADEBRIDGE, CORNWALL, PL27 6RB**

FUNCTIONAL TEST FOR FARM BUSINESS

CURRENT STOCKING

	Hours Per Annum
Dairy Herd	
Dairy herd of 330 cows, (estimated 300 due to calf by 31 st October)	
300 dairy cows @ 30 hours per cow per year (based on herd size over 140)	9,000
30 cows estimated to not be in calf, @ 16 hours per cow	480
5 Hereford bulls @ 16 hours per bull	80
65 head of dairy followers/replacements, aged 10 months old @ 14 hours per animal.	910
Management Time	
Additional 10%	1,047
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Total farm annual man hours	11,517
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Assuming 270 productive days at 8 hours per day, the total number of productive hours per man per annum	2,160
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Equivalent number of full time workers	5.33
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With current stocking levels, Trevigo Farm has a functional need for 11,517 man hours per annum, equivalent to 5.33 worker years per annum.

With the established and accepted figures showing a typical labour requirement of in excess of 5 full-time workers and with on-site accommodation for only the Applicant and his immediate family, a second permanent dwelling for an on-site agricultural worker is clearly demonstrated.

APPENDIX 5

PHOTOGRAPHS OF TREVIGO FARM BUILDINGS