

Strictly Private and Confidential

PLANNING JUSTIFICATION REPORT

for

Andrew Hill

Of

**ANDREW HILL
MAULDSLIE MAINS FARM
CARLUKE
LANARKSHIRE
ML8 5HW**

On the site at:

**Lands at Morningside farm
Newmains
Wishaw
ML2 9QR**

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CONTENTS

| | | |
|------------|---|-----------|
| 1.0 | INTRODUCTION | 3 |
| 2.0 | MORNINGSIDE | 4 |
| 2.1 | BUSINESS OVERVIEW..... | 4 |
| 2.2 | FARM ENTERPRISE POLICY | 5 |
| 3.0 | LABOUR REQUIREMENT..... | 6 |
| 4.0 | ADDITIONAL COMMENTS..... | 7 |
| 4.1 | THE SITE | 7 |
| 4.2 | STOCK WELFARE..... | 7 |
| 4.3 | BIOSECURITY | 7 |
| 4.4 | SECURITY & SAFETY | 8 |
| 4.5 | FARM LABOUR AND WORKING PRACTICES..... | 8 |
| 4.6 | ACCOMODATION | 9 |
| 4.7 | ALTERNATIVE ACCOMMODATION..... | 9 |
| 4.8 | FUTURE OF THE BUSINESS AT MORNINGSIDE | 9 |
| 5.0 | CONCLUSION | 10 |

1.0 INTRODUCTION

Andrew Hill farms a split unit with a steading and 38.40 hectares (95 acres) of land at Morningside farm near Newmains and three miles away at Tarbrax farm near Allanton he has recently bought 92.27 hectares (228 acres) of land. In addition to the 130.67 hectares (323 acres) owned he also rents 101 hectares (250 acres) of land locally. As a diversification he runs a successful shed building and agricultural contracting business which is based at Morningside farm.

The farm has an enterprise mix of 70 suckler cows with followers and 400 Aberdeen Angus dairy cross beef rearing calves. The bull calves are reared and finished on a bull beef system and the heifer calves are reared and sold in calf or with calves at foot. The business also has a 180 ewe flock of crossbred ewes which are mated to terminal sire tups and the lambs are all sold prime off the farm from July until October each year.

The business grows 44.52 hectares (110 acres) of spring and winter barley. The rest of the land is in permanent pasture. 89 hectares (220 acres) of silage is cut twice and grown for animal feed and re-sale.

It is proposed that a house will be built at Morningside for Andrew and his family. They are currently living in the temporary residential accommodation on site. It is important that someone is on site to look after the cattle and help manage the unit in terms of security and biosecurity. The farm has roadside frontage and is located in close proximity to Newmains on a route used extensively by cyclists, joggers and dog walkers.

A site meeting was arranged at Morningside with the Hill family to discuss the farming operations on the unit. Factors such as animal welfare, husbandry and security were looked at in order to assess the potential need for the business to have a house on site at Morningside.

The assessment of the labour required is presented in this report and has been prepared on the basis of the information provided during the consultation with the Hill family.

Agricultural Consultancy Services accepts no liability in the event of the planning application being turned down. In the event of planning permission being granted Agricultural Consultancy Services accepts no liability for any planning conditions which North Lanarkshire Council may impose on the dwelling house.

2.0 MORNINGSIDE FARM

2.1 BUSINESS OVERVIEW

Andrew was brought up on a beef and sheep farm near Carluke where his father still farms on a full-time basis. Andrew is an agricultural contractor and agricultural shed builder and is a significant employer in the area employing 13 men within the business. He has been in business for the last 17 years. Andrew is married to Heather and they have a son Oliver (4) and together they look after the agricultural enterprises on the unit.

The farm is a mixed arable, beef and sheep farm extending to 130.67 hectares (323 acres) with an extra 101 hectares (250 acres) of rented land.

The business has a herd of 70 spring calving suckler cows with all progeny sold off the unit at 18 months of age. The 180 ewe sheep flock is also run commercially with the lambs all sold prime. The calf rearing enterprise takes the bull calves from 3 week old to finishing on a bull beef system and the heifers are sold either as store or for breeding as bulling/in calf heifers or sold calved with calves at foot depending on market conditions and business cashflow.

44.52 hectares (110 acres) of spring and winter barley is grown for stock feed and bedding. The rest of the land is in permanent pasture. 89 hectares (220 acres) of silage is cut twice and grown for animal feed and re-sale to regular customers..

Morningside is classified as 3² according to the MLURI Agricultural Land Classification System. Grade 3² is land that is capable of producing good yields of a narrow range of crops, principally cereals and grassland. Land of this classification is not considered to be prime agricultural land, which is most frequently described at land categories 1, 2 and 3¹.

2.2 FARM ENTERPRISE POLICY

| Category of Land | Hectares |
|-------------------------|-----------------|
| Spring barley | 44.52 |
| Silage | 89.00 |
| Grassland | 98.15 |

| Stocking Cattle | Number |
|----------------------------|---------------|
| Bulls | 2 |
| Suckler cows | 70 |
| Suckler calves | 70 |
| Rearing calves | 400 |

| Sheep | |
|--------------|-----|
| Ewes | 180 |
| Tups | 5 |
| Lambs | 300 |

3.0 LABOUR REQUIREMENT FOR MORNINGSIDE FARM

Using SGRPIDs “Standard Labour Data for Agricultural and Horticultural Activities”, sourced from the UK Farm Classification Working Party (Feb 2004), the hours required for the enterprises at Morningside are as follows:

3.1 Land

| Crops | Area (ha) | Hours/Annum | Total |
|------------------|------------------|--------------------|-----------------|
| Spring barley | 44.52 | 20 | 890.40 |
| Silage | 89.00 | 26 | 2,314.00 |
| Improved grazing | 98.15 | 4 | 392.60 |
| <i>Sub Total</i> | | | <i>3,597.00</i> |

| Livestock | Number | Hours/Annum | Total |
|------------------|---------------|--------------------|-----------------|
| Bulls | 2 | 9 | 18.00 |
| Suckler cows | 70 | 12 | 840.00 |
| Suckler calves | 70 | 9 | 630.00 |
| Rearing calves | 400 | 9 | 3,600.00 |
| Tups | 5 | 2.6 | 13.00 |
| Ewes | 180 | 4.2 | 756.00 |
| Lambs | 300 | 2.6 | 780.00 |
| <i>Sub Total</i> | | | <i>6,637.00</i> |

TOTAL **13,484.00**

SGRPID Standard Man *1,900.00*
Year

LABOUR REQUIRED **7.10**

**CALCULATED LABOUR REQUIREMENT FOR FUTURE SYSTEM = 7.10
LABOUR UNITS OF WHICH 5.39 LABOUR UNITS IS AGRICULTURAL
AND 1.71 IS DIVERSIFICATION.**

4.0 ADDITIONAL COMMENTS

4.1 The Site

Morningside farm is located directly next to a minor road called Mill road which is just off Morningside road at Newmains, near Wishaw, North Lanarkshire. This minor road is used extensively by cyclists, dog walkers and joggers. The farm is located 1.5 miles from the village of Newmains.

The farm buildings are located next to the road and most of the fields have road frontage. The proposed site will mean that a house is located in the main steading which will enhance overall farm security.

The site of the proposed development is not on prime agricultural land. The site at Morningside is categorised 4¹ according to the MLURI agricultural classification scheme. Prime land is considered to be land categorised 1, 2 and 3¹.

The preferred site of the proposed development will not involve the loss of any environmental features.

4.2 Stock Welfare

Morningside is to be used as a suckler cow and rearing unit where calves will be kept from 3 weeks old to 15-30 months depending on market conditions. The bull calves will be finished on a bull beef barley fed system. The Angus heifer calves will be sold as bulling/in calf or with calf at foot to suckler cow producers mainly in the Lanarkshire area. The calves will be bought in from one high health dairy unit and will be put into isolation when they come onto the farm to minimise disease and maximise biosecurity.

The daily feeding routines, animal handling and welfare considerations as well as quality assurance controls are such that labour must be available at all times. It is important to have someone on site at all times to monitor the cattle at all times not just at calving time.

The proposed site is located in the area where the breeding cattle and sheep graze in spring so this means that they will be monitored multiple times per day at peak times such as calving or lambing or when they are susceptible to conditions such as grass staggers, calf scours and infections.

4.3 Biosecurity

In accordance with the animal health code regarding biosecurity (introduced in November 2002 in the aftermath of Foot and Mouth Disease) all visitors to the farm must phone first to make an appointment and on arrival to the farm must report directly to the farmhouse. It is therefore important that there is someone on site to prevent people wandering around the farm.

All visitors must adhere to strict biosecurity procedures when they come onto the unit.

4.4 Security & Safety

Morningside is located in close proximity to a village and the road is used extensively by locals walking their dogs, cyclists and joggers. The farm will be used by the contracting business and with expensive livestock and machinery onsite it is beneficial to have someone onsite to ensure the security of the unit. Morningside is located 1.5 miles away from the village of Newmains on a route that is used extensively by the public. There have been issues locally with farms being broken into and quad bikes and tools being stolen. In the past a shed has been burnt down on the site by vandals. This was a tragic incident and animals were lost in the fire.

This location combined with the increasing awareness by the public of their access rights under the Land Reform (Scotland) Act 2003, there is potential of safety and security problems on the farm from people not fully understanding their responsibilities in the countryside. The most notable problems are the risk of injury to the public by entering fields where there are grazing livestock (especially calving cows or cows with young calves at foot) and members of the public leaving gates open, which may allow stock to stray, putting others at risk. Sheep worrying by dogs is a major issue within Scottish agriculture currently and one which is currently being highlighted in the media with a campaign by Police Scotland and the Scottish National Farmers Union. In order to prevent these issues, a regular and constant presence on the unit would be beneficial. The proposed house site is next to the cattle most at risk which is the calving cows.

Another major concern with people coming into contact with animals is Zoonoses. Zoonotic diseases are those which are transmissible from animals to humans, including salmonella and E coli. This issue is of high importance and the government intervenes to control these diseases in order to protect public health.

4.5 Farm Labour and Working Practices

Andrew and his wife Heather are in charge of the day to day farm and stock management and contract work staff assist with routine jobs such as feeding and bedding.

Andrew starts at 5.00 am and works on until usually 8pm in the winter and later in the spring and summer.

4.6 Accommodation

There are no houses belonging to Andrew on site. There are no available buildings on the unit suitable for conversion. Andrew is currently living with his family in temporary accommodation on site.

4.7 Alternative Accommodation

There is no other accommodation available on site. Furthermore, offsite accommodation is not an option due to the nature of the farm business and the necessity for care and supervision of livestock at all times.

4.8 Future of the business at Morningside

Andrew has worked hard to establish a farming business at Morningside which complements his existing agricultural contracting and shed building business. Andrew was brought up and has spent most of his life working in farming. The farming industry needs young farmers like Andrew who are passionate about the industry.

Andrew is keen to keep expanding the land he farms so in the future he can build a sustainable farming business.

5.0 CONCLUSION

- The estimated annual labour requirement for the farming operations at Morningside is 7.10 labour units based on current stock numbers of which 5.39 labour units is agricultural and 1.71 is diversification. This type of unit and the stock carried therefore justifies seven full time workers and therefore a house on the unit.
- It is considered essential for welfare and security that all key members of staff live onsite.
- The location of the proposed dwelling house at Morningside is not prime agricultural land and does not pose any harmful threats or have a significant visual disturbance to the environment.
- There are no existing buildings on the unit that can be utilised for living quarters.