

AGRICULTURAL APPRAISAL

For and on Behalf of:-

Mr T D Hooper
Hooperwood Farm
Tideford Cross
Tideford
Saltash
Cornwall
PL12 5JY

Prepared By:-

W M Bunt BSc MRICS FAAV



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Dated: 27th September 2021

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1.0 INTRODUCTION

1.1 Instructions

Verbal instructions have been received from Mr T D Hooper, Hooperwood Farm, Tideford Cross, Tideford, Saltash, Cornwall PL12 5JY to prepare an Agricultural Appraisal in support of a planning application to be submitted to Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR for a temporary farm dwelling.

1.2 Inspection

An inspection of the farm was undertaken on Friday, 17th September 2021 by Mr W M Bunt BSc MRICS FAAV and we have relied upon information supplied by the Applicant as to the extent of the business.

1.3 Qualifications

Mr W M Bunt is a Bachelor of Science in Rural Estate Management, a Member of the Royal Institution of Chartered Surveyors and a Fellow of the Association of Agricultural Valuers and has an extensive knowledge of agriculture. Mr Bunt has prepared numerous appraisals for submission to Local Planning Authorities (LPA) throughout Devon and Cornwall.

2.0 EXECUTIVE SUMMARY

2.1 Client

Mr T D Hooper.

2.2 Requirement

The functional requirements of the farming business now require that the Applicant is able to reside on the holding to provide 24 hour, year round, cover. The application is for a temporary dwelling.

2.3 Tenure/Land Holding

The Applicant owns approximately 2 acres and rents a further 136 acres on long-term arrangements.

2.4 Farm Systems

The principal enterprises are a flock of breeding ewes and calf rearing.

2.5 Current Dwellings

There are no dwellings on the holding.

2.6 Current Farm Workers

Mr T D Hooper works full-time on the holding.

2.7 Standard Man-Hours

The current Standard Man-Hour requirement of the farm is 3,196, equating to 1.45 full-time workers.

2.8 Sustainable Business

Whilst the application is for a temporary farm dwelling, the business has been established for approximately 12 years and farm accounts are available for the last 7 years.

2.9 Size of Dwelling

A mobile home positioned on the owned land is proposed.

3.0 **PLANNING POLICY**

3.1 National

The National Planning Policy Framework (NPPF) came into force in March 2012 and has been subsequently amended. The NPPF sets out a number of core principles, not least paragraph 11 which provides for the presumption in favour of sustainable development. Of particular significance are the following paragraphs:-

- Paragraph 80 states that *'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'.*
- Paragraph 84 deals with *'supporting a prosperous rural economy where planning policies and decisions should enable the development and diversification of agricultural and other land based rural businesses'.*
- Paragraph 85 states that *'planning policies and decisions should recognise that sites to meet local business needs in rural areas may have to be found adjacent to, or beyond, existing settlements'.*

3.2 Local

The Cornwall Local Plan was adopted on 22nd November 2016 and provides a positive, flexible and overarching planning policy framework for Cornwall, covering the period up to 2030.

Policy 7 deals with 'Housing in the Countryside' where the development of new homes in the open countryside will *'only be permitted where there are special*

circumstances'. New dwellings will be restricted to at paragraph 4 'temporary accommodation for workers to support established and viable rural businesses where there is an essential need for a presence on the holding but no other suitable accommodation is available and it would be of construction suitable for its purpose and duration'.

Whilst policy does not specifically provide for a time limit for the temporary dwelling, it is proposed in this instance that three years is appropriate.

4.0 DESCRIPTION

4.1 Business

The business trades as T D Hooper, a sole trader. The business was established approximately 12 years ago and there are 7 years of Farm Accounts. Mr Hooper is from a local farming family having established the business after completing his education.

4.2 Tenure/Land Holding

The Applicant owns approximately 2 acres known as Hooperwood Farm. An additional 136 acres is rented on long-term arrangements, all within a 5-10 minute drive from Hooperwood Farm or adjacent to the farm.

4.3 The Farm Buildings

The farm buildings at Hooperwood Farm provide covered accommodation for livestock and storage of fodder and machinery, centred around a hardcore yard area. The buildings are accessed off the adjoining parish road and provide the hub for the livestock enterprises during lambing and throughout the year in relation to the calf rearing enterprise.

4.4 Dwelling Houses/ Availability of Suitable Dwellings

There are no further dwellings on the owned land and it is clear from our inspection and a search of national property websites that there are no dwellings currently on the market, or likely to come to the market, which are situated close enough to fill the functional requirements. Renting a property is not considered appropriate, due to the lack of security of tenure, where the Landlord can obtain vacant possession by the service of two months Notice to Quit.

4.5 Farm Systems

Sheep

There is a flock of 120 breeding ewes, which are lambed between March and April, in addition there are 3 rams, with the lambs reared and sold as prime or store stock, dependent upon prevailing market conditions. The sheep are lambed in the buildings at Hooperwood Farm.

Calf Rearing

The Applicant operates a calf rearing enterprise where calves are purchased as baby calves (reared and sold as stirks at 5-6 months). The business model is that 10-15 calves are sold per month and therefore, when at full capacity, there are up to 40-50 calves on the holding at any one time.

Farm Contract Work/Haylage

To supplement farm income, the Applicant carries out some contracting work and conservation of hay and haylage, which is then subsequently sold. The centre of this operation is at Hooperwood Farm, where machinery and fodder is stored.

Farm Administration

Mr T D Hooper is liable for farm administration relating to the business. This includes regular updating of livestock movement records, vet and med records, registering new animals, detailed crop/agronomy records, VAT returns, banking matters, purchasing including feed and fertiliser and other farm sundries and updating Basic Payment and Stewardship matters.

4.6 Business Development

The business has developed significantly since its inception some 12 years ago. This including purchase of the owned land and securing additional rental land in order to scale up the farming business. Further works have been completed to improve farm infrastructure to accommodate expansion of the farming business, including provision of farm buildings and yard areas.

5.0 **DEMONSTRATING THE ESSENTIAL NEED (NPPF PARAGRAPH 80 AND CLP POLICY 7)**

5.1 Analysis of The Farm's Systems

An analysis of the day to day work involved in running Hooperwood Farm demonstrates the need for the Applicant to reside full-time on the holding. Examples of this are as follows:-

- The Applicant fears a decline in the required welfare and bio security standards in respect of the stock if he is unable to reside on the farm. The Applicant must also follow general welfare obligations in the Codes of Practice Agricultural (Miscellaneous Provisions) 1968 Act which makes it an offence to cause unnecessary pain or unnecessary distress to livestock
- Lambing can of course take place day or night and it is essential that the Applicant is close by to his stock to assist with lambing or, where necessary, call upon a Veterinary Surgeon
- The lambs are fattened on grass as well as being supplementary fed on a daily basis. They are susceptible to predators, fluke, foot rot or even catching themselves in a hedge or fence and careful monitoring is essential

- Other general duties in relation to the breeding ewes and lambs include tail ringing, castration, ear tagging, weaning, tailing, foot trimming, shearing and worming
- The calves are purchased at a young age and are bucket fed twice a day, early in the morning and late at night
- Due to the age of the animals, the Applicant needs to be on site in case of an emergency, or if a calf becomes ill due to perhaps pneumonia, scour, diphtheria or coccidiosis and therefore need urgent attention
- Other general work in relation to the calves include worming, castration, tagging and regular weighing, so as to identify any problem calves that may require medical attention.

5.2 The Standard Man-Hour Calculation

The following Man-Hour Calculation has been calculated in accordance with the figures provided in the Jon Nix Pocket Book for Farm Management 2021 (51st Edition)

	<u>Hours</u>
<u>Sheep</u>	
120 ewes x 4 hours per annum	480
200 lambs x 2 hours per annum	400
3 rams x 4 hours per annum	<u>12</u>
	892
<u>Rearing Calves</u>	
60 calves 0-3 months x 27.6 hours per annum	1656
60 calves 3-6 months x 10.8 hours per annum	<u>648</u>
	2304
Total Livestock Labour Requirement	3,196

The LPA accept that a single worker can provide up to 2,200 man-hours per annum and therefore there is a total requirement for 1.45 full-time workers. As stated herein, labour is solely provided by Mr T D Hooper, with some occasional help during busy lambing times.

This Man-Hour Calculation relates solely to the livestock labour requirements and, in addition, a substantial number of hours are required in respect of general maintenance of land, buildings and machinery and the considerable burden of paperwork.

5.3 Summary

It is clear, therefore, following an analysis of the farming systems and the Standard Man-Hour Calculation that there is a requirement for the Applicant to reside on the holding at all times, so as to fulfil the functional requirements of the farm.

6.0 SUSTAINABLE BUSINESS

6.1 Whilst there is no reference to a financial test within the NPPF, nor indeed the CLP, the LPA will wish to consider whether the business is sound and sustainable. As referred to herein, the business has been established for 12 years, with farm accounts available for 7 years. The business has developed significantly through the trading of livestock, contracting and sale of fodder. Over the last 12-18 months and within the current financial year, livestock numbers have increased as described herein.

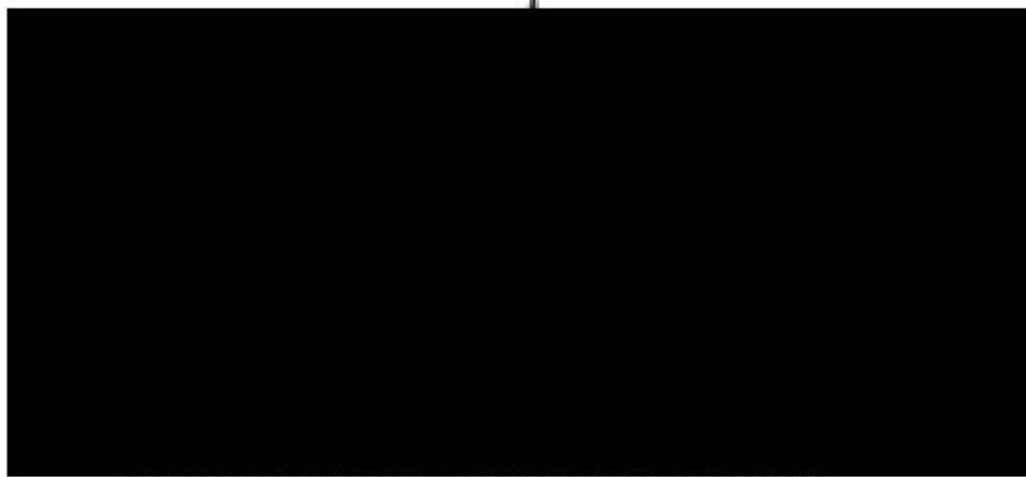
7.0 SIZE OF DWELLING

7.1 It is proposed that a mobile home is positioned on the land (3 years) with plans provided within the planning application.

8.0 CONCLUSION

8.1 Policy 7 of the CLP states that '*there must be an essential need for the occupier to live in a specific location*', reflecting policy within the NPPF. We consider we have demonstrated herein that the functional requirements of the farm enterprises are substantial and equate to in excess of a full-time worker. Whilst there is no reference to any financial or sustainability test within the relevant policy, it is noted that the Applicant's farming business is well established, has been profitable and this situation will improve through development of the farming enterprises, as set out herein. We therefore consider the application should be supported.

Signed:

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates.

W M Bunt BSc MRICS FAAV

Dated: 27th September 2021