

# The **Farm Consultancy** Group



**Agricultural Justification to Support a  
Planning Application for a Farm Workers  
Dwelling**

**At Cotswold View Farm, Tresham, Wotton-  
Under-Edge, GL12 7RW**



**On behalf of Scott Kingston and Partners**

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# **Agricultural Justification to Support a Planning Application for a Farm Workers Dwelling at Cotswold View Farm, Tresham, Wotton-Under-Edge, GL12 7RW**

## **1. Introduction**

This report has been prepared by [REDACTED] *The Farm Consultancy Group (WhiteAvon Consultancy Limited)* on behalf of [REDACTED] Scott Kingston trading as Scott Kingston and Partners, to confirm agricultural justification for a rural worker's dwelling to be constructed Cotswold View Farm, Tresham, Wotton-Under-Edge, GL12 7RW. This report should be read in conjunction with the planning application and plans submitted by Chris Thorne.

This report has been produced based on information provided by the client, farm records and standard costings data where appropriate.

This report provides justification for a mobile home which is to serve as a temporary dwelling for Scott Kingston.

## **2. Background**

The Kingston family has farmed at Tresham Farm since 1947. The total farm is around 500 acres. Having previously been part of a larger family business, it is now run as a partnership [REDACTED]

[REDACTED] The business is to be split in 2024 [REDACTED] Scott will retain 250 acres and base his new business at a separate farm on Tresham Farm (Cotswold View Farm). The barns and yard already standing at Cotswold View Farm will accommodate 300 beef cattle reared from calves.

Scott will be buying 120-150 calves per year and will sell these at 18-21 months old. In the first year he will also buy some older stock to finish along with purchasing the calves. He will have 40 acres of maize and 50 acres of cereals, with the rest of his land down to grass and will rent further grassland from his neighbour. The cattle Scott finishes will be grazed in summer and housed and fed a simple silage, straw and grain ration over the winter. The buildings already up at Cotswold View Farm will house the older stock, whilst the calves will be reared in calf hutches before moving onto group pens in the main barn.

## **3. Planning Policy**

The National Planning Policy Framework published in April 2012 outlines that planning policies should support sustainable and economic growth in rural areas by taking a positive approach to new development. Planning strategies should maintain a prosperous rural economy including policies to support the sustainable growth of rural businesses. It should promote the development and diversification of agricultural businesses and support sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors which respect the character of the countryside.

The framework lists that local planning authorities should avoid isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to be available at most times at or near their place of work in the countryside.

In the district council of Stroud, the Stroud Local Plan runs alongside the NPPF. The Core Policy 15 (CP15) A Quality Living and Working in Countryside sets out that in order to protect the separate identity of settlements and the quality of the countryside, (including its built and natural heritage), proposals outside identified settlement development limits will not be permitted except where these principles are complied with:

1. It is essential to the maintenance or enhancement of a sustainable farming or forestry enterprise within the District and/or

Where development accords with any of the principles listed above, it will only be permitted in the countryside if:

2. in the case of dwellings for a farming or forestry enterprise, it is accompanied by an appraisal to justify the development in terms of a functional test, a financial test and that there are no other dwellings or buildings within reasonable proximity that could be used.

Prior to the National Planning Policy Framework, the development of the Countryside was detailed in the Planning Policy Statement 7 (PSS 7).

The grounds covering planning permission for Agricultural Dwellings were set out in Annex A of PPS 7, this set out the agricultural requirements that need to be fulfilled if a permanent dwelling is to be permitted, these are:

- Clear functional need.
- The need relates to full time workers who are predominantly employed within the agricultural sector and does not relate to a part time requirement.
- The agricultural activity concerned has been established for at least three years, proved profitable for at least one, are currently financially sound and have a clear prospect of remaining so.
- The functional need could not be fulfilled by another dwelling on the unit or locally.
- Normal planning requirements are satisfied.

#### 4. Proposal

The proposal is for a temporary rural worker mobile dwelling to house Scott [REDACTED] on site at the farm to enable him to be in close proximity of the beef rearing enterprise. This 3-year consent will allow Scott to establish his business viability in preparation for applying for a permanent dwelling.

Due to the nature of rearing calves, it is essential someone is onsite throughout the day and night to ensure animal welfare is kept up to standard. Calves will be bought when they are still dependant on milk, and therefore someone will need to be around to feed calves at all hours. It is important for calves to be closely monitored and this in turn increases labour. Calves can be more susceptible to air-borne diseases such as Cryptosporidiosis and Pneumonia, and these diseases can spread quickly throughout calves. It is therefore essential to monitor calves closely and treat animals as soon as they show any signs of disease, meaning it is essential to check on them throughout the evening and night in case a calf needs medical intervention.

As seen in appendix One, the dwelling will be at the front of the cattle sheds, to ensure ease of access and the best level of supervision and security. The location of the proposal is rural, being surrounded by agricultural buildings and land, with the closest other residence being Scott's family's farm.

#### 5. Land and Buildings

Plans of the buildings and farm land can be found in Appendix One and Two.

As seen in the table below, the current housing requirement of all the animals on the farm extends to 1125 Square meters. The calves will be housed in calf hutches outside, not in the main barns; therefore, this can be taken from the overall building requirement. Each calf hutch can accommodate 5-7 calves, and there will be 12 hutches overall, resulting in sufficient space for the number of calves in hutches at any one time.

The existing buildings at Cotswold View Farm extend to approximately 944 Square meters of cattle accommodation, therefore, will be sufficient for the number of cattle the farm will have onsite at any one time.

	M2 Per Animal	No. Animals	Total Space Req. M2
<b>Calves up to 6 months</b> (In calf hutches in groups)	3	75	225
<b>6 Months – Finishing</b> (Bedded house including a proportion of feeding passages)	4	225	900
		<b>Total</b>	<b>1125</b>

The table shows the maximum number of cattle that would be on the farm at one time.

The forage and grazing block are comprised of both owned and rented land, with 250 acres of grazing land, 40 acres of maize and 50 acres of cereals, all of which will be used to feed the cattle and is a sufficient amount.

## 6. Functional Test

All figures for labour requirements have been obtained from 'The Agricultural Budget and Costings Book – 96<sup>th</sup> Edition' (May 2023) by Agro Business Consultants.

The table beneath illustrates the labour requirements of the business.

Labour Requirement	Number of animals/ hectares	Standard Man- Days required (per animal)	Enterprise Total
Beef Calf Rearing (0-6 mnth)	75	1.63	122.25
Beef Calf Rearing (6-12 mnth)	100	0.81	81
Beef Cattle (12-24 mnth)	125	1.75	218.75
Winter Cereals	20.2	0.9	18.18
Maize	16.2	0.9	14.58
15% Farm Maintenance	15%		68.2
Total Enterprise Requirement			523.0
	Requirement per person		275
	Total Labour Requirement		1.90
	Livestock as % age of Total		

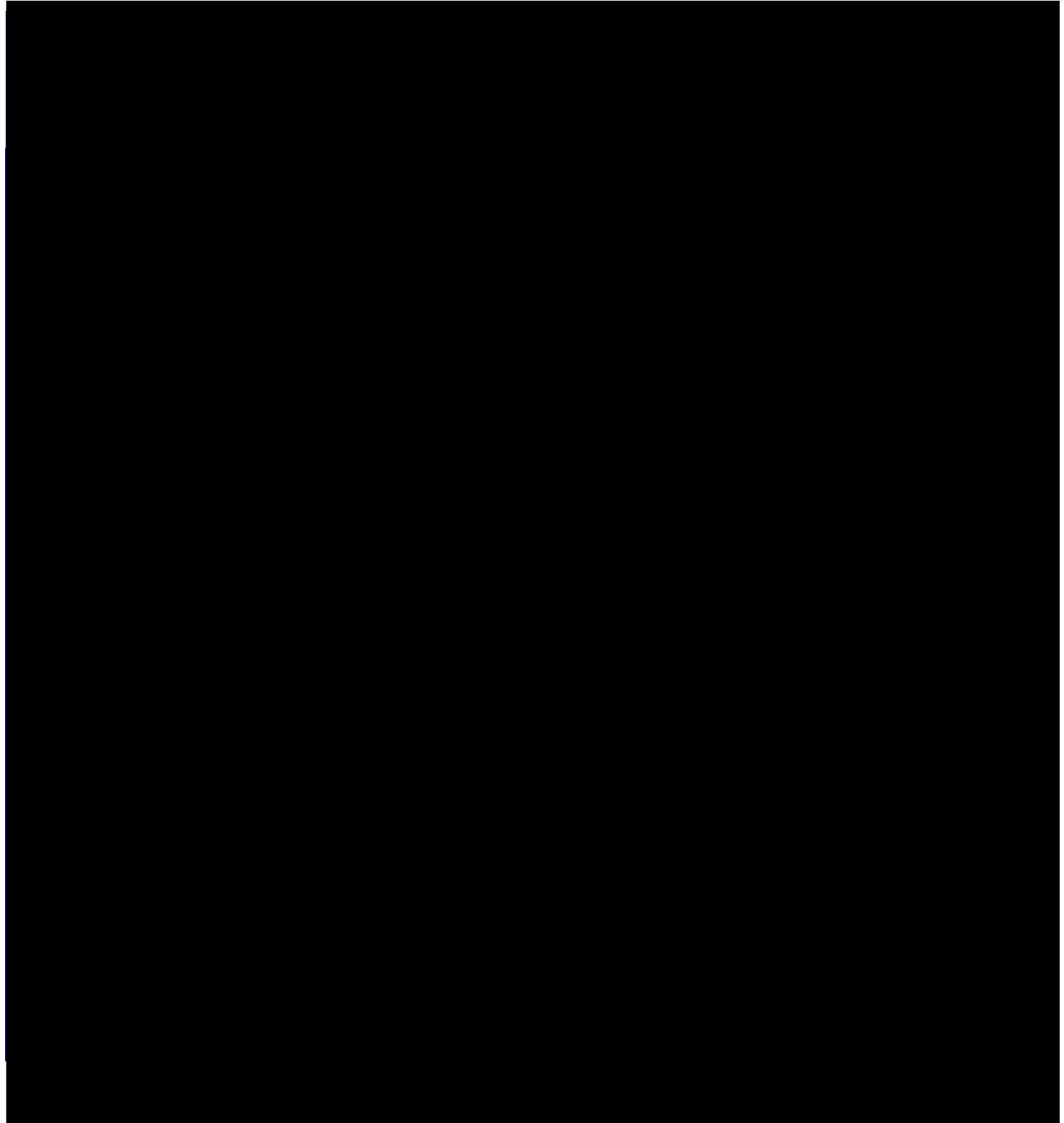
The table above details 1.9 labour units. As you can see from the table there is a significant labour requirement and the need for accommodation on site is more than justified. A labour unit of one person is assumed to work 2,200 hours per year, these total hours are converted into 275 notional 'Standard Man Days' of 8 hours (ABC, 2020).

The proper functioning of a livestock farm requires that a skilled stock attendant is available at very short notice at any time of the day or night. This means Scott would need to be readily available on site at most times, able to cover emergencies, feeding and other livestock tasks. Though no longer a planning guidance, PPS7 can be used as a material consideration to assist the Council in their decision making. Paragraph 4 (i) of Annex A referred to the example of animals requiring essential care at short notice, and in 4 (ii) to the ability to deal quickly with emergencies that could otherwise cause serious loss.

## 7. Financial Viability of the Unit

This is a new business for Scott since splitting from his family farming partnership. As with any farm specialising in the rearing of animals for meat production, profits are highly dependent on fluctuating markets. However, Scott has relatively low inputs, a system designed for rearing and will be able to purchase calves at a lower price from his brother's farm down the road. Even if Scott was to purchase calves through a different route, his system is robust enough to still make a profit, therefore the gross margin below uses the average price of calves at a standard price. The full budget can be seen in Appendix Three.

In the first year the farm will purchase store cattle as well as calves, to establish the enterprise and allow beef sales from the second year. The calves will be purchased at 7-10 days old and reared in calf hutches until 56 days old. They will then be transferred to rearing pens and will be housed in winter and out at grass in the summer. The calves will be on a 620-day finishing, with an average of 1.2kg daily liveweight gain.



## **8. Proper Functioning**

Farm Assurance Codes of Practise require that suitable trained persons are available 24 hours a day and the government's Strategy for Food and Farming states that 'High standards of animal health and welfare are important because they are a vital part of producing safe food and because we care about how our animals are treated. High standards are also essential for the economic success of the industry.

Appropriately skilled workers will need to be available at short notice to manage the animal's health and welfare. The Code of Recommendation for the Welfare of Livestock (Cattle) states that 'no matter how

acceptable a system may be in principle, without competent, diligent stockmanship, the welfare of animals cannot be adequately catered for.'

One of the principal reasons to support the need for a dwelling to be situated nearby is to continuously monitor animals. It is important to monitor calves and spot stress when changes occur. This requires consistent and regular monitoring, and therefore short distances of travel or on-site dwellings are needed for the worker responsible for carrying out these tasks. It will prove vital that all housed calves are regularly inspected and monitored as their welfare depends on frequent human attention. Calves are susceptible to several health problems that require rapid action such as viral diseases, pneumonia, bloat and scour, all of which need to be detected early and immediately treated if losses are to be avoided.

The Welfare of Farmed Animal Regulations stress that animals which appear ill or injured need to be cared for appropriately, without delay, and that action should be taken immediately if any animals 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 a minimum.

To enable good staff to be available on farm 24 hours a day, it is important, in any farming business, that the accommodation is of a sufficient standard. In relation to this business, the dwelling is for Scott who needs to be permanently close to the farm to ensure management of the business, hence the chosen location.

The implications of not being able to have accommodation on site would be compromised animal welfare and potentially includes excessive spread of disease, increased medicine and antibiotic use and in the worst-case scenario potential for livestock death.

## 9. Availability of Other Houses

Scott is currently living in a farmhouse which will be retained by his father and brother and will need to be used for his replacement on the dairy farm. Therefore, Scott will need a new house, closer to his new enterprise. When considering the essential need for a rural worker dwelling, it is important to assess the availability of other property in the vicinity.

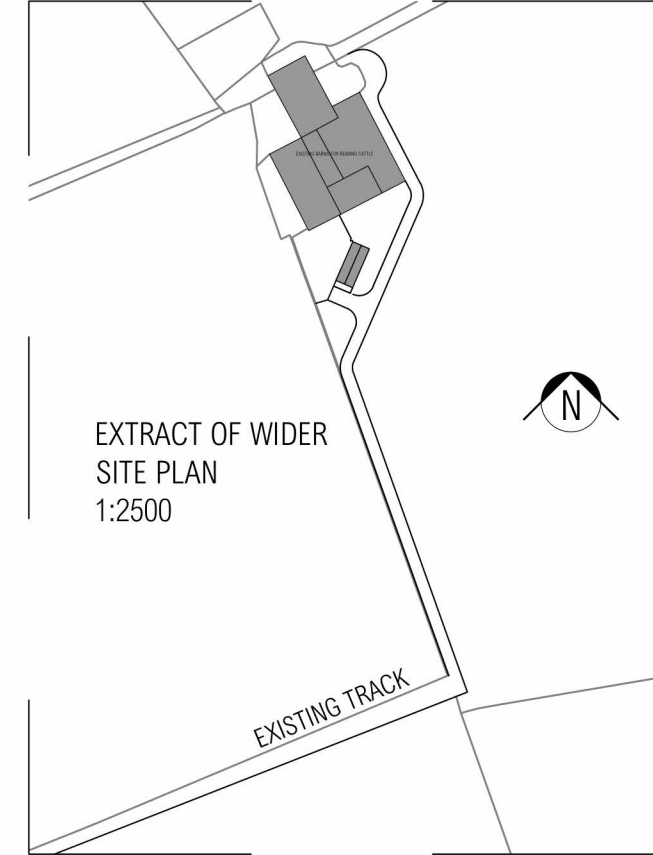
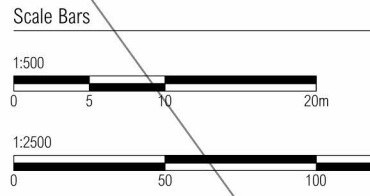
The local villages surrounding Tresham are all over 8 minutes' drive away. Therefore, worthy of consideration as potentially close enough to serve the unit (though still not within sight and sound, or close enough to be on site fast enough should an emergency arise). These are however extremely desirable places to live, being in a quaint country village with good access routes. The average market value of properties within this area are likely to be around £486,000 - £634,617 and therefore, out of budget. Even if there was a house on the market in budget, this does not mitigate the need for a dwelling on the beef rearing enterprise.

## 10. Conclusion

In conclusion, the Kingston family are hardworking, progressive, and conscientious, and have built up a successful business over the years. Scott Kingston has a solid business plan, the profits on the enclosed accounts and proposed budgets are significant and prove that the business is sustainable will be in the future. The business meets the financial and functional tests, and the dwelling is essential on site to ensure Scott can meet the welfare needs of the cattle and calves on the farm. These permissions are integral to the future success of the business.

## 11. Appendix





**Notes**

The Contractor(s) are responsible for all setting out. All dimensions & levels must be checked on site prior to proceeding with works.

The designer(s) are to be notified immediately of any discrepancies

The drawing is the property of the designer and is copyright and has been produced for the intended purpose as noted on the drawings and shall not be liable for any purpose other than that for which they were prepared.

Layouts and positions of fixtures and fittings are indicative only. Exact details to be confirmed with designers and client

Do not scale from drawing, written dimensions to be taken only. Dimensions shown are structural unless noted otherwise

01 12/10/2023 Revised to suit comments by Client, include additional stone track and update farm name. Extract added. CT

Ref.	Date	Comments	Drawn
REVISIONS			



Project Reference:  
035

Project Address:  
Cotswold View Farm, Tresham, GL12 7RW

Dwg Title:  
Proposed Site Plan

Dwg No:  
0003

Status:	Revision:	Scale: 1:500 @ A3
PLAN	01	Date: Oct '23



Appendix Two

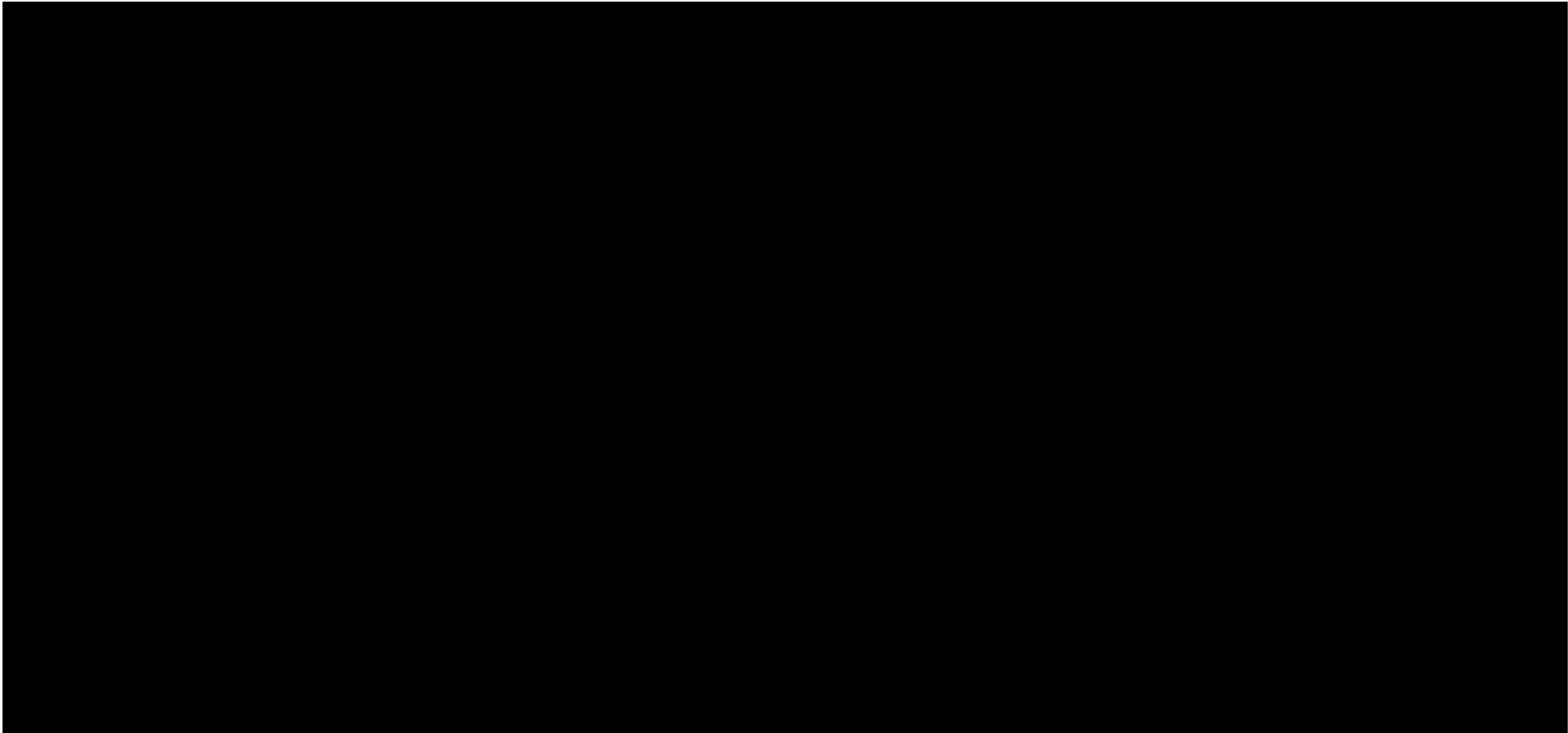
Cotswold View Farm Land



# The **Farm Consultancy** Group



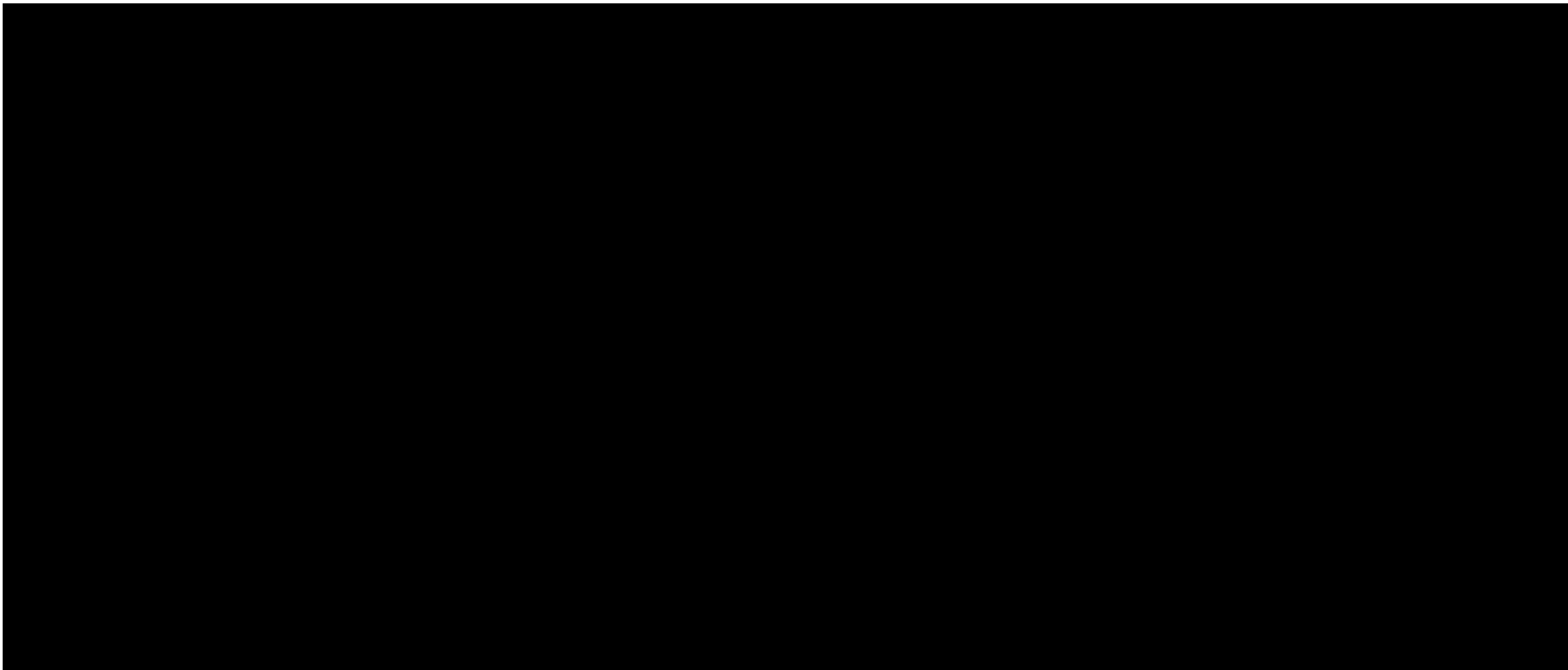
Draft Business Plan and Budget  
for  
Scott Kingston Farming



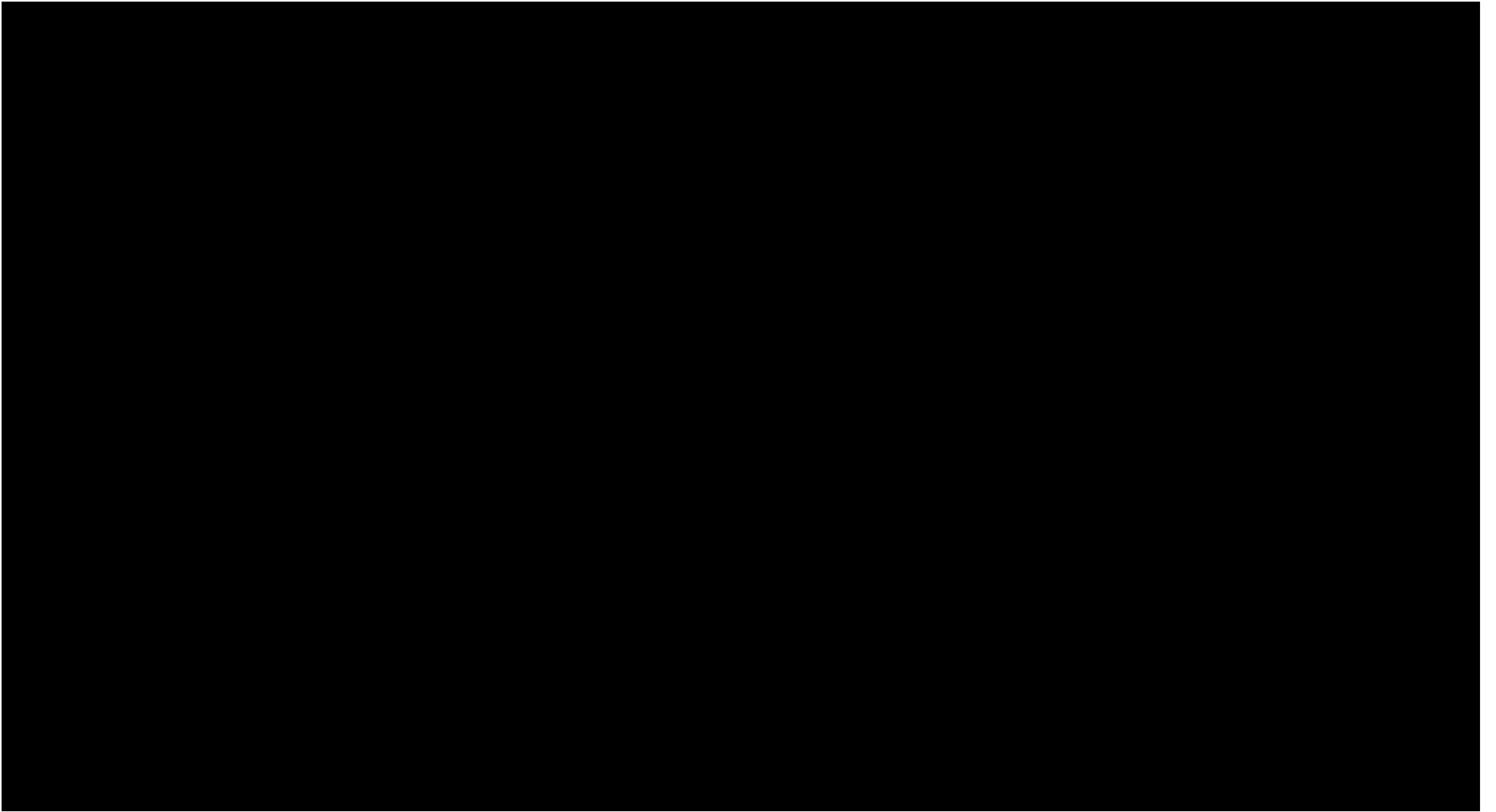














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