

**AGRICULTURAL APPRAISAL AND PLANNING STATEMENT RELATING TO A
PLANNING APPLICATION FOR A TEMPORARY AGRICULTURAL WORKERS
DWELLING**

AT

LOWER CADSTER FARM, CADSTER, CHAPEL ROAD, WHALEY BRIDGE, SK23 7EN

ON BEHALF OF

RAYMOND AND JASON BUTLER

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1.0 INTRODUCTION

This report is to accompany a planning application by Mr. Butler to obtain consent for temporary living accommodation e.g. mobile home, static caravan at this established holding, with a view to obtaining permission for a permanent residence at a later date, in order to ensure the welfare of the livestock currently held at the farm. Mr. Butler and his son (hereafter referred to as applicants) are livestock farmers, currently rearing cows and sheep operating from Cadster.

In accordance with the current planning framework (NPPF) and also that previously in place (PP Sierra 7), this report assesses the issue of the functional requirement for auroral workers to live permanently at the farm.

It is acknowledged that for any new agricultural dwelling to be approved, a functional requirement needs to exist, and that the business needs to operate on a sound financial basis. This report is to identify the functional requirement for a worker to live at the farm and be available all times.

The report also considers whether the proposed dwelling is essential in order to retain the farm as a sustainable entity. If the business is economically sound it contributes to a sustainable economy, whilst at the same time fulfilling a social role as part of a thriving rural community. By its very nature as a working farm, it fulfills a key environmental role. Each of these three factors is a key component of any sustainable development.

Having reviewed the details of this farming operation it is considered vital that businesses like this are supported. In order to be able to continue to operate in a sustainable and viable way, it is considered essential that an agricultural worker lives on site and is available at all times. The proposed development for an agricultural workers dwelling is considered to be commensurate with the functional requirement.

In addition to addressing the functional test, this report clarifies other considerations that have been taken into account, and in particular why the current situation is not sustainable in the long term.

This report was written in April 2021. Some parts have been updated with more current information.

2.0 THE PROPOSAL

The applicant currently resides in Whaley Bridge and travels to the farm several times during the day and night, seven days a week to feed, bed up and monitor the welfare of the animals, as well as carrying out all the other tasks on the farm. There are minimal facilities on site and the applicant often has to sleep in a chair lambing and calving to be on hand to provide essential care at short notice.

Due to the distance, the time taken to travel and the frequency of visits, it is considered that this situation is unsustainable. Please refer to Appendix B for a general duty and movement diary carried out by the applicant since February 2020.

The business over the last 2 years comprises;

April 2021	October 2022
100 ewes	50 sheep – the rest sold
150 lambs	
20 cows	18 cows in calf
17 calves, 1 more due	16 young cows

The cows are an Aberdeen Angus and Hereford Cross, and the sheep are a Texal cross. The welfare and safety of the livestock is paramount.

Not only would a dwelling on site ease the significant burden that the current living and working arrangements put upon the applicant and his family, but it would also increase his security and welfare of the farm and existing livestock, as well as enabling the applicant to expand his herd and flock, thus securing the future of the holding.

This proposal is considered to comply with the stringent requirements that ensure new dwellings are only granted on appropriate agricultural units and to rural workers. The amount of livestock and the amount of time spent at the farm by the applicant currently justifies the need for a temporary agricultural workers dwelling. The long-term sustainable option for this business is the development of a permanent dwelling at the farm to allow the farm to expand further and diversify, and ensure essential short notice care to the breeding livestock kept at the farm all year round. The person responsible for the welfare and successful rearing of the animals cannot be spending one to two hours every day travelling to and from the farm and not being on hand immediately should any of the animals require assistance or treatment.

3.0 APPLICANT SITUATION / BACKGROUND TO THE FARM

The applicants are from a farming family and have been in the process of re-establishing the family farm. It was owned and run by the applicant's uncle but when he became ill, went into a home, and subsequently died, it was held in trust for the descendants of his sister. The Trustees sold off the farm buildings and some land, with the barns now converted to dwellings. The applicant gained nothing from the sale and after years of legal difficulties and probate proceedings and having to buy out the Trustees, eventually the land was transferred to the applicant in 2013. It is owned by the applicant, with the holding in his son's name; it is a family run farm.

At the time, the applicant had his own haulage and concrete business but since getting the land returned, he has stepped back from that business, which his daughter and son now run. Money from that business has been used to re establish and invest in the farm; the livestock, property, machinery and agricultural buildings. The farm business has been slowly built up since 2016, with it registered as a farm holding in 2017.

The applicant works solely at the farm full time and has no other employment. Currently, the applicant's sister who is recently retired, helps out at the farm (not paid). The applicant's son has a full time job, but also helps out on the farm when he can, particularly with physical jobs.

The applicant currently lives in rented accommodation at the top of Macclesfield Road in Whaley Bridge which is 2.44km away from the farm. His son owns a property on Buxton Road in Whaley Bridge. They are joint applicants.

At a distance of 2.44km away, the applicant is not living close enough to the farm. It means that he spends much of his time going back and forth between home and the farm and he is not at the farm over night if there is an emergency. This situation is not sustainable and risks the welfare of the animals.

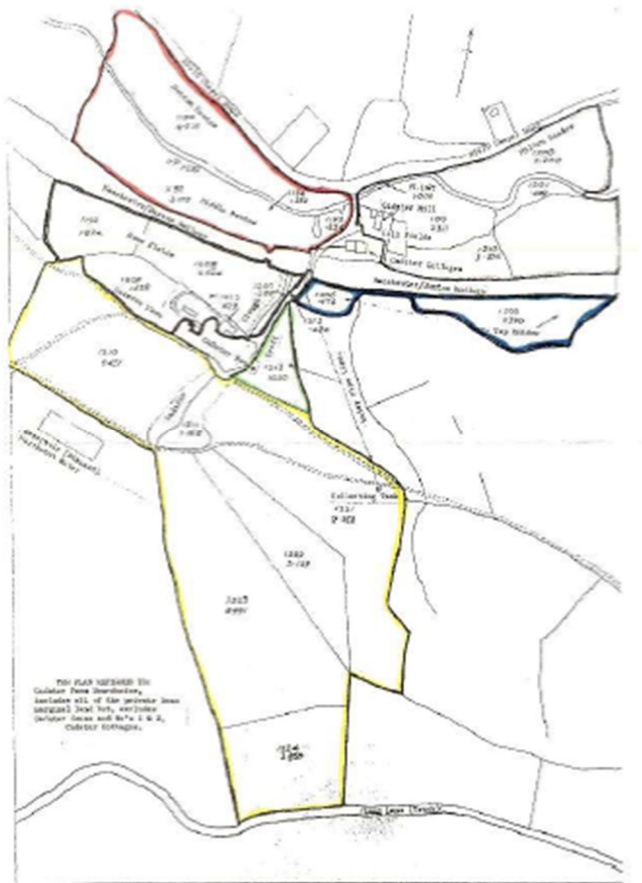
The farm is located in a hamlet of properties at Cadster. There are no affordable properties for sale or rent in this immediate area. A check on Rightmove in October 2022 shows there are no properties available within half a mile of the farm. There are some properties in Whaley Bridge (where the applicants already live) and the closest property is in Tunstead Milton just over half a mile away, and is a family home being marketed at £450,000. That is not financially feasible and more expensive than building a dwelling on the farm, which is the only viable long term option. The money spent in building a new dwelling would be an investment into the farm business.

A temporary dwelling at the farm will allow the farm to grow further, and followed by a permanent dwelling in the future, will ensure its continued viability and allow the succession of generations of the family. The temporary dwelling would be for the applicant, Mr Butler.

There are no old barns available for conversion to a dwelling. The two agricultural units on the farm are recently built and wouldn't come under the permitted development right for conversion of barns to dwellings.

4.0 CURRENT FARMING ENTERPRISE

As stated above the applicant's farming enterprise extends in total to approximately 96 acres, upon which there can be up to 40 cows and 200 sheep (breeding ewes, tups, and lambs) at any one time. All of the land is a permanent pasture, which provides both grazing and forage for the livestock. 50 acres is owned at Cadster, the rest at Ringstones Farm at Bridgemont is on an annual grazing licence. The applicant has applied to lease a further 40 acres which would increase capacity for more livestock.



Map showing land ownership at Cadster. The areas in blue, red and yellow are part of Cadster Farm as it is currently. The other areas highlighted are now under separate ownership.

The sheep and cows graze all the various land parcels, and there is a significant management burden in inspecting all of the animals, providing supplemental feed, and where necessary, medication. In addition, during the spring and summer, the land is used for the production of haylage to provide winter feed.

The farmstead comprises a yard area with two large modern purpose-built agricultural buildings, both used for lambing and calving. The cows are housed inside all winter which equates to at least 6 months of the year. They have to be TB tested twice during this period and the heifers are all calved indoors whenever possible. This requires constant supervision as calves are susceptible to a number of different illnesses particularly pneumonia. In cases where there is an outbreak the applicant would have to attend the farm several times night and day to administer medication, it is vitally important to keep the cows and calves healthy and ensure that no illness is spread throughout the herd. As an example, the applicant returned to the farmstead to check on a pregnant cow 2 hours after routine supervision to find the cow had attempted calving, the calf had been born and due to complications subsequently died, the cow was touch and go but survived, a situation that could have been avoided or much less severe had the applicant been on site. In addition there is a minimum requirement for the animals to be fed twice a day and for the straw yards to be cleaned and bedded up daily in order to ensure that the animals are kept in clean, dry conditions.

Usually lambing commences in April for about 6 weeks. The lambing ewes require virtually constant supervision which creates a significant management and labour burden on the applicant, being the only full-time member of staff, with the sheep checked at least once every three hours. Shortly after birth the lambs need to be constantly monitored until they are strong enough to not fall prey to scavengers.

It is not unusual that the applicant spends the majority of the night at the farm for this six-month period monitoring the cows calving and the sheep lambing. If he is not allowed at the very least a temporary dwelling on site and has to move out of the village, by the time he has attended an animal and travelled home it would be time to set off back to check the animals again. This situation is untenable, and it is not reasonable for someone to be expected to travel to and from their house several times per night for such a protracted period.

During the summer period additional livestock management duties include foot-trimming, worming, drenching, shearing and other activities which focus on animal health and ensuring both the cattle and sheep do not succumb to illness or infection. This year has been particularly difficult with the lack of water and the livestock has been moved around regularly and the applicant had to ensure there was sufficient water available. As a result of the lack of water, the grass didn't grow as well - and as a consequence, they had to be fed their winter food early. Insufficient grass has meant purchasing silage for this winter.

Initially, the focus was on beef cattle, but the business plan is moving into a calving business, retaining heifers to build up stock and the bulls to be retained for approximately 18 months before sale.

Please refer to appendix A for a summary of livestock levels and growth of the farm business. Financial accounts are available.

5.0 DAILY OPERATIONS

Throughout the year daily work at Cadster Farm commences by 6am with feeding and continues until around 6pm when the animals are fed again. For much of the year significant additional hours are also required for calving / lambing and harvesting activities. This creates a huge amount of work for the applicant and at times, when the animals require assistance, the working day can be extremely long, as it is vital that someone is in attendance.

A more detailed breakdown of the typical daily routine during the winter and summer months is documented in Appendix B.

5.1 Winter Months

The animals require feeding, bedding, and cleaning out on a daily basis while they are housed indoors. The typical routine is as follows: -

6am Feeding of livestock that are housed – distribution of fodder and concentrates.

8.30-9am Breakfast

9am-6pm Livestock management duties including, but not limited to: -

- Bedding of animals with straw
- Inspecting/feeding animals grazing at the other blocks of land
- Loading/unloading and moving livestock
- Lunch (0.5 hours)
- Cleaning out
- Welfare activities including drenching, foot trimming etc.
- Fencing/walling/road repairs/drainage work/machinery repairs and general farm maintenance activities
- Evening feeding

9pm Checking of animals.

12am and 3 am Supervision of lambing ewes and calving heifers

Additional time needs to be considered for conditions appertaining to the weather i.e., snow, ice, excessive rainfall etc.

During lambing and calving, the animals are virtually constantly observed, and at the very least, inspections are made every 3 hours. However, due to the number of animals giving birth at any one time it is usually inevitable that at least one will require assistance during any inspection.

In addition, in severe winter conditions, there have been instances where it has been necessary to manually fill water tanks for the animals so they can drink when pipes have frozen over.

5.2 Summer Months

In addition to feeding, bedding up and clearing out the calves, there is a considerable amount of additional work undertaken during the summer months, including, but not limited to: -

- Grazing of sheep/cows-moving them to different parcels of land
- Sorting and marketing of store and finished
- Fencing to ensure boundaries are secure and stock proof.

- Regular worming of all livestock
- Hay making/ reseeding/ muck spreading.
- TB testing

This year in particular was hard due to the lack of rain this summer. It meant that the livestock needed to be moved around more than normal and water available.

5.3 Farm Business Administration

In addition to the physical workload there is a significant amount of office work to manage including the administration and updating of livestock movement records; livestock passports for sheep and cattle moving on and off the farm; ordering feedstuffs and other consumables; ensuring payments of invoices; maintaining all records and financial accounts.

There is a significant administrative burden that must be managed in conjunction with the daily outdoor activities. The administration activities are generally undertaken in the evenings after the daily routine has been completed.

6.0 REQUIREMENTS OF THE ENTERPRISE

It is acknowledged that the requirements of the enterprise are the primary consideration in considering the functional requirement for an agricultural worker to live at the farm. Without a dwelling on site the flock and herd expansion cannot go ahead. It is vital that the planning system supports the development of traditional rural businesses such as this. The new enterprise will help to secure the future of this holding, which in turn will contribute positively to the local rural economy.

6.1 Animal Welfare

The Applicant is focused on animal welfare and this creates a management burden. The modern farm buildings at Cadster Farm have been designed to provide a natural environment that ensures sufficient warmth, shelter, and ventilation, as necessary. The farm Animal Welfare Council defines five ideals, known as the 'Five Freedoms', by which animal welfare should be tested. They state that farm animals should have freedom from fear and distress; freedom from fear of pain, injury, and disease; freedom from hunger and thirst; freedom from discomfort and freedom to express normal behaviour.

Each animal has easy access to both food and water. When the sheep and cattle are housed, they have bedding regularly replenished to ensure the highest standards of hygiene and animal cleanliness. The animals are kept in straw yards which are emptied periodically as and when required. The farmyard manure is then cleared and spread onto the land farmed by the Applicant and this spreading is in accordance with the environmental cross-compliance regulations which the Applicant is bound to comply with in order to be eligible for the Basic Farm Payment subsidy scheme.

6.2 Essential Care at Short Notice

Many sheep and cattle are unable to lamb/calve on their own and require manual assistance. If the Applicant is not on hand to attend to a lambing sheep, calving cow or sick animal then there is a significant risk that the animal(s) may die (for example the death of the calf as referred to in section 4.0). The welfare of the animals is of the highest priority to the Applicant and it is therefore essential that someone is available to provide the relevant assistance.

It is vital that all the livestock are regularly checked, including late at night and early in the morning. The Applicant's management routine is such that the sheep and cows are looked at throughout the night during lambing and calving, if they are in distress or require assistance, they will be immediately attended to. Any delays are likely to result in higher mortality rates.

If the Applicant cannot live permanently at the farm, there will not always be someone available in order to provide this essential care. As discussed in detail above, this is a particular necessity during periods when sheep are lambing/ cows are calving, or animals are being affected by pneumonia or other illness where delays in administering help and medication are likely to result in increased animal mortality rates.

6.3 Health and Safety

The Applicant already works excessively long hours. To work the hours that are required managing such a large number of animals would not be sustainable travelling from the local town several times per day and sometimes night. If the Applicant were based permanently at the farm this would considerably improve his quality of life and also the welfare of the animals. It would also allow him to carry out the diversification and expansion needed to maintain the sustainable business.

It is not considered reasonable that someone should have to get up several times per night and travel to the farm and it is likely that this will impact upon general health due to the excessive toll that is created. This is considered wholly unsatisfactory and is certainly not supportive of a sustainable business.

When sheep and cattle are lambing/calving they will be checked at around 9pm, 12am and 3am. Depending on when the animal gives birth, this might mean that the Applicant remains with an animal until the usual routine commences at 6am. This puts tremendous strain on the Applicant and can

result in him operating farm machinery on very little sleep. If the Applicant lived on site, he would be more readily available to attend to the animals.

In addition to the welfare requirement for someone to live at the farm in order to provide essential care at short notice, with no-one living at the farm there is potential for theft and vandalism, something which the farmsteads in the local area have been subjected to many times over the years. The farm is in an accessible position and therefore susceptible to potential theft. With the increasing value of livestock and machinery, cases of farm theft have risen greatly. There is also the worry that buildings, feed and even livestock will be set on fire. If someone is living at the site it will reduce the likelihood of incidents such as these occurring.

Please refer also to The Code of Recommendations for the Welfare of Livestock – Cattle, published by DEFRA which has been submitted with this application.

7.0 CONCLUSION

The farm business has been gradually built up over that last few years. Now, with the two agricultural barns constructed, the facilities are there to house the livestock and build the business further. However, it has reached a size where it is essential for a worker to be able to live there permanently in order to ensure the safety and welfare of the livestock, to ensure the security of the livestock, machinery and property and in order to further grow the farm business on the foundations it already has.

APPENDIX A

LIVESTOCK NUMBERS AND DEVELOPMENT OF THE FARM

2017

- ▶ 14 heifers + 1 bullock purchased - 1 calved which was sold and also the bullock.
- ▶ Prior approval granted for agricultural building completed in 2018
- ▶ JCB telehandler.

2018

- ▶ 13 heifers in calf – 26 total by the end of the year
- ▶ 1 bull rented but kept all year.
- ▶ 100 sheep purchased
- ▶ Full planning granted for livestock shed for housing sheep and cattle

2019

- ▶ 100 sheep
- ▶ 25 cows and calves – 11 calves sold off as livestock barn not completed. 2 heifers retained.
- ▶ 1 bull
- ▶ Grab bucket / dumper / spike / tractor / trailer purchased

2020

- ▶ Construction of livestock shed completed spring 2020 in time for lambing.
- ▶ 100 sheep lambed in spring - 150 lambs. Lambs sold with 12 hand reared lambs kept.
- ▶ 13 cows and 2 heifers.
- ▶ 5 heifers in calf purchased.
- ▶ Bull shot by neighbour with 308 Rifle.
- ▶ Trailer purchased

2021

- ▶ 20 cows – 1 still in calf
- ▶ 10 bull calves and 7 heifers. Total 37 cows.
- ▶ 100 sheep -150 lambs.
- ▶ 12 hand reared lambs from 2020 sold
- ▶ 1 pedigree bull purchased
- ▶ 1 soft grab purchased

2022

- ▶ 18 cows in calf.
- ▶ 16 young cows
- ▶ Bull calves to be sold when market most favourable.

- ▶ 50 sheep. Rest of the sheep and lambs sold
- ▶ 1 bull.
- ▶ Straw spreader purchased.

PROJECTION

2023

- ▶ 27 cows to be calved
- ▶ Potentially 20 calves
- ▶ 50 sheep and 75 lambs
- ▶ 1 bull
- ▶ Machinery will need to be purchased as and when needed

APPENDIX B

DUTIES AND MOVEMENT DIARY Feb 2020 – May 2021

Example of the jobs carried out in a period of 15 months.

February 2020:

- General husbandry duties – e.g. feeding, cleaning cows, sheep, etc. morning and night.
- Sheep brought in. Lambing early and weather cold and wet. Need to be monitored on a 2 hourly basis. A number have had 2 / 3 lambs. Need to be bottle fed.
- Lambs tagged, tailed and castrated as necessary.
- **Movement Diary: return home once daily for shower, food, etc. Need to stay overnight to monitor sheep.**

March 2020:

- General husbandry duties morning and night.
- Sheep lambing. Continue to monitor on a 2 hourly basis.
- Muckspreading fields.
- **Movement Diary: return home once daily for shower, food, etc. Need to stay overnight to monitor sheep.**

April 2020:

- General husbandry duties morning and night.
- Transportation of sheep. Cade lambs remain to be bottle fed.
- Land fertilised.
- **Movement Diary: 6.00 am Cadster. 9.00 pm. Leave.**

May 2020

- Cows TB tested and sent out.
- Calves born – cows and calves need checking regularly outside.
- Daily feeding and watering of hand-reared lambs.
- 1 shed cleaned and disinfected to prevent risk of disease.
- Sheep sheared and dipped.
- **Movement Diary: 6.00 am Cadster. 9.00 pm. Leave.**
- **Return in early hours of the morning on numerous occasions due to lights being seen on the fields.**

June 2020

- Monitor cows outside daily.
- Concrete driveway.
- Service and repair machinery.
- Fence croft for hand-reared lambs. Daily feeding and watering.
- Remaining shed cleaned and disinfected to prevent risk of disease.

- Movement Diary: 6.00 am Cadster. 9.00 pm. Leave.
- Return in early hours of morning on numerous occasions due to suspected security risks.

July 2020

- Monitor cows and calves outside daily.
- Mow meadows and bale.
- Check all fences and walls – make necessary repairs.
- Movement Diary: 6.00 am Cadster. 9.00 pm. Leave.
- Return in early hours of morning on numerous occasions due to suspected security risks.

August 2020

- Monitor cows and calves outside daily.
- Bring all cows in for swishing.

September 2020

- Monitor cows and calves outside daily.
- Move cows into bottom meadows ready for bringing into shed.
- Deliveries of straw and silage
- Mow top fields and bale.
- Bull shot by next door neighbour. Solicitor, NFU, Police and Firearms officer involved.
- Movement Diary: 6.00 am Cadster. 9.00 pm. Leave.
- Return in early hours of morning on numerous occasions due to suspected security risks.

October 2020

- Monitor cows and calves outside daily.
- Straw sheds and make preparations.
- Bring cows in.
- Movement Diary: 6.00 am Cadster. 4.00 pm. Leave. 6.00 pm Cadster. 8.00 pm. Leave. 10.00 pm. Cadster. 1.00 am. Leave.

November 2020

- General husbandry duties on a daily basis morning and night.
- Cows TB tested.
- All cows in calf
- Bring sheep from Hockerley ready for tupping. Put in bottom meadows.
- Movement Diary: 6.00 am Cadster. 4.00 pm. Leave. 6.00 pm Cadster. 8.00 pm. Leave. 10.00 pm. Cadster. 1.00 am. Leave.

December 2020

- General husbandry duties on a daily basis morning and night.
- 5 cows in calf purchased.

- Straw and silage deliveries.
- Movement Diary: 6.00 am Cadster. 4.00 pm. Leave. 6.00 pm Cadster. 8.00 pm. Leave. 10.00 pm. Cadster. 1.00 am. Leave.

January 2021

- General husbandry duties on a daily basis morning and night.
- Straw and silage deliveries.
- Movement Diary: 6.00 am Cadster. 4.00 pm. Leave. 6.00 pm Cadster. 8.00 pm. Leave. 10.00 pm. Cadster. 1.00 am. Leave.

February 2021

- General husbandry duties on a daily basis morning and night.
- Cows beginning to calf.
- Sheds need pens putting up.
- Calf born – contracts pneumonia. Vet called. Needs monitoring on an hourly basis.
- Water in shed freezes on a number of occasions. Spend nights filling buckets.
- Movement Diary: return home once daily for shower, food, etc. Need to stay overnight to monitor cows.

March 2021

- General husbandry duties on a daily basis morning and night.
- Deliveries of corn, straw and silage.
- Cows calving day and night. 3 cows required help to calf otherwise would have died as well as calves.
- Cow taken ill with Tetanus. Isolated with calf. Vet called. Intensive care needed for a week.
- All cows and calves vaccinated against Tetanus.
- All calves tagged and castrated as necessary.
- All cows treated with Closamectin.
- Lambs taken to market.
- Sheep taken back to Hockerley. Unable to lamb in shed because the cows will be in until 13th May.
- Movement Diary: return home once daily for shower, food, etc. Need to stay overnight to monitor cows.

April 2021

- General husbandry duties on a daily basis morning and night.
- Deliveries of corn, straw and silage.
- Cows calving day and night. More cows requiring help to calf. At risk of losing both the calf and the cow.
- All cows and calves vaccinated receive Tetanus booster.
- All calves tagged and castrated as necessary.

- Sheep lambing time.
- No rain. Tank to water cows has to be emptied – full of algae.
- **Movement Diary: return home once daily for shower, food, etc. Need to stay overnight to monitor cows and sheep.**

May 2021

- Timetable will be closely aligned to details from 2020.
- Cows and calves to be monitored closely whilst outdoors. Also have to watch for others calving.
- Sheep and lambs monitored.
- TB testing.
- **Potential Movement Diary very much dependent upon outside factors including weather and animals:**

6.00 am Cadster
4.00 pm. Leave.
6.00 pm Cadster.
8.00 pm. Leave.
10.00 pm. Cadster.
1.00 am. Leave.

Further Actions required for the future:

- ▶ Bull to be purchased.
- ▶ Fields to be fertilised and muck spread on a rotational basis.
- ▶ Number of livestock obviously increased with calves and cows in calf. Provision to be made for them by having the yard concreted and gates erected to be used as a courtyard to provide more space.
- ▶ Cow sheds to be cleaned / disinfected / gated
- ▶ Tank to be sunk into yard to catch water.
- ▶ Machinery to be serviced / repaired / replaced as necessary.