

*Mr Alisdare M Bruce*

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**AGRICULTUAL PLANNING  
APPRAISAL REPORT**

**Rowan Garth,  
Tarnflatt Lane,  
Sandwith,  
Whitehaven,  
Cumbria,  
CA28 9DJ**

**APPLICANTS: Mr A & Mrs CH Watson**

**August 2020**

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## **1. Scope & Purpose**

We have been instructed by Mr & Mrs Watson of Rowan Garth to undertake an agricultural appraisal in order to determine whether there is a case for the creation of an agricultural workers dwelling on land at Rowan Garth, Sandwith, Whitehaven.

Although PPS7 has been superseded by NPPF this report is still guided by Planning Policy Statement 7 (PPS7) published 2004 "Sustainable Development in Rural Areas" and most particularly Annex A in preparing this report.

This report has been based on information provided by Mr Watson. A site visit has been undertaken to gather further information.

## **2. Location**

The site lies adjacent to the existing agricultural building indicated on the block plan adjoining the farmyard area, within field NX9615 0200

## **3. Background**

Messrs Watson have farmed at Rowan Garth since 2010. Messrs Watson have purchased additional land in order to increase the land farmed that they own. The land ownership plan attached illustrates the extent of the land owned near to the application site.

Since 2010 a number of consents have been given for agricultural buildings. The construction of these buildings has resulted in the creation of a farmyard. This is the proposed site of the agricultural dwelling.

## **4. The Present Workforce**

The present workforce consists of Mr & Mrs Watson who are in full time employment on the farm along with their daughter who provides any part time assistance, along with Specialist Contractors when required. They currently live off site and travel to the site to tend to the stock on the land and within the buildings.

## **5. The Holding**

The holding extends to 73.56 ha (181.76 acres) of which there is a small area of redundant quarry & 3.78ha (9.34ac) of Woodland.

## **6. The Farming Business**

At the time of my visit the farm was stocked with 1,494 Breeding & Feeding Sheep.

The flock consist of Pure & Commercial Breeding & Feeding Sheep which lamb from Jan-May. During the spring and summer months the sheep outside and during some of the winter months they are housed within the buildings at Rowan Garth for lambing.

Each year the following Crops are Grown:

30ha (74.13acres) of Cereals, these are either used on farm or sold

39 ha (96.37 acres) of pasture are either used for silage with one cut of aftermath being taken dependent on the season or grazed by the flock.

4 ha (10 acres) is reseeded annually.

## **7. Existing Farm Buildings at Rowan Garth**

There are currently two agricultural buildings, located at Rowan Garth, which are utilised within the farming business.

### **PPS7 Annex A: Agricultural, Forestry and other Occupational dwellings**

(i) There is a clearly established existing functional need

The farming business at Rowan Garth has existed for nearly 10 years which is in excess of the required 3 years. A number of improvements have occurred to the site with the erection of the new agricultural buildings, a large area of drainage & other relevant works and also many fields fenced. This is a large investment into the owned land.

Appendix 3 shows the labour figures for the farm, from this it is evident that the number of full time workers required to run the holding is 3.78.

There is therefore clearly an established functional need on the holding.

Although security is not a justification on its own it can add to the justification. There have been recent break-ins in the local area, and on the farm.

(ii) The need relates to two full time workers, or two who is primarily employed in agriculture and another relates to a part time/contractor requirement.

Under the system of farming outlined in 6.0 above. The holding has a labour requirement of 3.78 labour units for the livestock, cereals, and land.

The Labour currently employed on the farm holding comprises 2 full time staff, 1 part time staff and Specialist Contractors.

Due to the health & welfare of the livestock the labour need is clearly full time.

(iii) The unit and the agricultural activity concerned have been established for at least three years, have been profitable for most of them, are currently financially sound, and have a clear prospect of remaining so.

The holding is financially sound and profitable and will remain so for the foreseeable future. Due to recent investment made at Rowan Garth there is a clear prospect to remain profitable. Accountants' letter confirms the above in Appendix 4.

(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;

There are no properties close to the site which would fulfil the functional requirements.

There are no buildings on the site suitable for conversion. The existing agricultural buildings are required for the running of the farm and could not be lost to a conversion due to the livestock stocking levels.

Therefore the functional needs to be fulfilled on the holding or close to the site.

(v) Other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

This is considered within the Design and Access Statement.

## **8. CONCLUSION**

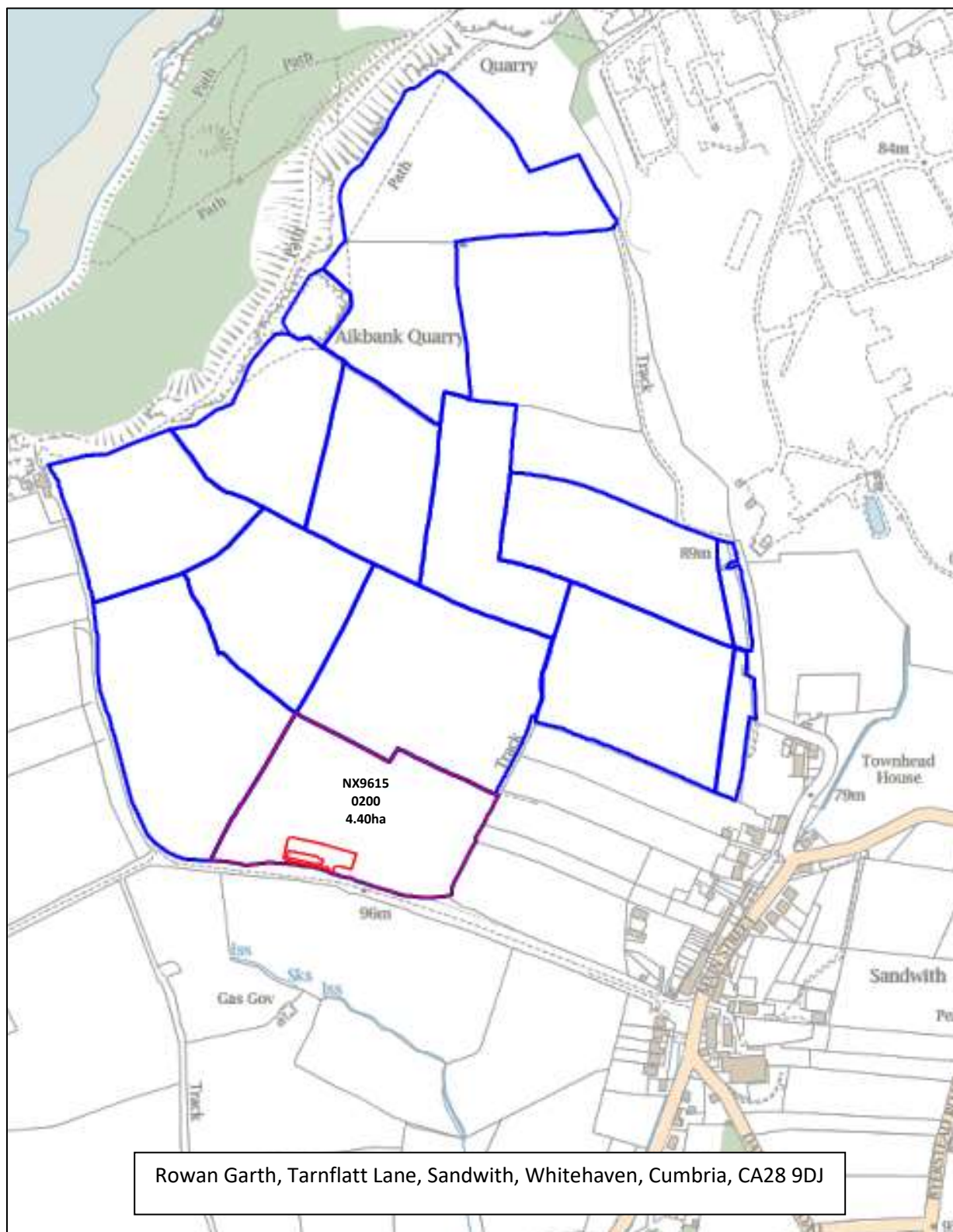
The Conclusion based on the facts set out in this report are as follows:

- There is clearly a functional need on the holding for a dwelling.
- The numbers & type of livestock kept on the holding generate a need for regular supervision on 24 hour a day basis to ensure adequate levels of animal welfare, dealing with emergency situations in a quickly & efficiently manner and increase security.
- The need is for a full time employees rather than a part time need.
- The unit has been established for more than 3 years and is profitable and will remain so.
- The siting and design of the dwelling will blend in with the surrounding buildings and will not be visually obtrusive.
- The applicant does not have any control over any other dwellings, therefore the proposal complies with the criteria set out within PPS7 Annex A.

Signed: *Alisdare Bruce* .....

Mr Alisdare M Bruce FIA(Scot)Est FLAA(FDSc)  
For and on behalf of Alisdare M Bruce Ltd

## Appendix 1 – Location of Holding



## Appendix 2 – Land owned by Applicant



### Appendix 3 – Labour requirements

#### CALCULATION OF THE LABOUR REQUIREMENT AT ROWAN GARTH. SANDWICH

Using the standard man day data proposed by SAC, the Holding will have labour requirements of 3.78 units calculated as follows:

##### 1. The Land

30 ha	Pasture	@	4 hours/ha	120.00
19 ha	Silage/Haylage	@	10 hours/ha	190.00
4 ha	Reseeded	@	20.0 hours/ha	80.00
30 ha	Cereals	@	18.0 hours/ha	540.00
<b><i>Sub-total from the land</i></b>				<b><i>930.00</i></b>

##### 2. The Stock

46	Breeding Rams	@	5.2 Hours/Hd	239.20
458	Breeding Ewes	@	5.2hours/Hd	2,381.60
90	Pure Breeding Ewes	@	5.2hours/hd	468.00
100	Breeding Ewe Lambs	@	5.2hours/hd	520.00
800	Feeding Lambs	@	3.3hours/hd	2,640.00
<b><i>Sub-total from the stock</i></b>				<b><i>6,248.80</i></b>

**Total Man Hours in the Holding**      **7,178.80**

One standard labour unit =      1,900 Man Hours/annum

**Standard labour requirement**      **7,178.80    =    3.78 Labour Units**



#### **Appendix 4 – Accountants letter**

See separate document