

TCP/11/16(228)
Planning Application 12/01660/FLL – Erection of a
dwellinghouse on Land 570 Metres East of Over Ardoch,
Braco

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1
Contact Telephone 2
Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1
Contact Telephone 2
Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative: ☒

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed
development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision
notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☒
2. One or more hearing sessions ☐
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

RECEIVED NO CONSULTATION FROM PLANNING OFFICER DURING APPLICATION PROCESS. THERE ARE A NUMBER OF MATTERS RAISED IN THE PLANNING REPORT WHICH WE WOULD NOW LIKE TO CLARIFY / ADDRESS NOW WE HAVE THE OPPORTUNITY. WE OBVIOUSLY OBJECT TO THE DECISION.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

PLEASE REFER TO THE ACCOMPANYING LRB SUPPORTING STATEMENT FOR DETAILS RELATING TO REASONS AND MATTERS WE WISH TO RAISE.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☐ No ☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

LOCAL REVIEW BODY SUPPORTING STATEMENT.
 FULL FARM REPORT FROM SAC.
 ORIGINAL SAC LABOUR AND JUSTIFICATION REPORT.
 ORIGINAL DESIGN AND SUPPORTING STATEMENT.
 A3 COPY OF PLANNING APPLICATION DRAWINGS.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:


- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

11/01/13

NEW FARMHOUSE, PART OF OVER ARDOCH FARM. BRACO LOCAL REVIEW BODY SUPPORTING STATEMENT

Introduction

We submitted a Planning Application on behalf of our client, Mr Stuart Webster to build a single storey farmhouse on land he purchased in 2009 which had formerly formed part of Over Ardoch Farm on the outskirts of Braco for grazing and breeding sheep flocks.

The decision for refusal was issued on 13th November 2012. There were no formal objections to the proposals from Statutory bodies or neighbours consulted.

Accompanying our application were the following documents:

SAC Labour Profile and Justification Report addressing the various farming operational needs.

Design / Supporting Statement.

Architects Design Proposals

Supporting Statement

We are seeking a review on the application on behalf of our client because there are a number of matters which the Planning officer has raised in his report that we have not had the chance to address / discuss them with the planner in any way. It is our view that there was a lack of communication by the Planner to advise us of the matters he raised.

We request that the following matters raised by the Planning Officer be challenged and be taken into account when reviewing the application:

Current Address of Applicant.
Part Time Working on Farm.
Site Selection.
Design
Education

Applicant's Current Address:

The address on the application form is correct. Mr Webster is currently classified as being of no fixed abode and for this reason his sister takes delivery of, and holds all his mail and correspondence.

Part time working on Farm:

SAC has advised that part time farmers make a contribution to agriculture in Perthshire and the part time nature of the business should not prohibit any possibility of the development. Mr Webster's sheep flock with its 170% lambing would place him amongst the top 25% of producers. To maximise profit, small producers have to be at the top of their game.

Working on the farm full time is not a financially viable option for Mr Webster. The Whole Farm Review targets a reseedling policy, which will allow sheep numbers to increase allowing Mr Webster to spend less time working off the farm whilst generating trading profits which allow for a good standard of living, service the capital to erect a farmhouse and allow for an increase in the business net worth.

The need for a house on this site is important to allow our client to farm the land in an appropriate and successful manner. Rented accommodation is not acceptable due to their being none present immediately adjacent to the site. There were no timescales relating to the proposals identified as part of the submission as they are unknown at this time and are obviously subject to the success of progressing with the farm house.

Since the business will be developed according to proposals made within the Whole Farm Review and the labour report is based around them, a copy has been included along with the supporting statement. The Whole Farm Review is personal to the business owner and we trust that it will be treated with the confidence it deserves.

ADDITIONAL JUSTIFICATION

Since producing the Labour Profile and Justification Report it has been brought to our attention that Mr Webster's father is a tenant of the area of land on which he has his caravan sited and has no security of tenure should anything happen to his parents.

With his father now 79 years old and his mother 71 years old, he will have to move off site if they give up the tenancy. This will happen at a future date when animal welfare, maintaining the productivity of livestock and maintaining security will become real issues if the provision of a farmhouse does not go ahead.

Mr Webster cannot park his caravan on a site where there is no connection to an electricity supply. He also needs direct access to a supply of clean water and a waste disposal point. Given the age of both parents there is an element of urgency in the provision of long term accommodation on the farm.

Site Selection:

The proposed location is suitable for its purpose as it is in a prime location for overseeing the sheep flock, it is provided with natural screening by the existing tree belt and is set back from the roadside to avoid any future potential of "Ribbon Development".

There is sufficient space on the site to accommodate the new building without impeding on the surrounding environment.

Design:

The design of the house is sympathetic to its location and natural surroundings. It is single storey with a narrow footprint which helps to avoid high ridge levels and impacting on the natural skyline. We also believe the materials are acceptable and the majority of them relate to traditional materials – Timber, stone and render. We would have thought that the materials would be / could be subject to Condition; however this option was never forthcoming.

Education:

We believe the education contribution is not applicable in this instance as the house is being built for farming purposes only and it will be legally tied to the land. Therefore it cannot be sold on as an individual private dwelling. The applicant's children currently attend a school in Crieff and will not increase capacity further at Braco.

Conclusion

The proposed house is required not only to allow Mr Webster to have a permanent place of residence but to enable him to grow his flock with a view to develop his farm work and work full time on site.

NEW FARMHOUSE, PART OF OVER ARDOCH FARM. BRACO PLANNING APPLICATION SUPPORTING STATEMENT

Introduction

Our client, Mr Stuart Webster is proposing to build a single storey farmhouse on land he purchased in 2009 which had formerly formed part of Over Ardoch Farm on the outskirts of Braco for grazing and breeding sheep flocks.

Mr Webster currently works full-time off the farm, made possible by help from family members. He currently lives in the grounds of his parent's house and the need for new accommodation has become paramount.

The accompanying SAC Labour Profile and Justification Report will address the various farming operational needs.

Supporting Information

The Site:

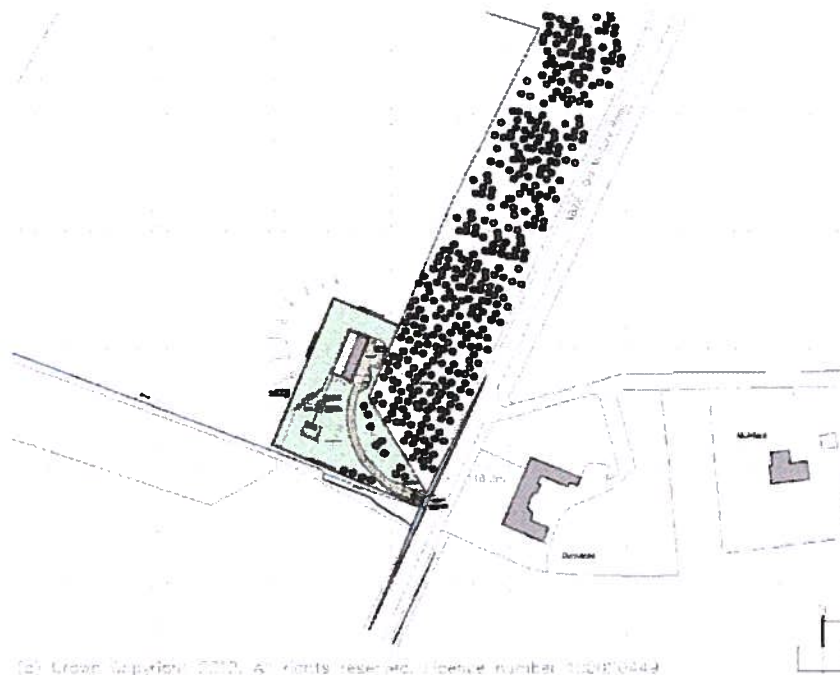
The site, which sits just North of Braco, is located on the West side of the A822 Old Military Road to Crieff. See sketch below.

The site is bounded immediately to the North and West by open land owned by the applicant. The neighbouring farm buildings to the West are now used as a therapy centre retreat under separate ownership. There are no existing farm buildings on or within the vicinity of the site. To the East is a band of young trees and vegetation providing a natural screen between the main road and site. Along the South boundary is a small burn / watercourse which continues under the A822 which delineates the boundary between the site and neighbouring land – owned by Scottish Natural Heritage.

The site has an existing agricultural access at the South East corner and it is intended to upgrade this access to provide a 2.5m x 60m visibility splay in accordance with Perth & Kinross Council Roads guidelines. (Refer to site plan for upgrade details.) The building itself is set back from the main road behind the existing tree plantation to provide a natural screen and to limit the impact of the development. The building is also located far enough away from the neighbouring house "Gunnocks" on the opposite side of the road to avoid any potential privacy issues but close enough to create a building group with the existing dwellings. The sites topography is varied between steep slopes and level plats.

The site analysis (Appendix A) determined the preferred location of the house by investigating the buildings orientation in relation to vistas, natural topography of the site and minimal visual impact from the main road. Refer to the photographs in Appendix B.

The proposal covered by this application for Planning Permission is for the erection of a single storey farmhouse dwelling with associated works.



Extract from Local Plan.

The Site:

The site is located within the Countryside Boundary of the Perth & Kinross Council Local Plan. The following policies relating to development in the countryside have been addressed as reasonably practical as part of the design process:

Policies: 2 | 3 | 5 | 54 | Housing in the Countryside Policy 2009

Housing in the Countryside Policy

During the design stage the Council's guidance on the siting and design of houses in rural areas was referred to. In line with Criteria i the proposal incorporates measures to allow home working within the development.

The proposals fall into 2 categories under Section 3 of the above policy:

Section 3.3a – Economic Activity "A house is required either on site for a local or key worker associated with either a consented or an established economic activity" The SAC report confirms and justifies the requirement for the proposal.

Section 3.4 – houses for local people. "A house is for a local applicant who has lived and / or worked in the area for at least 3 years and is currently inadequately housed." The proposal falls within Category 3 and demonstrates that it can meet all criteria 9a-d) listed within this policy.

Policy 2 Development Criteria

The proposals are in line with the various criteria listed within policy 2, in particular criteria A-G.

Policy 3 Landscape

The proposed dwelling seeks to conserve the existing landscape character by using the landscape as boundary treatment and natural screening to reduce the visual impact on key views. Refer to the site analysis.

Policy 5 Development Criteria

The proposed dwelling consists of a simple rectangular plan on a single storey basis. The external materials are appropriate high quality traditional materials usually seen within the countryside.

The house is positioned within the site to avoid the use of extensive underbuilding – needed if the house was located elsewhere on the plot. Not only is the footprint of the house proportionate to the size of the plot but also to the footprints of the adjacent buildings across the road.

Design Statement and Planning Issues

The Proposals

The proposals consist of erecting a single storey dwelling house providing the following accommodation:

Shower Room | Kitchen | Living / Dining | Entrance Hall | Bedroom

Design

The design of the dwelling has been influenced and determined by the sites existing parameters such as orientation, location and topography. The service rooms (Utility / bathroom / Garage) are located to the North side of the plan with the main living accommodation located to the South side to ensure maximum solar gain. The layout also provides level access to the necessary facilities.

The plan is compact to avoid over development of the site and has a floor plan that allows the scale of the building to be in keeping with size of plot and reflect the typology of the traditional croft / farmhouse building types found throughout the countryside.

The proposed materials are consistent with local building materials and consist of the following:

Roof: Slate effect concrete roof tiles and Lead flashings

Walls: White roughcast. Fyfe stone base course.

Doors & Windows: UPVC white

Rainwater Goods: UPVC gutters and Downpipes. Black

Pre Application Consultations

A Pre Application consultation was carried out between Mr Webster and John Williamson of the Planning Department in the form of an exchange of letters. Reference no: 11/01513/PREAPP dated 21st December 2012-09-03

Garden Space

There is 2600m² approx of private amenity / garden ground associated with the dwelling house.

Car Parking & Access

The proposals include the upgrade of an existing access into the site and the provision of 3no parking spaces with 1no Visitor space. The access will be provided with a tarmac / hard standing area off the road to allow a stationary car to open the gates without the need to stop on the main road.

Existing / Proposed Services:

There are existing services within and or alongside the road adjacent to the site. The services are to be dealt with as follows:

Surface Water: discharge via soak away

Foul Water: discharge via septic tank into sand mound filter.

Water Mains: New connection for house. There is a water main within the roadside suitable for connection.

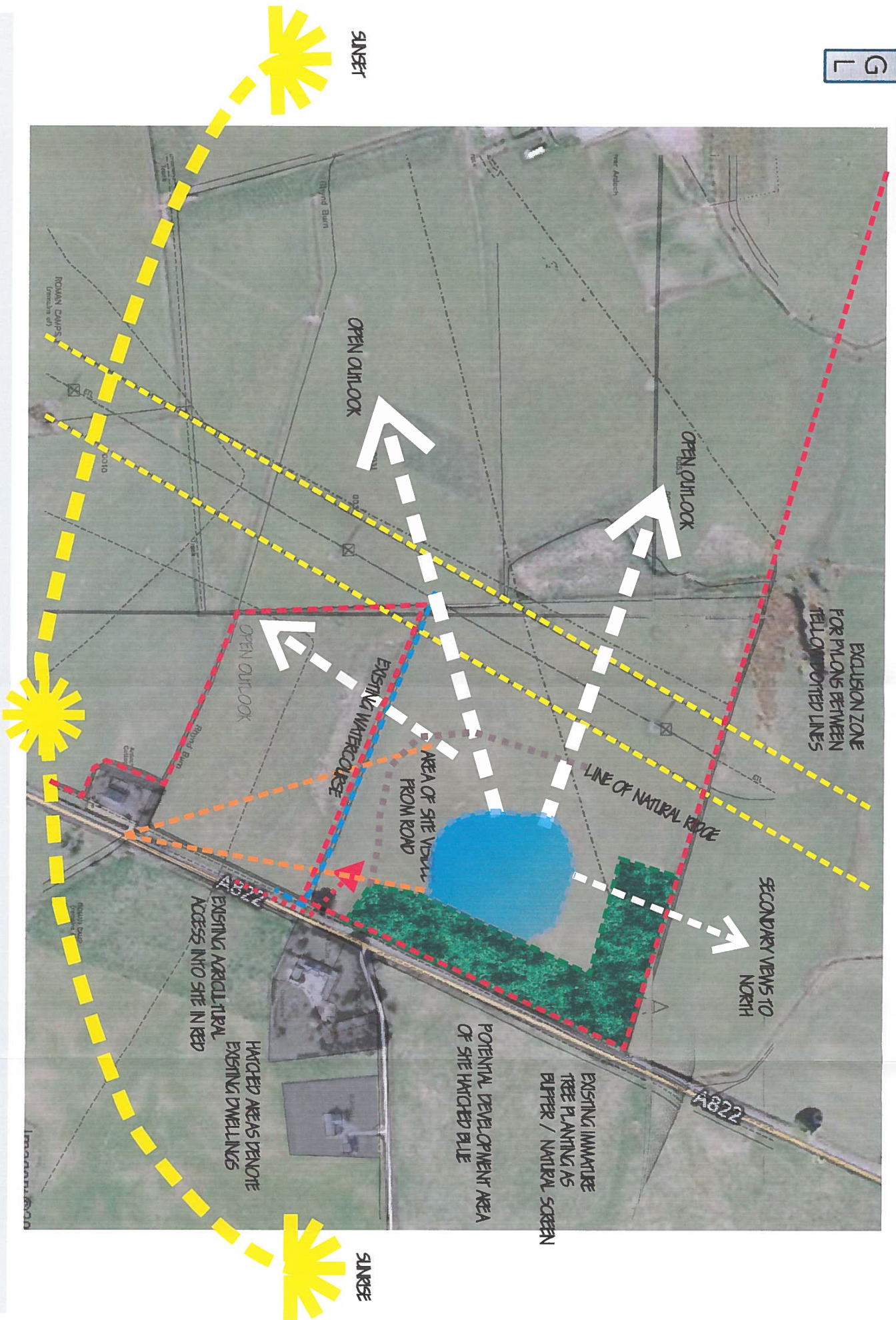
Electricity: New connection for house. There is an overhead supply located at the entrance to the site suitable for connection.

Architect

G
L

APPENDIX A

Architect



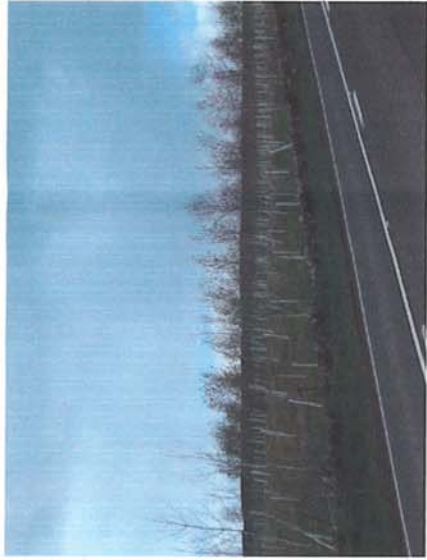
PROPOSED DWELLING HOUSE
"PART OF OVER ARDOCH FARM, BRACO
MR S. WEBSTER
SITE ANALYSIS

APPENDIX B

Architect



View of Site behind Tree line.



Immature trees between site & Road.



Looking South from Existing Access



Looking North from Existing Access.



Proposed Site looking South.



Proposed Site looking North.



Adjacent Burn at South of Site.



Burn looking along South Boundary.



View looking into Site.



Labour Profile and Justification Report

for

**MR STEWART WEBSTER
C/O MILL OF ARDOCH
BRACO
DUNBLANE
FK15 9LL**

This report has been prepared exclusively for the use of **Mr Stewart Webster** on the basis of information supplied, and no responsibility can be accepted for actions taken by any third party arising from their interpretation of the information contained in this document. No other party may rely on the report and if he does, then he relies upon it at his own risk. No responsibility is accepted for any interpretation which may be made of the contents of the report.

PREPARED BY:

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August 2012

1. Introduction

Prior to 2008 the farming business known as Stewart Webster ran a flock of 200 breeding ewes and gimmers on seasonally let land over which there was no security of tenure. In 2009 the business purchased bare land which had formerly formed part of Over Ardoch Farm on the outskirts of Braco. This means that 47.51 of owned land and 8.9 ha of land which is held on a long term grazing agreement was recorded on the 2012 Area Aid Application.

With the business now having guaranteed access to 47.51 ha of permanent pasture this has allowed Mr Webster to increase his breeding ewe flock to 300 breeding ewes and gimmers. These are managed to achieve a high lambing performance producing 1.7 lambs / 100 ewes to the tup. A recent Whole Farm Review draws up an Action Plan which demonstrates how a grassland reseeding programme would allow the business to carry 430 breeding ewes and gimmers.

To allow him to fund the current expansion phase of his farming activities Mr Webster works full-time off the farm. This has been made possible by utilising family labour provided by Mr Webster's father, his two daughters and his fifteen year old son. As Mr Webster expands the sheep flock this will allow him to spend more time on the farm and cut the time spent working off the farm. In the longer term this will reduce the reliance on family labour currently provided by his elderly father.

In order to ensure that there is always someone on hand to attend to livestock Stewart Webster, who is divorced, stays in a small caravan in the grounds of this parents' house, which is located on the boundary of the purchased land. This caravan which was designed for touring purposes does not provide the facilities for long term residential use, but is presently the only long term accommodation available to Stewart Webster. If his son or daughters wish to spend longer periods of time with their father on the farm then this is restricted to periods of time when space becomes available in his parents' house.

This report was commissioned to:-

- estimate the standard labour requirement to operate the current farming system.
- estimate the standard labour requirement to meet the long term stocking rate target as set out by the Whole Farm Review.
- justify the erection of a two bedroom house which will provide accommodation for Mr Webster and visiting members of his immediate family.

2. Labour Profile – Existing System

The following figures from the 2012 cropping and stocking policy were used to construct the labour profile:-

Cropping	2012	Whole Farm Review Target
Rented Permanent pasture	8.90	8.90
Owned Permanent pasture	38.61	38.61
Total	47.51	47.51

Stocking	2012	Whole Farm Review Target
Breeding Ewes & Gimmers	300	430
Rams	8	11
Ewe lambs Retained for Breeding	75	108

The business grazes all the land with sheep and purchases all the hay and concentrate fed. An assessment of the present grass swards through the Whole Farm Review revealed that the basic fertility on the purchased land was low and much of the grass had reverted back to less productive natural species, with lime and phosphate levels which were too low to allow the development of clover in the sward. The Whole Farm Review sets out a programme which would overcome low basic soil fertility and allow the development of grass clover swards which would carry 430 breeding ewes and gimmers with no requirement to apply inorganic nitrogen.

Labour Profile Calculation

i) Current System Based on 300 Ewes and Gimmers to Tup

	Area (ha)	*Hrs/Ha/Year	Total Hours
Crops/Grassland			
Permanent grazing grass	47.51	4.0	190
Livestock			
Ewes & Rams LFA	308	4.2	1293
Ewe Lambs Retained for Breeding	75	2.6	195
Total hours to operate existing farming system			1678

ii) Proposed System Based on 430 Ewes and Gimmers to Tup

Following improvements to grassland productivity as suggested by the Whole Farm Review. The labour requirement is re-calculated in the following table:

	Area (ha)	*Hrs/Ha/Year	Total Hours
Crops/Grassland			
Permanent grazing grass	47.51	4.0	190
Livestock			
Ewes & Rams LFA	430	4.2	1806
Ewe Lambs Retained for Breeding	108	2.6	280
Total hours to operate existing farming system			2276

(*Based on UK Farm Classification Working Party Report, made up of members of the UK Rural Affairs Department)

The standard labour requirement figures recommend that 1678 hours is allowed to operate the existing farming system. Where the grassland improvement programme as recommended in the Whole Farm Review has been implemented the labour requirement to operate it increases to 2276 hours/year.

The standard labour requirement figures allow 1900 hours for each full-time worker on an annual basis. The present system has a labour requirement of 0.88 labour units. Once the farming system as proposed in the Whole Farm Review is fully operational the labour requirement increases to 1.2 labour units.

JUSTIFICATION FOR ERECTION OF PERMANENT ON FARM WORKER ACCOMMODATION

Justification One

The standard labour requirement figures show that the existing farming system requires 0.88 labour units to allow it to operate. This will increase to 1.20 labour units after the recommendation made in the Whole Farm Review. The additional labour requirement will be met by Stewart Webster spending less time working off the farm.

Justification Two

At present the farmer stays in a small touring caravan within the grounds of his parents' house which is situated near the boundary of the area of farmland he purchased. The touring caravan does not provide the standard of facilities required to support long term accommodation.

Record keeping is of key importance in managing a modern farm business. It is essential that sufficient office space is made available which allows for the collation and storage of livestock, environmental and financial records. Failures in record keeping can lead to substantial financial penalties. The caravan does not offer the space required to meet the needs of this very important business management duty.

With no long term affordable rented accommodation available within easy reach of the farm, the accommodation issue can only be resolved by erecting the proposed two bedroomed bungalow.

Justification Three

The new farm cottage will be located centrally to the farming operation in the same field as the building which is used for lambing the ewes. Erection of the new farmhouse and its siting will improve farm security and also make for easier and more efficient management of the health and safety of the sheep flock.

Justification Four

Mr Webster is divorced and has three children. With the present limitations of the touring caravan they can only stay with him on the farm when there is spare accommodation in his parents' house. Erection of the proposed two bedroom farmhouse would therefore add greatly to the quality of life enjoyed by Stewart Webster and his family.

Justification Five

There are no existing vernacular buildings on the farmland which are suitable for conversion to worker accommodation so the additional accommodation has to be a new build. The new build has been designed and sited to reduce its impact on the environment and to be sympathetic to the "Housing in the Countryside Policy 2009". It will achieve this in the following main areas:-

i) It does not affect any of the areas which have been given specific designations

These include Designated Historic Gardens and Designated Landscapes, a National Scenic Area, an Area of Great Landscape Value, a Special Area of Conservation, a Special Protection Area, a Ramsar Site, a Site of Special Scientific Interest, a Scheduled Ancient Monument or its setting and will not have an environmental impact on the Loch Leven and Lunan Valley Catchment Areas.

ii) It supports the Council's objectives for Housing in the Countryside

The land was purchased as "bare" land so there are no buildings suited to conversion to on farm accommodation. This leaves no alternative other than a new build which has been designed to maintain the value of the local landscape.

Justification Six

The business owners have taken the following steps to ensure that their proposal to erect a new house meets with Council approval:-

- It complies with the guiding principles contained in the Council's current Guidance on the Siting and Design of Houses in Rural Perthshire.
- A pre-application discussion has taken place and a site visit will be carried out.
- The chosen site has easy access and electricity and water are available close to the site.
- The quality and design of building materials has been selected to reflect the design of surrounding buildings.
- The building will be sheltered and screened by existing trees and a hedge.
- The chosen site is set apart from the sheep house and machinery storage which creates a satisfactory residential environment and makes it easier to take control of health and safety issues.
- The proposal will not lead to any loss of biodiversity with the development having no impact on protected species such as bats and barn owls.
- The proposals for siting this new house in the countryside meets all the criteria required when it is viewed from surrounding vantage points in that:-
 - a) it has been designed to blend sympathetically with the existing land, farm and buildings.
 - b) it uses an identifiable site which will be de-marked by trees and a hedge.
 - c) it will not have a detrimental impact on the surrounding landscape.

Justification Seven

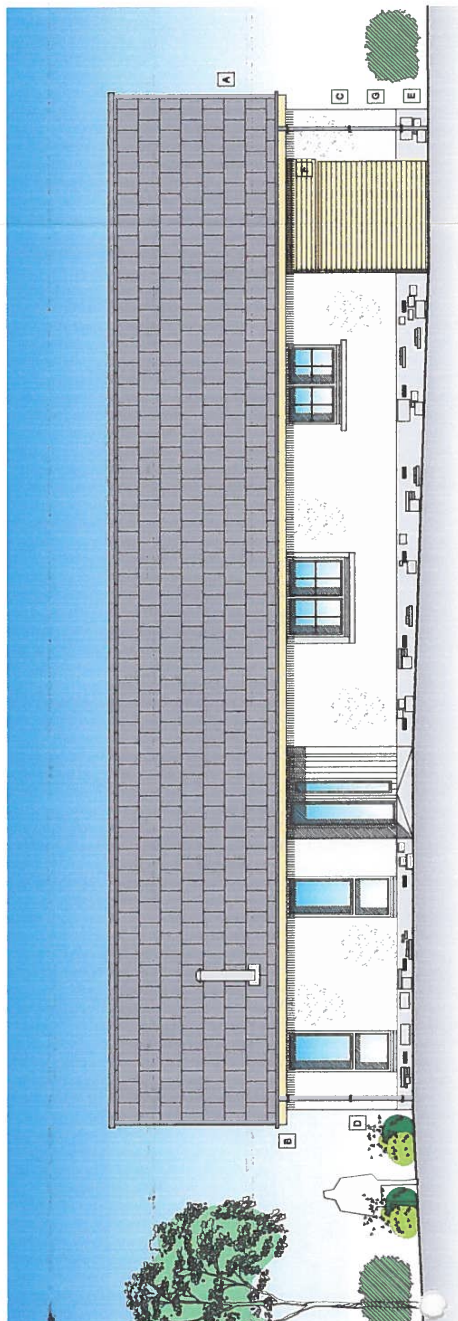
The design will incorporate the use of the latest technology to maximise the thermal efficiency of this new build.

CONCLUSION

Stewart Webster has recently purchased 47.51 ha of permanent pasture to enable him to develop his sheep enterprise which was previously managed on seasonally let land over which there was no security of tenure. Purchasing the land has allowed him to increase his sheep flock and lamb 300 ewes and gimmers in 2012. A Whole Farm Review concludes that the introduction of a grassland reseeding policy has the potential to increase grassland production efficiency and allow the land to carry 430 breeding ewes and gimmers.

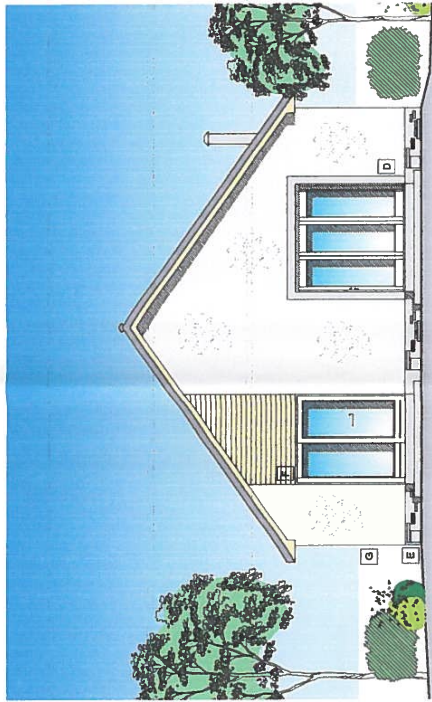
The erection of a two bedroomed farmhouse has been justified for the following reasons:

- The current farming system requires 0.88 labour units which will increase to 1.2 labour units when the sheep flock expands to 430 ewes and gimmers.
- The farmer presently stays in accommodation which does not provide the standards required for long term occupancy.
- Erection of a farmhouse central to the farming operation will improve security and make for easier management of animal health and welfare.
- The farmhouse will allow Mr Webster's family to come and stay with him.
- The development is sympathetic to the Council's Objectives for Housing in the Countryside.
- The Guidance on the Siting and Design of Houses in Rural Perthshire has been followed.



FRONT ELEVATION (EAST)

SCALE 1:50

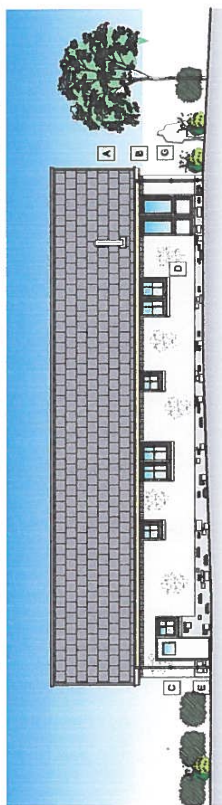


GABLE ELEVATION (SOUTH)

SCALE 1:50

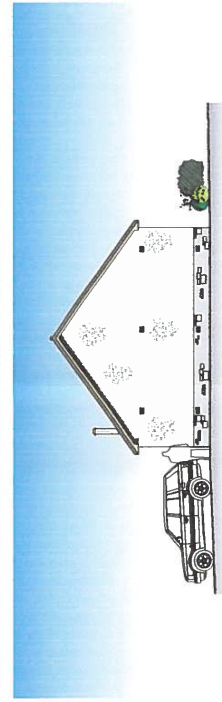
MATERIALS LEGEND:

A. Concrete roof tiles slate effect Colour Gray.	B. Timber fascias & soffits boards	C. UPVC Rainwater Goods	D. UPVC Windows and doors	E. Fyle Stone basecourse	F. Natural Timber Cladding	G. Dry Dash Render- White
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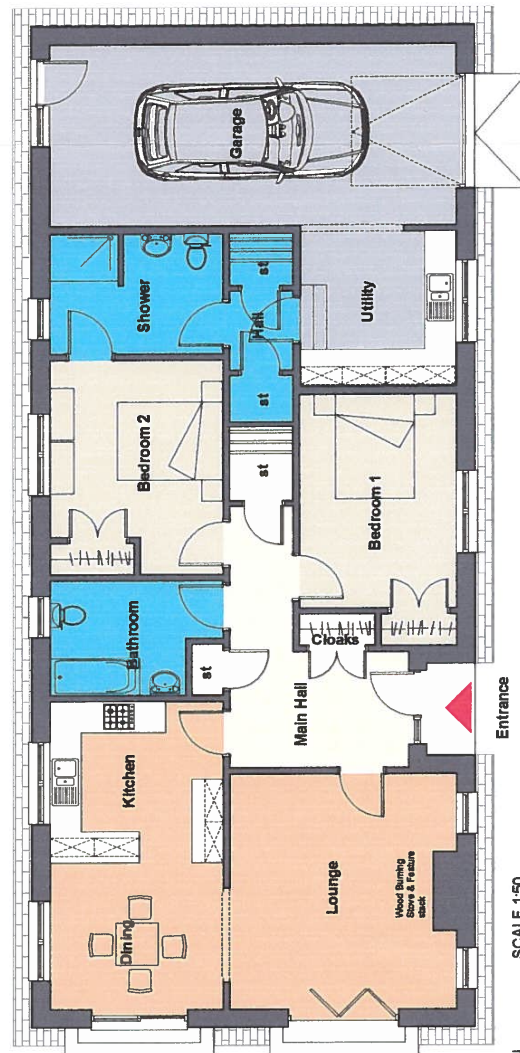
REAR ELEVATION (WEST)

SCALE 1:100



GABLE ELEVATION (NORTH)

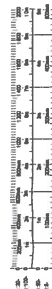
SCALE 1:100

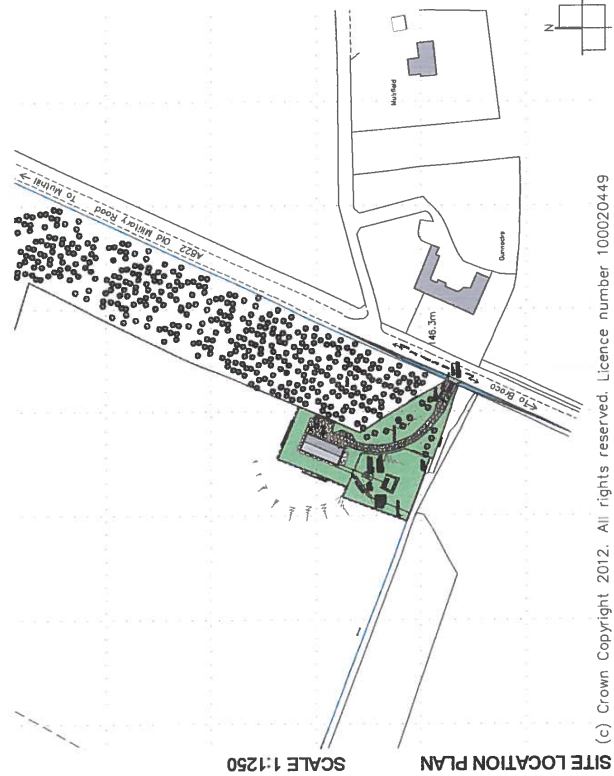
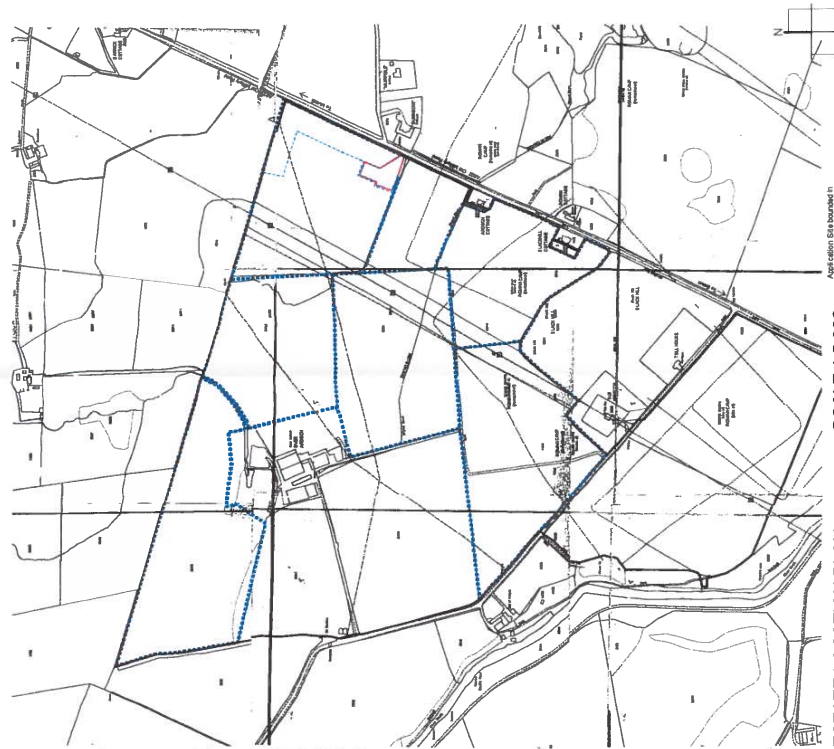


GROUND FLOOR PLAN

SCALE 1:50

LEGEND	AREAS
Kitchen / Dining	19.5m ²
Utility	8.8m ²
Bathroom	6.5m ²
Shower	6.8m ²
Lounge	19.4m ²
Bedroom 1	12.3m ²
Bedroom 2	12.4m ²
Shower room	7.6m ²
Hall	11m ²
TOTAL HOUSE FLOOR AREA = 103.5m ²	







Strictly Private and Confidential

Whole Farm Review Scheme

for

**MR STEWART WEBSTER
C/O MILL OF ARDOCH
BRACO
DUNBLANE
FK15 9LL**

Offer Number: 9084 / 712 / 0029

This report has been prepared exclusively for the use of **Mr Stewart Webster** on the basis of information supplied, and no responsibility can be accepted for actions taken by any third party arising from their interpretation of the information contained in this document. No other party may rely on the report and if he does, then he relies upon it at his own risk. No responsibility is accepted for any interpretation which may be made of the contents of the report.

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Appendix 1 - Labour and Justification Report

Appendix 2 – Soil Sample Results

WHOLE FARM REVIEW FOR MR STEWART WEBSTER, MILL OF ARDOCH

1 Executive Summary

- 1.1 Mr Stewart Webster, who formerly managed a small sheep enterprise on seasonally let land, purchased 41.61ha (103 acres) of bare land to allow him to expand his sheep production enterprise.
- 1.2 At present business efficiency is compromised by low soil fertility and grass swards which contain high percentages of natural grass. This limits present stocking rates to 1.13 LU/forage hectare.
- 1.3 Introduction of grassland reseeding policy will allow the business to target a stocking rate of 1.6 LU/forage hectare by increasing the present sheep stock from 300 breeding ewes and gimmers to 430. This expansion would secure a predicted trading profit of £22,439 from farm based activities.

The increase in sheep numbers will see the labour requirement increase from 0.88 to 1.20 labour units. Although the time available to earn non farm income will decrease by 0.32 labour units it will still contribute around £9,000 to annual business output. This level of non farm income allows the business to generate profits which compare favorably to the top 25% of farmers within the comparison groups.

- 1.4 At present there is no long term accommodation on the farm. Provision of long term accommodation is key to securing the long term future of this sheep enterprise.

2 Introduction

In 2009 Mr Stewart Webster purchased 41.61ha (103 acres) of bare land which was originally part of Over Ardoch Farm. The Over Ardoch farmhouse and steading have since been developed into a therapy centre and are no longer available for agricultural production. Stewart Webster also takes 8.9 hectares (22 acres) on a long term seasonal let to allow him to farm according to a rotation based around 4.8ha (11.9 acres) woodland and 45.71 ha (113 acres) of permanent pasture.

At the time of purchase the bare land had no steading or farmhouse and the arable land had been laid down to permanent pasture. Since purchasing the land Stewart Webster has erected a polytunnel to provide a sheltered lambing facility for his flock of 300 ewes and gimmers. In order to stay close to his ewe flock Stewart has to stay in a small caravan which occupies a pitch in the garden of his parents' house at Mill of Ardoch. Mill of Ardoch lies on the boundary of the bare land which was purchased by Stewart Webster.

The caravan occupied by Stewart Webster was designed as a touring caravan and was not designed for long term residential purposes. Mr Webster previously kept a small sheep flock on rented land and bought the bare land from Over Ardoch so that he would have a secure base on which to develop his sheep enterprise.

This Whole farm Review is challenged with producing a list of options and an action plan which will allow the land to be farmed to meet its maximum potential from agricultural production. It will also look at the labour required to manage the agricultural unit and whether or not the production system can justify the erection of a dwellinghouse on the land.

3 Cropping and Stocking

In the 2012 harvest year the area of bare land purchased from Over Ardoch was farmed according to the following rotation.

	LFA Owned Land		LFA – Long Term Let		Total	
	Ha	(acres)	Ha	(acres)	Ha	(acres)
Permanent Grass	38.61	91	8.9	22	47.51	113
Woodland	4.80	12	-	-	4.80	12
Total	43.41	103	8.9	22	52.31	125

The 12.31ha (30 acres) of pasture in fields 6 and 13 is classified on the Soil Survey of Scotland's Land Capability Map for Agriculture as Grade 3₂. The land in this category is capable of average production but high yields of barley oats and grass can be obtained in a favourable growing season. Other crops in the rotation are limited to potatoes and forage crops. Grass leys are common and reflects the increasing growth limitations for arable crops and the degree of risk involved in their production.

The remaining 35.2 ha (87 acres) of permanent pasture is classified as Grade 4₁. The land in this division is suited to rotations which, although primarily based on ley grassland, include forage crops and cereals for stock feed. Yields of grass are high but difficulties of utilisation and conservation may be encountered. Other crop yields on this land are very variable and usually come in below the national average. The main limitation to production on the land purchased from Upper Ardoch is slope which is not severe enough to affect grassland production.

The lower part of the farm lies on the freely drained GLENEAGLES soil series whilst the upper part lies on the BUCHANYHILL soil series which is a residual soil with reasonably good soil drainage characteristics.

As part of the Whole Farm Review the farm was soil sampled when it had the following analysis results.

	pH	Lime Requirement t/ha (t/acre)		Phosphate	Potash	Magnesium
		Arable crops	Grass			
Field 14	5.5	7 (2.8)	4 (1.6)	LOW	MOD	MOD
Field 3	5.3	8 (3.2)	5 (2)	LOW	MOD	MOD
Field 5	5.3	9 (3.6)	6 (2.4)	LOW	MOD	MOD
Field 6	5.3	8 (3.2)	5 (2)	MOD	MOD	MOD
Field 7	5.3	8 (3.2)	5 (2)	MOD	MOD	MOD
Field 8	5.3	8 (3.2)	5 (2)	MOD	MOD	MOD
Long Term Lease	5.1	10 (4)	7 (2.8)	MOD	MOD	MOD
Field 13	5.4	8 (3.2)	4 (1.6)	LOW	MOD	MOD

Whole Farm Review – Mill of Ardoch, August 2012

In permanent grassland to maximise production from sown grass the business should aim for a pH in the range 5.8 to 6.0 by liming according to the recommendation in the grass column. Clover will not establish in the fields with low phosphate. The low phosphate fields require a dressing of 125kg/ha (100 units/acre) of triple super phosphate to bring them up to the moderate category.

The existing grassland on this unit has been laid down to long term permanent pasture and now contains a high proportion of natural grass species which have almost taken over from the sown productive species. The swards are almost devoid of clover. To overcome this problem the new owner wishes to introduce a soil fertility improvement and a reseeding plan. Grass and clover are very important on a livestock farm and the following management guidelines should be followed:-

- (i) All fields should be soil sampled prior to reseeding to determine lime, phosphate and potash status.

Fields with low phosphate levels should be treated with 100 units/acre (125 kg/ha) of water soluble triple super phosphate. Where phosphate levels are very low the triple super phosphate should be increased to 150 units/acre (185 kg/ha). Insoluble rock phosphate should not be applied in this situation where lime levels are satisfactory or low levels are being rectified by applying lime. The use of rock phosphate in higher pH lower rainfall situations reduces its solubility so it takes longer to become available.

Where lime levels are low they should be treated with lime to increase pH values so they fall in the range 5.9 to 6.2. This, together with applications of phosphate, will optimise clover establishment.

- (ii) Fields carrying a couch infestation should be sprayed off with glyphosate. Most fields which are due for reseeding on this farm carry significant populations of "creeping type" natural grass making the glyphosate spray an essential tool in the reseeding programme. Sheep should be removed from areas to be reseeded to allow 3 – 4 inches of regrowth before applying the glyphosate. Two weeks after spraying the field can be ploughed.
- (iii) Where phosphate levels are low the straight phosphate should be applied after the seedbed is made.
- (iv) The seedbed should be rolled and the grass seed sown.
- (v) Apply 2 cwt/acre (250kg/ha) of ON-24P-24K compound fertiliser.
- (vi) The reseed should be rolled again after it is sown.

- (vii) Where the grass is to be cut for hay or silage include large leaved white clover in the grass/clover mix.
- (viii) Seek specialist advice on weed control to allow for control of seedling docks and thistles with clover safer herbicides. Long term permanent pasture which carried no previous burden of docks or thistles may need no weed control.
- (ix) Reseeded fields should be grazed in their first year of production. With the majority of the fields containing little or no clover at present it would not be possible to reseed them all in the short term. Total production from grassland which contains a high proportion of productive grass species but low clover populations can be improved by a grassland regeneration programme involving:-
 - (a) sampling of fields to determine the basic fertility.
 - (b) rectifying deficiencies of lime, phosphate and potash.
 - (c) where applying lime and phosphate does not encourage natural white clover the fields can be oversown with clover. This process involves:-
 - grazing hard with sheep in early spring.
 - treating the grazed surface with a grass or comb harrow.
 - broadcasting clover seed.
 - trampling in clover seed with sheep.
 - keep close grazed to allow light into the sward until the clover is established.

Stocking Rates

At present the unit applies no fertiliser and in the spring of 2012 lambed 225 ewes and 75 gimmers. The stocking rate for the unit has been calculated in the following table:-

300 Breeding Ewes @ 0.15 LU/Head	45.00
75 Ewe Lambs @ 0.10 LU/Head	7.50
7 tups @ 0.15 LU/Head	<u>1.05</u>
Total Livestock Units	53.55
Permanent Grass (Ha)	47.00
Stocking Rate at Grass (LU/ha)	1.13

With average grass/clover swards capable of producing all the grazing and winter forage requirement for a stocking rate of 1.6 LU/forage hectare well managed reseeded pasture on this unit should carry 430 breeding ewes and gimmers and 80 replacement ewe lambs.

Buildings

The unit has a polytunnel to provide shelter for lambing pens. The farm unit was purchased as bare land and does not have a farmhouse. In order to resolve this situation the land owner should make use of the funds available to build a house which provides for secure long term accommodation. The Whole Farm Review will take a detailed look at whether the farm business can be developed to the stage where it justifies the erection of a farmhouse.

Records

Mr Webster is familiar with and keeps all the records to meet the standards required by SGRPID. In future he should keep individual field records which allow him to keep a track of the production from newly reseeded fields. This requires a field recording system which includes soil sample results, applications of lime and phosphate and the stocking rate carried by each field.

4 Environmental Audit and Agri-Environmental Schemes

The farm unit is located entirely within the Less Favoured Area. Apart from 4.8ha (12 acres) of mixed woodland the land is laid down to permanent grass. Apart from the woodland, the water margins which drain to the Rhynd Burn and some field boundary trees there are no other notable habitats. The deciduous trees on field boundaries not only provide a valuable landscape feature but are also a valuable habitat for birds and insects. Planting of some field boundary trees will retain this valuable landscape feature for future generations.

The present practice of buying in hay for the ewe flock means that none of the grass is cut, thus improving the survival rates of ground nesting birds. In order to increase the conservation value of the farm the following could be built into the business plan

- until nesting birds have fledged stock parts of the farm at 1.4 LU/forage hectare (9 ewes and lambs/ha)
- introduce a pioneer crop of forage rape as part of a future reseeding programme. Where no weed control is used and the stubble is left until the first of March before cultivation this will provide an excellent feeding area for overwintering birds. This crop may attract a management payment which will be discussed later in the report.
- the water margin which runs through the farm could be fenced on both sides to allow for the development of a waterside habitat.

The present SRDP is unlikely to provide a funding source for environmental management on this farming unit since it does form part of a Site of Special Scientific Interest. Funding for environmental management through the existing Land Managers Options and post the proposed CAP Reforms will be discussed later in this report.

The topography of the arable land is flat or gently undulating with all the land laid down to permanent pasture. The present policy of leaving the land in permanent pasture reduces the risk of pollution from sedimentation and surface run off which can lead to the enrichment of water through diffuse pollution. On the day of the visit, water in all watercourses was running clear.

Where possible, all plastic including bale wrap, fertiliser bags and chemical containers should be disposed of using an approved recycling source. Minimum levels of pesticides should be used which are consistent with effective weed and disease control and should be applied according to the PEPFAA Code of Practice. This will be covered by any contractors who are employed to apply pesticides on the farm.

If the unit decides to make its own big bale silage it should be wilted to 30% dry matter which not only eliminates effluent production but greatly reduces the amount of plastic wrap required. Big bale silage must be stored away from

burns, ditches and field drains. To avoid pollution of watercourses, farmyard manure from the sheep house must not be applied within 10 metres of running water and headland kits must always be used on fertiliser spreaders to avoid the polluting effects on running water. The use of water margins and grass buffer strips simplifies LERAP compliance.

The management of existing and the creation of new habitats benefits priority habitats including watercourses, riparian woodland, species rich grassland, hedges and broadleaved woodland.

Provision of these habitats will in turn benefit lapwing, barn owl, yellowhammer, common frog, brown trout, common shrew and goldfinch.

Conclusion

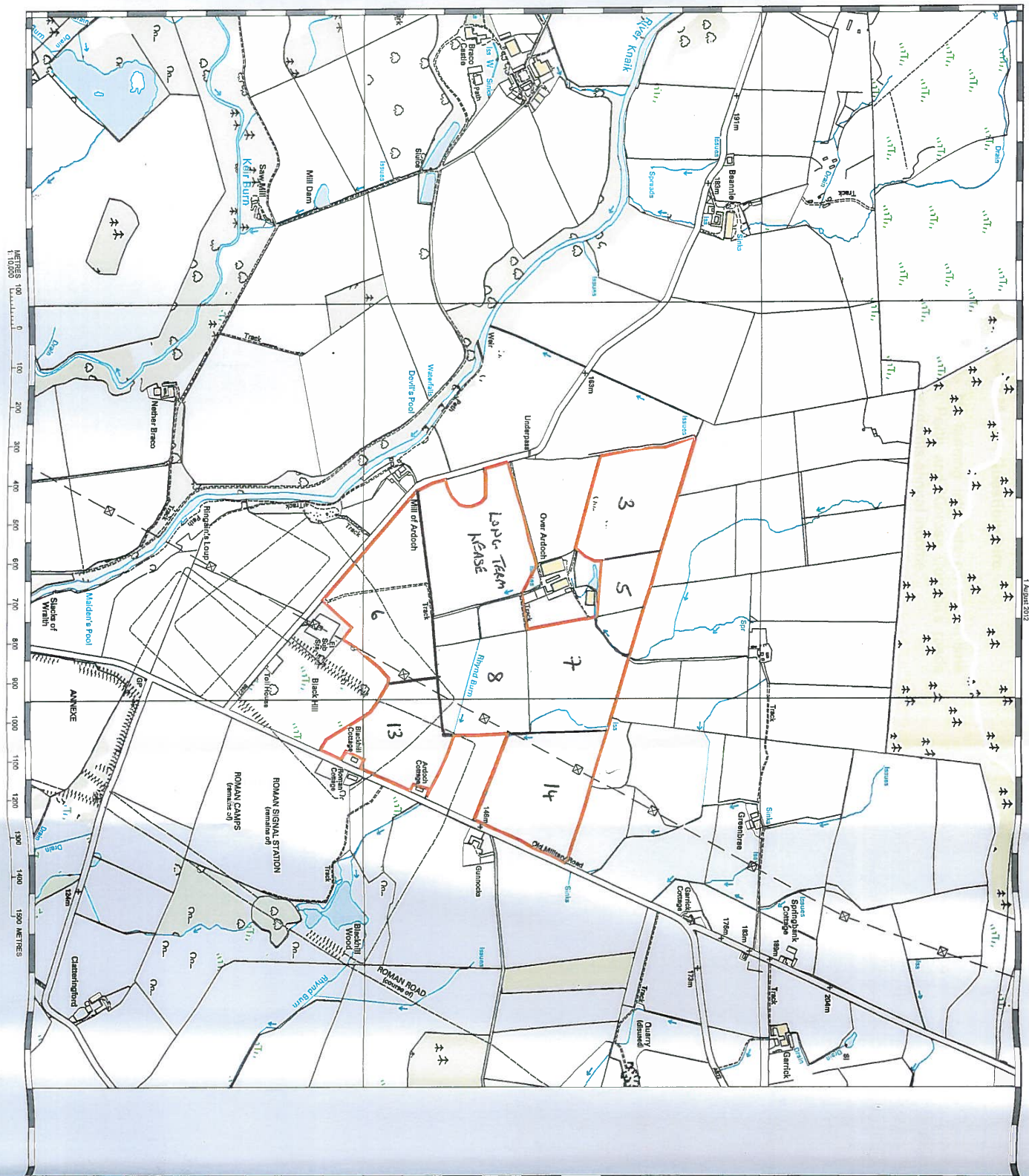
This is a small farm by today's standards and habitat management must be carefully planned to pay its part in providing for an environmentally friendly farming system which allows the business to generate good levels of total output. Supporting an environmental plan through environmental management payments will be discussed in detail in the section on CAP Reforms and Subsidy Payments.

5 Audit Maps

Over Ardoch
Boundary Map
Farm Code 7120029



Farm Boundary



6 Labour Development Plan and Labour Market Questionnaire

At present Stewart Webster operates his farming interests on a part-time basis. He also holds a position within Perth and Kinross Council's roads department which generates £13,520 towards his annual income.

To enable him to work off the farm Stewart's father and his family help him out at busy times of the year eg lambing. The strategic use of contractors in the proposed reseeding programme will allow him to work full-time off the farm until grassland production is improved and sheep numbers are increased.

7 Farm Account Analysis

As part of the Whole Farm Review account analysis is carried out to identify areas of weakness where there is room to increase efficiency savings and areas where output can be increased through increased production. Information from the farm account analysis is highly sensitive and strictly confidential.

The data from the farm accounts has been compared to Specialist Sheep Farms in the LFA as recorded in the Farm Accounts Scheme for the 2009 harvest year.

	Farm Accounts Scheme (£/ 100 ewes)		Target for Over Ardoch		Actual Over Ardoch	
	Average Output	Top 25%	Average Output	Top 25%	2011	2010
Gross Output	11212	14601	33636	43803	33781	39534
Variable Costs	2580	2840	7740	8520	7192	8336
Gross Margin	8632	11761	25896	35283	26589	31198
Fixed Costs	5247	4703	15471	14109	18098	8804
Net Profit	3385	7058	10155	21174	8491	22394

In the account analysis the income from off farm work has been included in the business output figures. The targets for Over Ardoch are based on the 300 ewes and gimmers which went to the tup in 2011.

When the off farm income is taken into account total output in the 2010 and 2011 financial years met or exceeded the target of £33,636 which was set by average producers in the latest farm account scheme figures. Based on the 2011 business performance it still has some way to go towards matching the performance of producers in the top 25%.

Over the last two trading years variable costs fell from £8,336 to £7,192 and are less than £7,740 target set by average producers in the group.

With the farm being purchased in 2010 the farming system was in its early stages of development in the two years covered by the farm accounts. In this period fixed costs increased by £9,294 from £8,804 to £18,098. This was due to increased machinery costs and the £3,951 required to service the loan which was taken out to service the balance of the capital required to purchase the land. In 2011 the fixed costs were higher than the targets set by standard figures from the farm accounts scheme.

In 2010 trading profits of £22,394 exceeded the target set by farmers in the top 25% but fell to £8,491 in the 2011 financial year. This is £1664 less than the £10,155 target set by the farm accounts scheme figures.

At present the income from off farm employment of £13,520 is playing a key role in maintaining business net worth. The Whole farm Review Options section will look at developing a system which will allow the business to match the targets set by the farm accounts scheme before taking account of non-farming income.

Balance Sheet

After the land was purchased the total asset value of the business increased by £69,965 from £33,070 to £103,035. In order to fund the land purchase the business increased total borrowed capital by £67,685 from £4,428 to £72,113. This allowed for an increase in net worth of £2,233 from £27,996 to £ £30,229.

The 38.61ha (91.0 acres) of permanent pasture and 4.80ha (12 acres) of woodland are valued at £65,000 on the balance sheet to give 29% owned assets. With a current market value of at least £300,000 the net worth on the 2011 balance sheet is nearer £265,000 to give a percentage owned of 73%.

The options section of this review will target the generation of trading profits which cover personal drawings and allow for an increase in business net worth.

SUMMARISED TRADING ACCOUNT

31st March	Year 2010 £	Year 2011 £
Gross Output	20,261	26,014
Variable Costs	7,192	8,336
Gross Margin	13,069	17,678

Fixed Costs	£	£
Car, van and travel expenses	4,160	2,800
Rent, Rates, Power and Insurance	2,627	2,725
Telephone, Fax, Office Costs	576	-
Interest on Bank and Other Loans	3,250	-
Bank, Credit Card and Other Finance	701	92
Accountancy, Legend other Professional Fees	1,993	646
Depreciation and Loss/(Profit) on Sale	4,791	2,541
Total Fixed Costs	18,098	8,804
Loss /Profit	(5,029)	8,874
Income from Employment Off Farm	13,520	13,520
Net Annual Income	£ 8,491	£ 22,394

BALANCE SHEET

31 st March	Year 2011	Year 2010
Assets	£	£
Machinery and Motor Vehicles	13,623	9,414
Land	6,5000	-
	78,623	9,414
Stock and Work in Progress	18,000	18,525
Bank / Building Society Balances	6,412	5,131
Total Assets	103,035	33,070
Liabilities		
Trade Creditors	693	646
Loans and Overdrawn Bank Accounts	9,463	2,415
Long Term Loans	62,650	2,013
Net worth	30,229	27,996
Total Liabilities	103,035	33,070
% Owned assets	29%	85%

Capital Account	£	£
Balance at start	27,996	-
Net (Loss)/Profit	(5,029)	8,874
Capital introduced	7,262	26,637
Drawings		(7,515)
Net Worth	£ 30,229	£ 27,996

8 SWOT ANALYSIS

Strengths

- The business owns 38.61ha of permanent pasture and 4.8ha of woodland.
- The land carries an established flock of 300 breeding ewes and gimmers.
- Flock performance is very good and regularly achieves 170% lambing.
- Owner willing to encompass change.
- Land capable of carrying higher stocking rates.
- Farm carries the full range of machinery required to carry out all operations which are not currently carried out by a contractor.

Weaknesses

- There is no farmhouse on the property and the owner has to stay in a small touring caravan to allow him to live on the land occupied by his stock.
- Most of the pasture is 15-20 years old and now contains a high proportion of less productive natural grass species.
- Lime, phosphate and potash levels are low and limit the productivity of the present pasture.
- Low pasture productivity limits production from sheep enterprise.
- Business carries a low Single Farm Payment and has not been granted an LFASS claim.

Opportunities

- Introduce a reseedling programme which improves the existing soil fertility and allows the establishment of grass/clover swards capable of fixing 100 units/acre (125kg/ha) of nitrogen.
- Increase stocking rates to meet a short term target of 1.4 LU/forage hectares increasing to 1.6 LU/forage hectares in the long term.

- Ensure business gets paid LFASS in run up to 2014 when CAP Reforms are introduced.
- Take professional advice on CAP Reforms to ensure business qualifies for maximum production subsidy payments.
- Erect a farmhouse which provides living accommodation to a standard which meets the needs of the family and office space to allow for efficient management and storage of business records.

Threats

- Increasing cost of fuel.
- Increasing cost of fertiliser.
- Increasing cost of purchased concentrates and hay.
- Outcome of CAP Reforms.
- Future increases in the cost to service borrowed capital.

9 CAP Reforms and Land Managers Options

The current Single Farm Payment is based on an area of land which the business owner held as a grazier. This payment has a low value and is currently worth around £900/annum to the farm business. Since purchasing the land at Over Ardoch, SGRPID still has to finalise the LFASS entitlement. In future the LFASS payment will be paid out as part of the Single Farm Payment.

The Common Agricultural Policy is currently under review and the following is a summary of some of the proposals which if implemented, will impact directly on the business.

- The new regulations are due to be finalised at the end of 2012 or early 2013. Some sceptics would classify this as optimistic.
- The Commissions proposal is described as a flat cash budget for the CAP from 2014 to 2020. This means there could be a decline in the value of production subsidies in real terms since there is no uplift for inflation. It is important that the business maximise breeding ewe performance from the grass/clover swards since increases in future business profits will have to come from increased production efficiency.
- New entitlements could be based on the area declared on the 2014 (2015?) IACS declaration. Only those who activated more than one entitlement in the 2011 claim year will be paid production subsidy.
- By 2014 forty percent of the Basic Payment (equivalent to present Single Farm Payment) will be area based. The remainder will be allocated according to the historic Single Farm Payment. By 2019 one hundred percent of the payment will be area based and all the entitlements within a region will have an equal value.
- It is proposed to bring in "greening" measures which must be complied with where subsidy is claimed. These measures could include:-
 - i) All businesses exceeding 3 ha must grow a minimum of three crops each covering greater than 5% of the land but no more than 70%. The business should check the progress of this through the reforms since at present there is no definition of what constitutes a crop.
 - ii) The area of permanent pasture ie grass over 5 years must be maintained at 95% of the 1st year area which is declared in 2014.
 - iii) Each holding must have Ecological Focus Areas (buffer strips, landscape features, fallow etc) equal to 7% of the non permanent pasture. Unless there is a move away from maintaining the land in permanent pasture this will not apply to this business.

- The direct payment made to an individual business will be capped at above a value of €150,000 which does not apply to this unit with its lower total payment.
- The production subsidy payment must account for at least 5% of total income. At present there are no guidelines as to whether this is a percentage of output or profit. Due to the difficulties arising from its calculation and its unpopularity, this measure may not be brought into operation.

With the present level of off-farm income it would be a wise precaution to continue to keep it off the farming account.

Land Managers Options

As things currently stand the business can still apply for these options. Unfortunately there is nothing in the present menu scheme which is immediately attractive to this small business.

Where animal health and welfare issues were affecting sheep performance this scheme could be used to overcome them.

10 Business Objectives

- Manage a business which services costs and returns a trading profit which allows business net worth to increase.
- Erect a two bedroomed farmhouse to allow farmer to stay on farm. The additional bedroom will allow the farmer to have his children to stay with him. An allowance will be made for office accommodation to collate and house farm records.
- Maximise the optimum economic production levels from the farming enterprise.
- Maintain income stream from working off farm.
- Develop an integrated farming system which takes account of soil fertility and minimises any environmental impact.

Personal Objectives

- Maintain long term job security.
- Provide for security in retirement.
- Leave an economically viable business for the following generation.

11 Options to Increase Output or Reduce Costs Leading to an Increase in Trading Profit

In 2009 Mr Stewart Webster bought 43.41ha of bare land from Over Ardoch farm to allow him to expand his sheep enterprise which he had previously operated using land which was held on short term leasing agreements over which he had no security of tenure. Purchasing his own land now provides him with long term security and the opportunity to further expand his sheep enterprise.

The last two years accounts are representative of the early expansion phase of this business with the 2011 account making a trading loss before taking account of income earned off the farm. This section of the Whole Farm Review looks at options which are designed to develop a well structured efficient business which maximises the output from the sheep enterprise, maximises the benefits available from production subsidies and generates trading profits which cover personal drawings and allow for an increase in business net worth. The long-term aim is to develop the sheep enterprise to the stage where it allows Mr Webster to reduce his reliance on non-farming income.

Option 1

Apply for Planning Permission and Erect a Dwellinghouse on the Farm

At present there is no farmhouse on the unit and Mr Webster stays in a small caravan in the grounds of his parents' house which lies on the boundary of the land which was purchased from Over Ardoch. The erection of a farmhouse is seen as key to securing the long-term future of this farm business and part of the Whole Farm Review funding was used to produce the Labour Profile and Justification Report which is included in Appendix 1.

The Labour Profile demonstrates that the current farming system requires 0.88 labour units which would increase to 1.2 where 430 ewes and gimmers are put to the tup.

Option 2

Maximise "Production Subsidy" Payment Post 2013

The farm unit lies entirely within the Less Favoured Areas, but has not been in receipt of an LFASS payment since the land was included on the Area Aid Application.

As part of the Whole Farm Review, SGRPID have been contacted to determine the level of LFASS due to be paid and to ask why no payment has yet been received on the last claims. SGRPID will contact the business directly with the level of LFASS subsidy due to be paid. They will also verify the level of Single Farm Payment currently being paid to the business. No

Whole Farm Review – Mill of Ardoch, August 2012

LFASS payment was paid into the 2010 and 2011 trading accounts which adds to the pressure on trading profit.

The business presently qualifies for Single Farm Payment on a land area which is less than currently farmed. In 2014 it should be paid an area payment based on the area farmed and entered on the 2014 Area Aid Application. At present upland sheep farmers in the Farm Accounts Scheme receive an average £3,838 of production subsidy for every 100 ewes to the tup. With production subsidies worth a potential £12,000 to this business it is very important that advice is taken in the run up to the implementation of the CAP Reforms to ensure that it qualifies to the maximum payment.

Option 3

Introduce a Grassland Improvement Programme which Allows the Business to Maximise Output from the Sheep Enterprise

The present area of permanent pasture has been laid down for a very long time and now contains high populations of less productive natural grass. A detailed soil analysis carried out as part of the review revealed that lime levels are low in all fields with half the fields showing low phosphate levels.

The grassland presently carries a stocking rate of 1.13 LU/forage hectare. Where a reseeding programme is carried out the grass on this farm should carry an overall minimum stocking rate of 1.6 LU/forage hectare. The Review challenges the business to increase the present sheep enterprise to tup 430 ewes and gimmers and provide the grazing for 100 replacement ewe lambs. This stock carry would enable the farm to produce its own winter forage and graze the livestock in the absence of applied inorganic nitrogen.

Gross Margin Budget to Estimate Potential Long Term Impact of Moving To Grass/Clover System Managed To Carry an Additional 460 Breeding Ewes

Assumptions

(i)	Ewes and Gimmers to Tup	-	430
(ii)	Lambing %	-	170%
(iii)	Lambs Retained as Replacements	-	100
(iv)	Caste Ewes Sold	-	84
(v)	Ewe Deaths	-	16
(vi)	Fat Lambs Sold	-	400
(vii)	Store Lambs Sold	-	220
(viii)	Reseed Additional 10 Acres Grass/Year		
(ix)	Lamb Deaths	-	11

	£
<u>Gross Output</u>	
Fat Lambs 400 @ £72/head	28,430
Store Lambs 231 @ £60/head	13,860
Caste Ewes 84 @ £80/head	6,720
Wool Sales 1170kg @ £1.38/kg	1,602
LFASS / SFP	<u>12,000</u>
	62,982
<u>Less, Ram Replacement (Net)</u>	<u>2,400</u>
<u>Total Gross Output</u>	60,582
<u>Variable Costs</u>	
Purchased Concentrate - 22t @ £250/t	5,500
Purchased Hay - 50t @ £80/t	4,000
Vet/Med/Dip	2,545
Bedding Straw	1,000
Commission, Levies, Haulage, Shearing	5,000
Annual Reseeding Charge	<u>2,000</u>
<u>Total Variable Costs</u>	20,045
<u>Gross Margin</u>	40,537
<u>Fixed Cost (Based on 2011 Accounts)</u>	18,098
<u>Net Profit</u>	22,439

The following table compares the budgeted financial performance with the Farm Accounts Scheme target for a 430 ewe breeding flock

	Farm Accounts Scheme (£/ 100 ewes)		Target for Over Ardoch Based on		Predicted by Gross Margin Budget
	Average Output	Top 25%	Average Output	Top 25%	
Gross Output	11212	14601	48211	62784	60582
Variable Costs	2580	2840	11094	12212	20045
Gross Margin	8632	11761	37117	50572	40537
Fixed Costs	5247	4703	22562	2022	18098
Net Profit	3385	7058	14555	30349	22439

The gross margin budget predicts that the farming system will generate a trading profit of £22,439 which exceeds the target set by average producers by £7,884. The business is budgeted to buy all the hay and concentrate for the sheep flock which pushes up the variable costs and means that the business falls short of the £30,349 target trading profit set by top producers in the group.

The gross margin budget takes no account of income from non-agricultural activities which presently amounts to £13,520/annum. A labour profile shows that the proposed farming system requires an additional 0.32 labour units and increases the present labour requirement from 0.88 to 1.20 labour units/annum. Where this means cutting income from non-agricultural activities by one third it will still contribute £9,000 to business output and more than compensate for the shortfall in trading profits set by the top 25% of producers.

A trading profit of £22,439 from farming activities plus £9,000 of income from non-agricultural activity should provide a good standard of living, service the capital to erect a farmhouse and allow for an increase in the business net worth. This meets all the business objectives set for the business.

Option 4

Future Environmental Management Policy

This is a small family owned business with the productive land laid down to permanent pasture and non-productive land planted to trees. At present there are no management payments available for further environmental management on this type of unit and the owner will have to wait for the results of the CAP Reforms before making any decisions in this area.

Option 5

Apply for Support Offered Through Land Managers Options

On this type of farm the options available through the Land Managers Options are limited to the Animal Health and Welfare Options and the assistance available to purchase a sheep electronic identification system. Where the owner feels there is a need for this type of aid he should get in touch with a professional consultant.

12 Conclusion

- 12.1 Prior to being purchased by Stewart Webster the land was farmed according to an extensive farming system with no applications of lime, phosphate or compound fertiliser. This has resulted in low soil fertility and a grass sward with a predominance of natural grassland species and a low production potential.
- 12.2 The current production potential is limited to a stocking rate of 1.13 LU/forage hectare by the provision of grazing for a flock of 300 breeding ewes and gimmers. The introduction of a reseeding policy would increase the present stocking rate and allow the business to carry a flock of 430 breeding ewes and gimmers.
- 12.3 There is no provision for long-term accommodation on the farm whose current farming system requires 0.88 labour units to allow it to operate. Once the sheep flock expands to 430 ewes and gimmers to the tup the labour requirement will increase to 1.2 labour units.
- Permanent long-term accommodation is identified both as an operational and a socio-economic need on this small family farm.
- 12.4 Production subsidies are a key component of any farming system and this business must take the steps required to ensure it benefits from the present LFASS payment and the production subsidies which are offered post the CAP Reforms.
- 12.5 A gross margin budget based on a flock of 430 breeding ewes and gimmers produces a potential trading profit of £22,439. Where the business owner continues to earn £9,000 from non-farming activities the £31,439 profit exceeds the targets set. This level of profit will provide for a good standard of living and allow for an increase in net worth.
- 12.6 The Land Managers Options could provide some support for this business.

13 Recommendations

- 13.1 The business should apply for planning permission which allows for the provision of long-term accommodation on the farm. This is key to the development of a farming system which allows the owner to maximise the production potential of the livestock unit.
- 13.2 A reseeding programme should be designed which allows soil fertility to be increased to a level where it will support grass/clover swards with a livestock carrying capacity of 1.6 LU/forage hectare. In the initial stages of the reseeding policy fields with low lime and moderate phosphate levels could be tackled first. This will reduce the capital cost of reseeding.
- 13.3 The business should pursue the current LFASS claim.
- 13.4 The business should follow closely the progress with the current CAP Reforms. Production subsidies make a very important contribution to business output and would justify keeping in touch with an expert in this field.
- 13.5 The business should seek advice on the assistance available through the current Land Managers Option Scheme.
- 13.6 The business should carry out annual account analysis to check financial performance of the expansion of the sheep enterprise.

14 Action Plan

Environmental Action Plan

- Business will follow progress of environmental management schemes through the CAP Reforms whilst continuing to manage present area of woodland.

Aim Improve the habitat value of the farm whilst benefiting from environment management payments which are awarded post 2014.

Contact J S Simpson, SAC Consulting, Perth 01738 636611

Completion Date Ongoing

Farm Business Action List

- Seek advice on Land Managers Options.

Aim Check relevance of Land Managers Options with the proposed expansion to the sheep enterprise.

Contact J S Simpson, SAC Consulting, Perth 01738 636611

Completion Date March 2013

- Apply for planning permission to allow the erection of a two bedroom farmhouse.

Aim Overcome the business and socio-economic restrictions arising from the present lack of long-term, secure accommodation.

Contact A G L Architect – 01738 811533

Completion Date November 2012

- Draw up a reseeding plan which allows the establishment of grass/clover swards which will carry a stocking rate of 1.4 LU/forage hectare.

Aim Expand sheep flock to 430 ewes and gimmers. Generate trading profits which service capital, provide for a good standard of living and allow net worth to increase.

Contact J S Simpson, SAC Consulting, Perth 01738 636611

Completion Date Ongoing

- Keep track of impending CAP Reforms.

Aim Take steps to ensure that the business benefits from maximum level of production subsidy post 2014.

Contact J S Simpson, SAC Consulting, Perth 01738 636611

Completion Date Ongoing

- Arrange for annual account analysis.

Aim Keep track of business progress and profitability when expanding the sheep flock.

Contact J S Simpson, SAC Consulting, Perth 01738 636611

Completion Date Within two months of end of financial year.

- Apply to Whole Farm Review Scheme for additional support grant.

Aim Support professional advice on designing and carrying out first year of reseedling programme.

Contact J S Simpson, SAC Consulting, Perth 01738 636611

Completion Date February 2012

APPENDIX 1

Labour Profile and Justification Report



Labour Profile and Justification Report

for

**MR STEWART WEBSTER
C/O MILL OF ARDOCH
BRACO
DUNBLANE
FK15 9LL**

This report has been prepared exclusively for the use of **Mr Stewart Webster** on the basis of information supplied, and no responsibility can be accepted for actions taken by any third party arising from their interpretation of the information contained in this document. No other party may rely on the report and if he does, then he relies upon it at his own risk. No responsibility is accepted for any interpretation which may be made of the contents of the report.

PREPARED BY:

**Sinclair Simpson
Principal Consultant**

**SAC Consulting
Farm Business Services
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Ruthvenfield Road
Inveralmond Industrial Estate
PERTH PH1 3EE**

**Tel Line: +44 (0) 1738 636611
Fax Line: +44 (0) 1738 627860
Email: Sinclair.Simpson@sac.co.uk**



**Certificate FS 94274
ISO 9001:2008**

August 2012

1. Introduction

Prior to 2008 the farming business known as Stewart Webster ran a flock of 200 breeding ewes and gimmers on seasonally let land over which there was no security of tenure. In 2009 the business purchased bare land which had formerly formed part of Over Ardoch Farm on the outskirts of Braco. This means that 47.51 of owned land and 8.9 ha of land which is held on a long term grazing agreement was recorded on the 2012 Area Aid Application.

With the business now having guaranteed access to 47.51 ha of permanent pasture this has allowed Mr Webster to increase his breeding ewe flock to 300 breeding ewes and gimmers. These are managed to achieve a high lambing performance producing 1.7 lambs / 100 ewes to the tup. A recent Whole Farm Review draws up an Action Plan which demonstrates how a grassland reseeding programme would allow the business to carry 430 breeding ewes and gimmers.

To allow him to fund the current expansion phase of his farming activities Mr Webster works full-time off the farm. This has been made possible by utilising family labour provided by Mr Webster's father, his two daughters and his fifteen year old son. As Mr Webster expands the sheep flock this will allow him to spend more time on the farm and cut the time spent working off the farm. In the longer term this will reduce the reliance on family labour currently provided by his elderly father.

In order to ensure that there is always someone on hand to attend to livestock Stewart Webster, who is divorced, stays in a small caravan in the grounds of this parents' house, which is located on the boundary of the purchased land. This caravan which was designed for touring purposes does not provide the facilities for long term residential use, but is presently the only long term accommodation available to Stewart Webster. If his son or daughters wish to spend longer periods of time with their father on the farm then this is restricted to periods of time when space becomes available in his parents' house.

This report was commissioned to:-

- estimate the standard labour requirement to operate the current farming system.
- estimate the standard labour requirement to meet the long term stocking rate target as set out by the Whole Farm Review.
- justify the erection of a two bedroom house which will provide accommodation for Mr Webster and visiting members of his immediate family.

2. Labour Profile – Existing System

The following figures from the 2012 cropping and stocking policy were used to construct the labour profile:-

Cropping	2012	Whole Farm Review Target
Rented Permanent pasture	8.90	8.90
Owned Permanent pasture	38.61	38.61
Total	47.51	47.51

Stocking	2012	Whole Farm Review Target
Breeding Ewes & Gimmers	300	430
Rams	8	11
Ewe lambs Retained for Breeding	75	108

The business grazes all the land with sheep and purchases all the hay and concentrate fed. An assessment of the present grass swards through the Whole Farm Review revealed that the basic fertility on the purchased land was low and much of the grass had reverted back to less productive natural species, with lime and phosphate levels which were too low to allow the development of clover in the sward. The Whole Farm Review sets out a programme which would overcome low basic soil fertility and allow the development of grass clover swards which would carry 430 breeding ewes and gimmers with no requirement to apply inorganic nitrogen.

Labour Profile Calculation

i) Current System Based on 300 Ewes and Gimmers to Tup

	Area (ha)	*Hrs/Ha/Year	Total Hours
Crops/Grassland			
Permanent grazing grass	47.51	4.0	190
Livestock			
Ewes & Rams LFA	308	4.2	1293
Ewe Lambs Retained for Breeding	75	2.6	195
Total hours to operate existing farming system			1678

ii) Proposed System Based on 430 Ewes and Gimmers to Tup

Following improvements to grassland productivity as suggested by the Whole Farm Review. The labour requirement is re-calculated in the following table:

	Area (ha)	*Hrs/Ha/Year	Total Hours
Crops/Grassland			
Permanent grazing grass	47.51	4.0	190
Livestock			
Ewes & Rams LFA	430	4.2	1806
Ewe Lambs Retained for Breeding	108	2.6	280
Total hours to operate existing farming system			2276

(*Based on UK Farm Classification Working Party Report, made up of members of the UK Rural Affairs Department)

The standard labour requirement figures recommend that 1678 hours is allowed to operate the existing farming system. Where the grassland improvement programme as recommended in the Whole Farm Review has been implemented the labour requirement to operate it increases to 2276 hours/year.

The standard labour requirement figures allow 1900 hours for each full-time worker on an annual basis. The present system has a labour requirement of 0.88 labour units. Once the farming system as proposed in the Whole Farm Review is fully operational the labour requirement increases to 1.2 labour units.

JUSTIFICATION FOR ERECTION OF PERMANENT ON FARM WORKER ACCOMMODATION

Justification One

The standard labour requirement figures show that the existing farming system requires 0.88 labour units to allow it to operate. This will increase to 1.20 labour units after the recommendation made in the Whole Farm Review. The additional labour requirement will be met by Stewart Webster spending less time working off the farm.

Justification Two

At present the farmer stays in a small touring caravan within the grounds of his parents' house which is situated near the boundary of the area of farmland he purchased. The touring caravan does not provide the standard of facilities required to support long term accommodation.

Record keeping is of key importance in managing a modern farm business. It is essential that sufficient office space is made available which allows for the collation and storage of livestock, environmental and financial records. Failures in record keeping can lead to substantial financial penalties. The caravan does not offer the space required to meet the needs of this very important business management duty.

With no long term affordable rented accommodation available within easy reach of the farm, the accommodation issue can only be resolved by erecting the proposed two bedroomed bungalow.

Justification Three

The new farm cottage will be located centrally to the farming operation in the same field as the building which is used for lambing the ewes. Erection of the new farmhouse and its siting will improve farm security and also make for easier and more efficient management of the health and safety of the sheep flock.

Justification Four

Mr Webster is divorced and has three children. With the present limitations of the touring caravan they can only stay with him on the farm when there is spare accommodation in his parents' house. Erection of the proposed two bedroom farmhouse would therefore add greatly to the quality of life enjoyed by Stewart Webster and his family.

Justification Five

There are no existing vernacular buildings on the farmland which are suitable for conversion to worker accommodation so the additional accommodation has to be a new build. The new build has been designed and sited to reduce its impact on the environment and to be sympathetic to the "Housing in the Countryside Policy 2009". It will achieve this in the following main areas:-

i) It does not affect any of the areas which have been given specific designations

These include Designated Historic Gardens and Designated Landscapes, a National Scenic Area, an Area of Great Landscape Value, a Special Area of Conservation, a Special Protection Area, a Ramsar Site, a Site of Special Scientific Interest, a Scheduled Ancient Monument or its setting and will not have an environmental impact on the Loch Leven and Lunan Valley Catchment Areas.

ii) It supports the Council's objectives for Housing in the Countryside

The land was purchased as "bare" land so there are no buildings suited to conversion to on farm accommodation. This leaves no alternative other than a new build which has been designed to maintain the value of the local landscape.

Justification Six

The business owners have taken the following steps to ensure that their proposal to erect a new house meets with Council approval:-

- It complies with the guiding principles contained in the Council's current Guidance on the Siting and Design of Houses in Rural Perthshire.
- A pre-application discussion has taken place and a site visit will be carried out.
- The chosen site has easy access and electricity and water are available close to the site.
- The quality and design of building materials has been selected to reflect the design of surrounding buildings.
- The building will be sheltered and screened by existing trees and a hedge.
- The chosen site is set apart from the sheep house and machinery storage which creates a satisfactory residential environment and makes it easier to take control of health and safety issues.
- The proposal will not lead to any loss of biodiversity with the development having no impact on protected species such as bats and barn owls.
- The proposals for siting this new house in the countryside meets all the criteria required when it is viewed from surrounding vantage points in that:-
 - a) it has been designed to blend sympathetically with the existing land, farm and buildings.
 - b) it uses an identifiable site which will be de-marked by trees and a hedge.
 - c) it will not have a detrimental impact on the surrounding landscape.

Justification Seven

The design will incorporate the use of the latest technology to maximise the thermal efficiency of this new build.

CONCLUSION

Stewart Webster has recently purchased 47.51 ha of permanent pasture to enable him to develop his sheep enterprise which was previously managed on seasonally let land over which there was no security of tenure. Purchasing the land has allowed him to increase his sheep flock and lamb 300 ewes and gimmers in 2012. A Whole Farm Review concludes that the introduction of a grassland reseeding policy has the potential to increase grassland production efficiency and allow the land to carry 430 breeding ewes and gimmers.

The erection of a two bedroomed farmhouse has been justified for the following reasons:

- The current farming system requires 0.88 labour units which will increase to 1.2 labour units when the sheep flock expands to 430 ewes and gimmers.
- The farmer presently stays in accommodation which does not provide the standards required for long term occupancy.
- Erection of a farmhouse central to the farming operation will improve security and make for easier management of animal health and welfare.
- The farmhouse will allow Mr Webster's family to come and stay with him.
- The development is sympathetic to the Council's Objectives for Housing in the Countryside.
- The Guidance on the Siting and Design of Houses in Rural Perthshire has been followed.

APPENDIX 2

Soil Sample Results



7624

Advisory Soil Report



Client: Stuart Webster
Mill of Ardoch
Braco
Dunblane
FK15 9LL

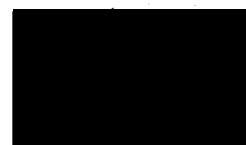
Your reference:	Field 14
Last crop:	Grass
Next crop:	Grass
Soil type:	Mineral

Lab sample no:	12007321
Batch no:	S46530
Date received:	16/07/2012
Date reported:	19/07/2012

Determination	Result	Units	Status
pH	5.5		
Lime requirement arable	7	t/ha	
	2.8	tons/acre	
Lime requirement grass	4	t/ha	
	1.6	tons/acre	
Extractable phosphorus	4.1	mg/l	Low
Extractable potassium	92.1	mg/l	M(-)
Extractable magnesium	83.3	mg/l	Mod

Contact: Sinclair Simpson
Perth FBS

Authorised by June Gay (Client Manager):



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7624

Advisory Soil Report



Client: Mr S Webster
Over Ardoch
Braco
Dunblane
FK15 9LL

Your reference:	3
Last crop:	
Next crop:	
Soil type:	Mineral

Lab sample no:	12007743
Batch no:	S46534
Date received:	08/08/2012
Date reported:	13/08/2012

Determination	Result	Units	Status
pH	5.3		
Lime requirement arable	8	t/ha	
	3.2	tons/acre	
Lime requirement grass	5	t/ha	
	2.0	tons/acre	
Extractable phosphorus	3.9	mg/l	Low
Extractable potassium	187	mg/l	M(+)
Extractable magnesium	101	mg/l	Mod

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Advisory Soil Report



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Over Ardoch
Braco
Dunblane
FK15 9LL

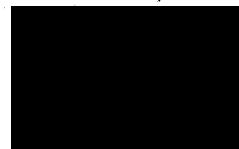
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Last crop:	
Next crop:	
Soil type:	Mineral

Lab sample no:	12007744
Batch no:	S46534
Date received:	08/08/2012
Date reported:	13/08/2012

Determination	Result	Units	Status
pH	5.3		
Lime requirement arable	9	t/ha	
	3.6	tons/acre	
Lime requirement grass	6	t/ha	
	2.4	tons/acre	
Extractable phosphorus	3.9	mg/l	Low
Extractable potassium	176	mg/l	M(+)
Extractable magnesium	98.9	mg/l	Mod

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Over Ardoch
Braco
Dunblane
FK15 9LL

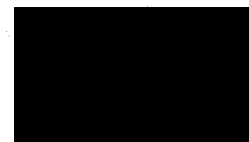
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Last crop:	
Next crop:	
Soil type:	Mineral

Lab sample no:	12007745
Batch no:	S46534
Date received:	08/08/2012
Date reported:	13/08/2012

Determination	Result	Units	Status
pH	5.3		
Lime requirement arable	8	t/ha	
	3.2	tons/acre	
Lime requirement grass	5	t/ha	
	2.0	tons/acre	
Extractable phosphorus	5.1	mg/l	M(-)
Extractable potassium	128	mg/l	M(-)
Extractable magnesium	82.8	mg/l	Mod

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Advisory Soil Report



Client: Mr S Webster
Over Ardoch
Braco
Dunblane
FK15 9LL

Your reference:	7
Last crop:	
Next crop:	
Soil type:	Mineral

Lab sample no:	12007746
Batch no:	S46534
Date received:	08/08/2012
Date reported:	13/08/2012

Determination	Result	Units	Status
pH	5.3		
Lime requirement arable	8	t/ha	
	3.2	tons/acre	
Lime requirement grass	5	t/ha	
	2.0	tons/acre	
Extractable phosphorus	6.2	mg/l	M(-)
Extractable potassium	139	mg/l	M(-)
Extractable magnesium	153	mg/l	Mod

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Braco
Dunblane
FK15 9LL

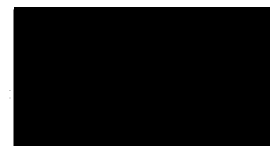
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Last crop:	
Next crop:	
Soil type:	Mineral

Lab sample no:	12007747
Batch no:	S46534
Date received:	08/08/2012
Date reported:	13/08/2012

Determination	Result	Units	Status
pH	5.3		
Lime requirement arable	8	t/ha	
	3.2	tons/acre	
Lime requirement grass	5	t/ha	
	2.0	tons/acre	
Extractable phosphorus	5.0	mg/l	M(-)
Extractable potassium	103	mg/l	M(-)
Extractable magnesium	111	mg/l	Mod

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Advisory Soil Report



Client: Mr S Webster
Over Ardoch
Braco
Dunblane
FK15 9LL

Your reference:	Long Term Lease
Last crop:	
Next crop:	
Soil type:	Mineral

Lab sample no:	12007748
Batch no:	S46534
Date received:	08/08/2012
Date reported:	13/08/2012

Determination	Result	Units	Status
pH	5.1		
Lime requirement arable	10	t/ha	
	4.0	tons/acre	
Lime requirement grass	7	t/ha	
	2.8	tons/acre	
Extractable phosphorus	5.5	mg/l	M(-)
Extractable potassium	165	mg/l	M(+)
Extractable magnesium	75.3	mg/l	Mod

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Perth FBS

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Advisory Soil Report



Client: Mr S Webster
Over Ardoch
Braco
Dunblane
FK15 9LL

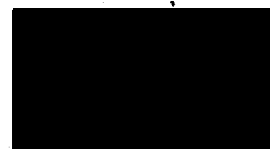
Your reference:	13
Last crop:	
Next crop:	
Soil type:	Mineral

Lab sample no:	12007749
Batch no:	S46534
Date received:	08/08/2012
Date reported:	13/08/2012

Determination	Result	Units	Status
pH	5.4		
Lime requirement arable	8	t/ha	
	3.2	tons/acre	
Lime requirement grass	4	t/ha	
	1.6	tons/acre	
Extractable phosphorus	4.4	mg/l	Low
Extractable potassium	93.6	mg/l	M(-)
Extractable magnesium	87.5	mg/l	Mod

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NUTRIENT MANAGEMENT

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TCP/11/16(228)
Planning Application 12/01660/FLL – Erection of a dwellinghouse on Land 570 Metres East of Over Ardoch, Braco

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(included in applicant's submission, see pages 139-151, 161 and 162)*

PERTH AND KINROSS COUNCIL

Mr Stuart Webster
c/o AGL Architect
32 Carsieview
Bannockburn
Stirling
FK7 8LQ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 13th November 2012

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/01660/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 13th September 2012 for permission for **Erection of a dwellinghouse Land 570 Metres East Of Over Ardoch Braco** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to Policy 54 of the Strathearn Area Local Plan as it does not fully satisfy any of the accepted categories of development.
2. As the proposal relates to an isolated site and there is insufficient justification to support the proposal as an exceptional stand alone dwelling, the proposal is contrary to the Council's Policy on Housing in the Countryside (2009) as the proposal does not accord with any of the acceptable categories of development i.e. (1) Building Groups (2) Infill Sites (3) New houses in the open countryside (4) Renovation or Replacement (5) Conversion or Replacement of Redundant Non-Domestic buildings or (6) Rural Brownfield Land.
3. The proposal is contrary to Policy 5 of the Strathearn Area Local Plan in failing to satisfy the associated policy criteria, in particular:
 - (a) The use of high quality building materials.
 - (b) Innovative modern design incorporating energy efficient technology and materials.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Notes

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

12/01660/1

12/01660/2

12/01660/3

REPORT OF HANDLING

DELEGATED REPORT

Ref No	12/01660/FLL
Ward No	N7- Strathallan

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land 570 Metres East Of Over Ardoch, Braco

APPLICANT: Mr Stuart Webster

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 10 October 2012



OFFICERS REPORT:

Description

The application relates to part of 'Over Ardoch Farm' near Braco in west Perth and Kinross to the west of A822. The site extends to over 2000sqm, opening out in a wedge from the access point to the west of the existing nursery tree belt. Along the southern boundary of the site is a minor watercourse, continuing under the A822, delineating the boundary between the site and neighbouring land. The site benefits from an existing agricultural access at the South East corner, marked by a mature beech tree, adjacent to the boundary of the A822.

The site is associated with 47.51 Ha of agricultural land with 8.9 Ha land leased on a long term grazing agreement. A 'Whole Farm Review' has been undertaken, which specifies that a grassland reseeding programme would allow the business to expand to carry 430 breeding ewes and gimmers from the current 300.

The applicant, Mr Webster is stated to stay in a small caravan in the grounds of his parents' house, located on the boundary of the purchased land. I am not aware how this can be possible, given the address supporting the planning application. A site analysis has been provided on the site chosen, but there has not been a wider site selection criteria provided. As described in both the SAC justification report and the agents planning supporting statement, both identify that Mr Webster currently works full-time off the farm, albeit with help from family members to manage the land.

Proposal

A single storey, bungalow style dwelling of approximately 160sqm is proposed for the site with associated amenity ground, vehicular access and drainage infrastructure. The supporting statement states the dwelling has been influenced by existing parameters such as orientation, location and topography. The proposed materials are also suggested by the agent to be consistent with local building materials.

Assessment

I consider the determining issues in this application as being a) whether the proposal is in accordance with the provisions of the development plan and b) whether there are material justifications for refusing or approving application contrary to the development plan.

Principle

In terms of the extant development plan (SALP 2001) policy 54 provides opportunities for residential dwellings on the grounds of operational need. In this case, the justification statement submitted to support the proposal is considered to be weak, failing to fully justify a full on-site labour requirement and does not satisfy any of the associated criteria of policy 54. This application appears premature, in line with the justification report provided.

The justification statement was worked up and provided in support of any proposed residential element on this site as the site chosen did not naturally fit or satisfy other salient policy criteria, including policy 54 of the SALP and the 2009 HICP. The results of the 'Whole Farm Review' concluded that 1.2 labour units are calculated for the associated land (once the Whole Farm Review is fully operational). According to the SAC report the increase in labour farm requirement from 0.88 to 1.2 labour units will be met by Mr Webster spending less time working off the farm. This amounts to a labour requirement for 0.32 persons. This in isolation is not considered to satisfy Policy 54 of the SALP or the associated 2009 HICP.

The justification report goes on to say that there is no long term affordable rented accommodation available within easy reach of the farm. This has not been quantified; indeed a quick search of the area brought up several houses for rent in the Braco area (one on the same street as the applicants current place of residence). The proposal is specifically referred to as being separate from the sheep house and machinery storage for reasons of health and safety and satisfactory residential environment. There has been no mention of the location of the sheep house and machinery storage in the application submission and it seems fundamentally in contrast to the justification reasons of security, site safety and surveillance given for the dwelling house. Most agricultural holdings have a preference for associated outbuildings and residential building to be adjacent to each other. This would certainly be a preference on grounds of a sound planning site selection process.

In line with this proposal, the 2009 HITC policy under category 3.3 allows for a house or group of houses either on site or in the locality for a local or key worker associated with either a consented or an established economic activity. The requirements of the development plan and associated policy are not considered to be satisfied in this scenario. Whilst overall, the justification states that a labour requirement of 1.2 can be associated with the land and its proposed uses; this is predicated on the upgrade of the agricultural land and stock, in line with the 'Whole Farm Review'. There are no timescales associated with this. In addition, the applicant is stated to take up 0.32 persons of the workload as a result of the 'Whole Farm Review'. This in itself would not justify the labour requirement for a residential dwelling. As mentioned, there is no timescale associated with this and there is no assurance or proposal that the applicant will be directly working full-time on the farm, in line with the overall 1.2 labour requirements. Being employed in other work; not associated with the affected farm unit, fails to satisfy the associated 2009 HITC policy criteria.

Site Selection

The site selection proposed is not necessarily considered to be the most appropriate site in relation to the wider site ownership. Although a field access exists and some landscape boundary definition through the nursery tree belt, the site appears both manufactured and isolated (in particular to associated farm buildings), failing to meet a number of key siting tests of associated salient policy. If suitable justification existed for the principle of a dwellinghouse associated with the land, there is considered to be other sites with greater merit for investigation.

Design and amenity

The design of the proposed residential building is considered overall to be inappropriate for its rural context. Whilst the overall scale of the building is relatively modest; the proposed style and material finish is not considered appropriate or of a high enough standard failing to adopt a sensitive approach in either its immediate and wider rural context. The proposed concrete roof tiles, reconstituted stone base course, dry dash render, UPVC doors, windows and rainwater goods do not reflect the high quality building materials akin to the local area. The overall design and finish is considered to be dated and is not deemed appropriate to support on design grounds. A young tree nursery will partially screen the development; however the proposed building is manufactured in behind the tree belt, on a raised field platform. The proposal is situated in the corner of an affected field, with curtilage landscape definition restricted to post and wire fence with nursery trees to the eastern boundary, which is deemed unsatisfactory in this context. Whilst there are no direct amenity

issues calculated with the proposed accommodation in relation to neighbouring properties; there has however been no mention of an existing mature beech tree (shown in image above) at the point of the proposed access, which may be at risk from the access details proposed.

Pipeline Consultation Zones (policy 8 SALP (2001))

The site borders a main gas pipeline route. On consultation with HSE, the proposal for a single house was not advised against.

Education

In terms of other material considerations; this involves an assessment against the approved Planning Guidance Note (PGN) on Primary Education and New Housing Developments. The PGN seeks a financial contribution of £6,395 per mainstream residential unit in areas where the local primary school is operating at over its 80% capacity (not formally applied at principal stage of consent). In this case, the local primary school (Braco) is operating at over its 80% capacity and the education contribution should therefore be applied if support was to be given for the principle of a dwellinghouse on this site.

In conclusion, the principle of supporting a dwellinghouse at this site is not justified and cannot be supported at this stage and is therefore recommended for refusal.

DEVELOPMENT PLAN

The development plan for the area consists of the TAYPlan Strategic Development Plan 2012 and the Strathearn Area Local 2001. There are no issues of strategic relevance in the Strategic Development plan.

Strathearn Area Local Plan 2001

Policy 1 - Sustainable Development

The Council will seek to ensure, where possible, that development within the Plan area is carried out in a manner in keeping with the goal of sustainable development. Where development is considered to be incompatible with the pursuit of sustainable development, but has other benefits to the area which outweigh this issue, the developer will be required to take whatever mitigation measures are deemed both practical and necessary to minimise any adverse impact. The following principles will be used as guidelines in assessing whether projects pursue a commitment to sustainable development:

- (a) The consumption of non-renewable resources should be at levels that do not restrict the options for future generations;
- (b) Renewable resources should be used at rates that allow their natural replenishment;
- (c) The quality of the natural environment should be maintained or improved;
- (d) Where there is great complexity or there are unclear effects of development on the environment, the precautionary principle should be applied;
- (e) The costs and benefits (material and non-material) of any development should be equitably distributed;
- (f) Biodiversity is conserved;

- (g) The production of all types of waste should be minimised thereby minimising levels of pollution;
- (h) New development should meet local needs and enhance access to employment, facilities, services and goods.

Policy 2

All developments will also be judged against the following criteria:

- (a) The sites should have a landscape framework capable of absorbing or, if necessary, screening the development and where required opportunities for landscape enhancement will be sought;
- (b) In the case of built development, regard should be had to the scale, form, colour, and density of existing development within the locality;
- (c) The development should be compatible with its surroundings in land use terms and should not result in a significant loss of amenity to the local community;
- (d) The road network should be capable of absorbing the additional traffic generated by the development and a satisfactory access onto that network provided;
- (e) Where applicable, there should be sufficient spare capacity in drainage, water and education services to cater for the new development;
- (f) The site should be large enough to accommodate the development satisfactorily in site planning terms;
- (g) Buildings and layouts of new developments should be designed so as to be energy efficient;
- (h) Built developments should where possible be built within those settlements that are the subject of inset maps.

Policy 5 - Design

The Council will require high standards of design for all development in the Strathearn Area. In particular encouragement will be given to:

- a) The use of appropriate high quality materials;
- b) Innovative modern design incorporating energy efficient technology and materials;
- c) Avoiding the use of extensive under-building on steeply sloping sites;
- d) Ensuring that the proportions of any building are in keeping with its surroundings;
- e) Ensuring that the development fits its location.

The design principles set out in the Council's "Guidance and Design of Houses in Rural Areas" will be used as a guide for all development in the Strathearn Area.

Policy 8 – Health and Safety Consultation Zones

The Council will seek the advice of the Health and Safety Executive (HSE) on development proposals within pipeline consultation zones.

Policy 54

The Council will normally only support proposals for the erection of individual houses in the countryside which fall into at least one of the following categories:

- (a) Operational Need

Exceptionally, where there is an operational need for a house in the countryside, subject to the satisfactory siting and design of the house and to a condition controlling its occupancy.

For All Proposals

- (i) Satisfactory access and services should be available or capable of being provided.
- (ii) Proposals should comply with the design advice contained in the Council's Guidance on the Siting and Design of Houses in Rural Areas
- (iii) The quality of the design and materials of the house should be reflected in the design and finish of outbuildings, means of enclosure, access etc. The Planning Authority will consider whether permitted development rights in respect of extensions, outbuildings and means of enclosure etc should be removed to protect the rural character of the curtilage of a new house in the countryside.
- (iv) There will be a strong presumption against the replacement of Listed Buildings, or their restoration in a way which completely changes the character of the original building.
- v) Full applications should be submitted for all proposals, but where an outline application is made, this must be accompanied by sketch plans indicating the size of the proposed new building or extension and proposed elevational treatments and materials.

OTHER POLICIES

Planning Guidance Note – Primary Education and New Housing 2009

This policy sets out criteria whereby an education contribution will be payable in advance of any grant of planning consent.

Housing in the Countryside Policy 2009

This policy is the latest expression of council in terms of Housing in the Countryside and is generally considered a more relaxed policy than the one contained in the local plans. However, although this policy is applicable throughout the landward area of PKC, all proposals still need to comply with the terms of the development plan.

Perth and Kinross Council Local Development Plan – Proposed Plan January 2012

The Council's Development Plan Scheme sets out the timescale and stages leading up to adoption. Currently undergoing a period of representation, the Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. This means that it is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. It is however a material consideration in the determination of this application.

Relevant Policies:

PM1: Placemaking

Development must contribute successfully to the quality of the surrounding built and natural environment.

PM3: Infrastructure Contributions

Where the cumulative impact of new developments will exacerbate a current or generate a future need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonable related to the scale and nature of the proposed development are secured.

RD3: Housing in the Countryside

The Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into a specific category.

EP1: Climate Change, Carbon Reduction & Sustainable Construction

Sustainable design and construction will be integral to new development in Perth and Kinross.

SITE HISTORY

11/01513/PREAPP

CONSULTATIONS/COMMENTS

Transport Planning	No objection subject to compliance with conditions.
Education And Children's Services	Braco primary school would be at capacity and a contribution of £6395 should be applied if applicable.
Scottish Water	No objection.
Environmental Health	No objection – informatives recommended in relation to private water supplies.
Perth And Kinross Area Archaeologist	No objection and no conditions recommended in this instance.
HSE	Did not advise against grant of planning consent.

TARGET DATE: 13 November 2012

REPRESENTATIONS RECEIVED:

Number Received: A comment was noted neither objecting to nor supporting the planning application. The comment confirmed they did not wish to object, providing the application was purely for residential purposes, with some concerns over the safety of the access road.

Summary of issues raised by objectors:

N/A

Response to issues raised by objectors:

N/A

Additional Statements Received:

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Labour justification and planning justification statement submitted.
Report on Impact or Potential Impact	Not required

Legal Agreement Required:

Summary of terms N/A

Direction by Scottish Ministers N/A

Reasons:-

1. The proposal is contrary to Policy 54 of the Strathearn Area Local Plan as it does not fully satisfy any of the accepted categories of development.
2. As the proposal relates to an isolated site and there is insufficient justification to support the proposal as an exceptional stand alone dwelling, the proposal is contrary to the Council's Policy on Housing in the Countryside (2009) as the proposal does not accord with any of the acceptable categories of development i.e. (1) Building Groups (2) Infill Sites (3) New houses in the open countryside (4) Renovation or Replacement (5) Conversion or Replacement of Redundant Non-Domestic buildings or (6) Rural Brownfield Land.
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Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

TCP/11/16(228)
Planning Application 12/01660/FLL – Erection of a
dwellinghouse on Land 570 Metres East of Over Ardoch,
Braco

REPRESENTATIONS

- Representation from Mr D McLeod, dated 24 September 2012
- Representation from Education and Children's Services, dated 24 September 2012
- Representation from Environmental Health Manager, dated 2 October 2012
- Representation from Transport Planning, dated 10 October 2012

Mr David McLeod (Neutral)

Comment submitted date: Mon 24 Sep 2012

I have no objections to the erection of the building as long as it is for residential purposes only and there is no business use intended.

I have a concern over the safety of the access road as the A 822 is busy with traffic travelling at very high speeds in that area. There are lots of dips and blind summits making visibilty difficult for traffic accessing the road. The extension of the double white lines in a northerly direction would make the access slightly safer.

Memorandum

To	Nick Brian Development Quality Manager	From	Gillian Reeves Assistant Asset Management Officer
Your ref	12/01660/FLL	Our ref	GR/CW
Date	24 September 2012	Tel No	(4) 76395

Education & Children's Services

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Planning Application Ref No 12/01660/FLL

This development falls within the Braco Primary School catchment area.

Based on current information this school will reach the 80% capacity threshold.

Approved capacity	68
Highest projected 7 year roll	64
Potential additional children from approved applications	5.67
Possible roll	69.67
Potential % capacity	102%

Therefore I request that the Finalised Primary Education and New Housing Contributions Policy be applied to this application.

Please do not hesitate to contact me should you require any further information.

Memorandum

To	Development Quality Manager	From	Environmental Health Manager
Your ref	PK12/01660/FLL	Our ref	LJ, KIM
Date	2 nd Oct 2012	Tel No	(47)5248, (47)6442

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission PK12/01660/FLL RE: Erection of a dwellinghouse Land 570 Metres East Of Over Ardoch Braco for Mr Stuart Webster

I refer to your letter dated 20 September 2012 in connection with the above application and have the following comments to make.

Recommendation

I have no objections to the application but recommend the undernoted informatives be included in any given consent.

Contaminated Land

A search of historic records did not raise any concerns regarding ground contamination.

Water

The development for a dwelling house is in a semi rural area on the outskirts of the village of Braco, with properties in the vicinity known to utilise private water supplies, in particular Beannie Supply. The applicant has indicated that the development will be connected to the public mains but to ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance cognisance should be taken of the informative below. In addition, although the applicant has indicated on the application form that mains water will be provided, it is believed that public mains provision may not always be possible in the area and it must be ensured that the new development has an adequate and consistently wholesome supply of water. No objections from members of the public in regard to private water supplies were noted at this date.

Informative 1

The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.

Informative 2

Should connection to a private water supply be made, the applicant shall ensure the private water supply for the development complies with the Water Scotland Act 1980 (Section 63) and the Private Water Supplies (Scotland) Regulations 2006. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks / pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above act and regulations.





MEMORANDUM

To	Callum Petrie Planning Officer	From	Niall Moran Transport Planning Technician Transport Planning
Our ref:	NM	Tel No.	Ext 76512
Your ref:	12/01660/FLL	Date	10 October 2012

Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 & ROADS (SCOTLAND) ACT 1984

With reference to the application 12/01660/FLL for planning consent for:- **Erection of a dwellinghouse Land 570 Metres East Of Over Ardoch Braco for Mr Stuart Webster**

Insofar as the Roads matters are concerned I do not object to the proposed development provided the conditions indicated below are applied, in the interests of pedestrian and traffic safety.

- Prior to the occupation or use of the approved development the vehicular access shall be formed in accordance with specification Type B, Fig 5.6 access detail to the satisfaction of the Planning Authority.
- The gradient of the access shall not exceed 3% for the first 5 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public road.
- Visibility splays of 2.5m x 60m measured from the centre line of the new access shall be provided in both directions along the nearside channel of the A822 prior to the commencement of the development and thereafter maintained free from any obstruction of a height exceeding 1.05 metres above the adjacent road channel level.
- Prior to the occupation or use of the approved development turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
- Prior to the occupation or use of the approved development a minimum of 2 No. car parking spaces shall be provided within the site.

The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.

I trust these comments are of assistance.

