

(2) Application No: PAP/2015/0674

Former Social Club, 66 Station Road, Nether Whitacre, Coleshill, B46 2EH

Demolition of redundant clubhouse, change of use to residential and erection of 9 houses with ancillary site works, for

Arnold Holdings Ltd

Introduction

This application is reported to the Board at the discretion of the Head of Development Control given the interest shown by the Board in housing proposals within the Parish.

The Site

This is the site of the former Ex-Serviceman's Social Club on the west side of Station Road and south of Cottage Lane at the southern end of Whitacre Heath. It amounts to some 0.2 hectares in extent and has frontages to both of the above roads. It is level ground and presently accommodates the former Club building which is now vacant and its associated car park. The parish hall is sited immediately to the north. There is open agricultural land to the south and west; residential development beyond Cottage Lane and the Village Hall to the east on the opposite side of Station Road.

Its location is shown at Appendix A.

Members should be aware that the present proposals to be considered at this meeting represent an amended scheme, as the original proposal was for ten houses.

The Proposals

This is a detailed application for the erection of nine houses involving the demolition of the existing club premises. All vehicular access would be via an improved access arrangement onto Station Road. This would provide a small cul-de-sac with a mix of four and five bedroom detached two storey houses. None are proposed to be "affordable" within the definition of the National Planning Policy Framework 2012.

The proposed layout and elevations are shown at Appendix B. A cross section through the site is at Appendix C.

The application is accompanied by a Design and Access Statement which describes the proposal in a little more detail and a bat survey which concluded that evidence of bat activity was found and therefore recommended mitigation measures.

A Flood Risk Assessment states that flooding is unlikely given the recent Environment Agency defences along the River Tame to the west. It is proposed as pre-cautionary measures in the event of a breach of the defences that all sleeping accommodation is provided at first floor level and that the minimum floor level of all dwellings is set at least 300mm above adjacent ground levels (69.3 AOD). Surface water would be dealt with via a sustainable system preferably through natural infiltration.

Representations

The Parish Council – The Council supports the use of this brownfield site for new housing and that if a local housing need is identified then it would be appropriate for some affordable units. If not, then there needs to be fewer market homes on the site.

This is because:

- The proposals are over-development of the site. Despite the dropping of one unit, the footprint has increased from 11800 square feet to 14390. It is cramped development with limited green spaces around the dwellings.
- Car parking spaces are inadequate in number and dimension. This will result in on-street parking in the cul-de-sac as well as on Station Road. This stretch is already congested and this has been added too by the displacement of local residents cars that used to parked on the application site. There would be conflict with other access points – particularly for cars turning into and out of these access points.
- There is concern that the development will increase the risk of flooding as a consequence of surface water disposal.

Six letters of representation/objection have been received referring to the following matters in respect of the amended scheme for the nine houses:

- Despite the reduction in numbers the development is too dense for the locality
- It is not clear if Green Belt land is included.
- Car parking is inadequate and not likely to be effective.
- There are concerns about surface water run-off and the potential impact on surrounding property.
- Bat roosts should be included
- Increased traffic on Station Road

Ten letters were received in respect of the original ten unit scheme:

- These are not “affordable” houses – there is no provision made
- It extends beyond the development boundary into the Green Belt by 0.1 of a hectare.
- Existing congestion and traffic issues on Station Road would be exacerbated.
- Car parking is inadequate and the design of the layout impacts on neighbours.
- The design is not in-keeping
- The Club should be refurbished and used as a community asset

- There is a filled “pit” on the site and there could thus be ground water implications
- Increased traffic on the roads
- Insufficient sewerage capacity
- Neighbours in Cottage Lane will be badly affected.

- There are limited services in the village

One letter of support has been received:

- We are happy with the plans as they will be in-keeping

Consultations

Warwickshire County Council as Highway Authority – No objection subject to standard conditions following the receipt of amended plans.

Warwickshire County Council as Lead Local Flood Authority – It originally objected requiring additional detailed information about surface water disposal. That has been submitted and it now has no objection subject to conditions.

Warwickshire Museum – No objection

Environment Agency – No objection subject to conditions

Environmental Health Officer – No objections

Severn Trent Water Ltd – No objection subject to a standard condition

Warwickshire Police – No objections

Development Plan

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW4 (Split of Housing Numbers), NW6 (Affordable Housing Provision), NW10 (Development Considerations), NW12 (Quality of Development) and NW20 (Services and Facilities)

Saved Policies of the North Warwickshire Local Plan 2006 – ENV12 (Urban Design); ENV14 (Access Design) and ECON 12 (Services and Facilities in Category 3 and 4 Settlements)

Other Material Planning Considerations

The National Planning Policy Framework 2012 –the “NPPF”)

The National Planning Practice Guidance 2014 – (the “NPPG”)

Observations

The greatest part of the application site (some 95%) is within the development boundary of Whitacre Heath as defined by the Development Plan. That part within the Green Belt is a strip of land at the extreme southern end of the site between the south gable of the building and the site boundary. This is shown in Appendix A. Whitacre Heath is shown in the Core Strategy as a settlement that can accommodate a minimum of 20 dwellings within the plan period. In these circumstances it is considered that the development is acceptable as a matter of principle. The inclusion of a small corridor of Green Belt is not considered to materially affect the openness of the Green Belt in the locality or indeed

impinge on the reasons for including the land in the Green Belt. The inappropriateness of the proposed development in the Green Belt is thus considered to have very limited Green Belt harm.

Notwithstanding this position, Members will have to address the loss of the Club as a local community facility. The Club has been vacant for a little while and the applicant has indicated that he bought it from the Official Receiver as the Club had to close because of on-going financial problems. Moreover it is considered that there are equivalent facilities in the community within close proximity to the site – public houses; the village hall and meeting/function rooms. It has neither been proposed as a Community Asset. It is noted too that the Parish Council has not made representations relating to this issue. In these circumstances it is not considered that there would be material harm to the community through the loss of the club.

There is no affordable housing being proposed either on-site or through an off-site financial contribution in lieu. Members will be aware of the recent litigation concerning the Government's own guidance on the threshold as to when such provision should be sought. The NPPG originally exempted sites of less than ten units. This was successfully challenged in the Courts and thus withdrawn, only to be re-instated following a Government appeal. The original NPPG advice thus still stands – developments of less than ten units should be exempt. This applies here and this advice thus carries substantial weight. The Parish Council's aspiration that this is an appropriate location for affordable housing is understood, but Government guidance would now outweigh this expectation.

In terms of the technical considerations here then the Highway Authority has no objection and neither does the Environment Agency. The Warwickshire Flood Authority has also looked in detail at the surface water drainage measures put forward by the applicant and has not raised an objection. This is highly material as Members will know that Whitacre Heath has been a "sensitive" area in terms of flooding with substantial flood defence works put in place by the Environment Agency and with significant input by the local community through the local Flood Group. Neither that Agency nor the Warwickshire County Council has raised objections.

The Highway Authority has been fully involved here too because the access cul-de-sac is unlikely to be adopted, and thus its' setting out and design have been considered in detail as if it were, so as to prevent adverse impacts onto the adopted highway network. This additional interest is in direct response to the representations made as set out above. Following the receipt of amended plans it does not object. The former Club had a large car park and up until recently it allowed local residents to park here rather than on the road. With the closing of the Club and the closure of the car park there has been displacement onto Station Road. Members will be aware that there is no planning or highway obligation on the owner or indeed either of the two Authorities to provide off-street car parking for residents other than those occupying the proposed houses. As the provision here meets the Council's standards there is no refusal reason available. The car parking provision on site is 200% plus two extra spaces. Each is dimensioned as set out in the Council's standards. The reason why some may appear to be "short" is because they are partially under a canopy as can be seen from the elevations. There is no available refusal reason here. Additionally a planning condition can be imposed in order to retain garage spaces as parking provision.

The representations received refer to a number of other matters. The one not yet referred to is the character of the proposals. The design has been amended several times in order to enhance the appearance so as to make it more appropriate to a rural setting. Hence the original “dutch half-hips” have been removed; chimneys have been added and a better fenestration detail included along with a more appropriate mix of facing materials. It is noted that the representations relating to the revised proposals do not now refer to this matter. The density is high and the footprint is now larger than the initial submission. That in itself is not a reason for refusal as it is not considered that the current proposal is of such a poor quality that it should be clearly refused. Separation distances between the three proposed dwellings facing Cottage Lane and the existing houses here are appropriate, as they match the Council’s guide of around 22/23 metres.

In all of these circumstances it is considered that the redevelopment of this brown-field site within the development boundary can be supported.

Recommendation

That planning permission be **GRANTED** subject to the following conditions:

1. Standard Three year condition
2. Standard Plan numbers – the location plan received on 2/11/15 and plan numbers 1308/01H; 1308/05E, 1308/12, 13, 14 and 15.

Defining Conditions

3. All street lighting within the cul-de-sac hereby approved shall be provided by low-level bollards.

REASON

In the interests of the visual amenities of the area

4. All finished internal ground floor levels shall be 300mm above adjacent ground levels (69.3 AOD).

REASON

In the interests of reducing the risk of flooding

5. There shall be no sleeping accommodation whatsoever provided on the ground floor of any of the houses hereby approved at any time.

REASON

In the interests of reducing the risk of flooding

6. Notwithstanding the provisions of Part1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended or as may be amended, all of the garages shown on the approved plan shall remain available for car parking provision at all times.

REASON

In the interests of highway safety.

Pre-Commencement Conditions

7. No development shall commence on site until details of all facing and roofing materials together with all boundary treatments to be installed have first been agreed in writing by the Local Planning Authority. Only the approved materials and treatments shall then be used on site.

REASON

In the interests of the visual amenities of the area.

8. No development shall commence on site until drainage plans for the disposal of foul water have been submitted to and approved in writing by the Local Planning Authority. Only the approved plans shall then be implemented on site.

REASON

In the interests of reducing the risk of pollution and flooding.

9. No development shall commence on site until full details of design and location of bat roosts to be installed have first been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be installed.

REASON

In the interests of retaining bio-diversity on the site.

10. No development shall commence on site until full details of the construction of the access and the cul-de-sac, the car parking and turning areas including surfacing, levels and drainage have first been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be implemented on site.

REASON

In order to reduce the risk of flooding and to ensure safe construction.

11. No development shall commence on site until a Ground Conditions Survey has first been undertaken and submitted to the Local Planning Authority

REASON

In order to reduce the risk of pollution

12. No development shall commence on site until a detailed surface water drainage scheme for the whole site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt this scheme shall include:

- confirmation of the completion of infiltration testing in accordance with BRE 365 guidance to clarify whether or not infiltration into the ground is a viable means of disposing surface water;
- demonstration that the surface water drainage system(s) are designed in accordance with CIRIA C795,
- demonstration that the discharge rate generated by all rainfall events up to and including the 1 in 100 year plus 40% (allowance for climate change) critical rain storm has been limited to the agreed rate for all return periods,
- demonstration that the provisions of surface water run-off attenuation storage is in accordance with the requirements specified in "Science Report SC030219 Rainfall Management for Developments",
- detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system and outfall arrangements,
- evidence from Severn Trent Water Ltd that it has granted approval of discharge of sewerage to its assets including discharge rates and connection locations,
- demonstration of overland flood flow routes in case of system failure through hydraulically modelling the floodwater outline indicating flood flow depths and velocities,
- submission of a Maintenance Plan to the Local Planning Authority giving details on how the entire surface water system is to be maintained and managed after completion for the life time of the development, including all contact details.

REASON

In the interests of reducing the risk of flooding and protecting water quality.

Pre-Occupancy Conditions

13. There shall be no occupancy of any of the houses hereby approved until the whole of the cul-de-sac; the parking and turning areas has been fully completed in accordance with the details agreed under condition (10) above.

REASON

In order to reduce the risk of flooding and to ensure safe construction.

14. There shall be no occupancy of any of the houses hereby approved until visibility splays have been provided to the vehicular access to the site measuring 2.4 metres by 87 metres from the near edge of the public highway. These splays shall remain open at all times.

REASON

In the interests of highway safety

15. There shall be no occupation of any of the houses hereby approved until visibility splays have been provided to the pedestrian crossing point measuring 1.5 by 11 metres as measured from the near edge of the highway. These splays shall remain open at all times.

REASON

In the interests of highway safety

16. There shall be no occupation of any of the houses hereby approved until the whole of the drainage scheme as agreed under condition (12) above, has been fully implemented and completed on site to the written satisfaction of the Local Planning Authority.

REASON

In the interests of reducing the risk of flooding.

Ongoing conditions

17. There shall be no gates hung within the vehicular access to the site.

REASON

In the interests of highway safety.

18. All car parking and turning areas shall remain available for these purposes at all times

REASON

In the interests of highway safety.

19. Notwithstanding the provisions of Part 1 of the General Permitted Development Order 2015 as amended, or as subsequently amended, no development within Classes A, B and C shall be undertaken on any of the dwellings hereby approved.

REASON

In the interests of both residential and visual amenity

Notes

1. The Local Planning Authority has met the requirements of the National Planning Policy Framework in this case through on-going discussion with the applicant; seeking the submission of amended plans and in resolving technical issues.
2. Attention is drawn to Sections 149, 151, 163 and 184 of the Highways Act 1980; the Traffic Management Act 2004, the New Roads and Street Works Act 1991 and all relevant Codes of Practice.
3. Attention is drawn to the need to contact Natural England in order to obtain the necessary Licence to remove any existing bat roosts in the building prior to demolition.
4. The Lead Local Flood Authority advise that :
 - Surface water run-off should be controlled as near to the source as possible through a sustainable drainage approach to surface water management. Sustainable drainage (SUDS) is an approach to manage surface water run-off which seeks to mimic natural drainage systems and retain water on-site as opposed to traditional drainage approaches involving piping water off-site as quickly as possible.
 - SUDS involve a range of techniques including methods appropriate to impermeable sites that hold water in storage areas – e.g. ponds, basins, green roof etc. rather than just the use of infiltration techniques. Support for SUDS is set out in the NPPF.
 - Storage systems should be located within public open spaces
 - This consent is in addition to any planning or building regulation approvals that might be needed.
 - The County Council will not expect any increase in flood risk during the construction or operation stages of the proposed development. Any impact of the development should have on flood risk should be clearly quantified and included within a Flood Risk Assessment.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2015/0674

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	2/11/15
2	Case Officer	Letter	9/11/15
3	D Billings	Representation	10/11/15
4	Environmental Health Officer	Consultation	11/11/15 and 26/11/15
5	Warwickshire Museum	Consultation	1/12/15
6	C Mason and M Goodyear	Objection	16/11/15
7	Warwickshire Police	Consultation	16/11/15
8	Parish Council	Objection	25/11/15
9	C Elliot	Objection	26/11/15
10	R Gardiner	Objection	26/11/15
11	Mr & Mrs fields	Objection	26/11/15
12	WCC Highways	Consultation	26/11/15
13	S Kingston	Representation	28/11/15
14	J Brown	Objection	25/11/15
15	W Gamble	Objection	26/11/15
16	G Stowe	Objection	2/12/15
17	WCC Flooding	Consultation	7/12/15
18	M Miller	Objection	5/1/16
19	Severn Trent Water	Consultation	27/1/16
20	D Billings	Representation	29/3/16
21	S McDonnell	Representation	1/4/16
22	M Goodyear	Representation	2/4/16
23	WCC Highways	Consultation	7/4/16
24	Severn Trent Water	Consultation	8/4/16
25	Mr & Mrs Field	Objection	20/5/16
26	Parish Council	Objection	22/4/16
27	L Taylor	Representation	24/4/16
28	WCC Flooding	Consultation	9/5/16
29	M Miller	Objection	11/5/16
30	WCC Highways	Consultation	26/5/16
31	Applicant	Letter	27/5/16
32	WCC Highways	Consultation	3/6/16

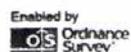
33	Nether Whitacre Parish Council	Representation	24/6/16
34	Applicant	E-mail	27/6/16
35	WCC Flood Authority	Consultation	27/6/16

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

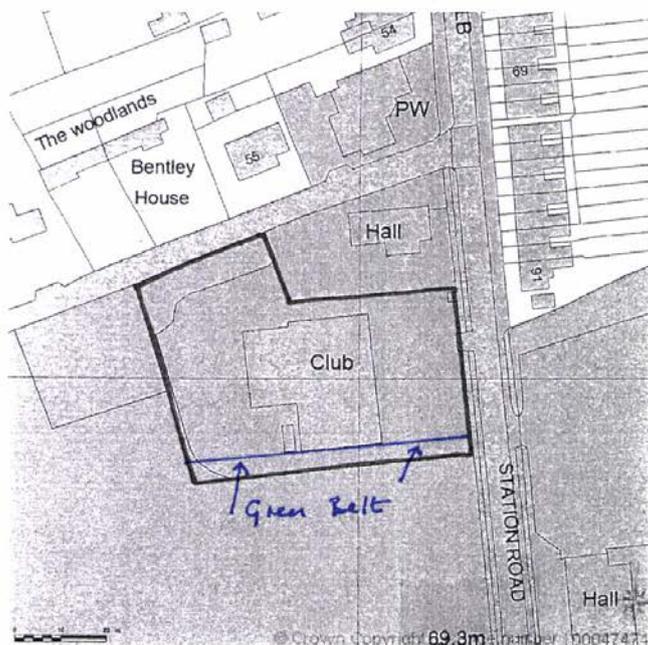
A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

2015 / 0674

APPENDIX A.



SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 421894 , 292510



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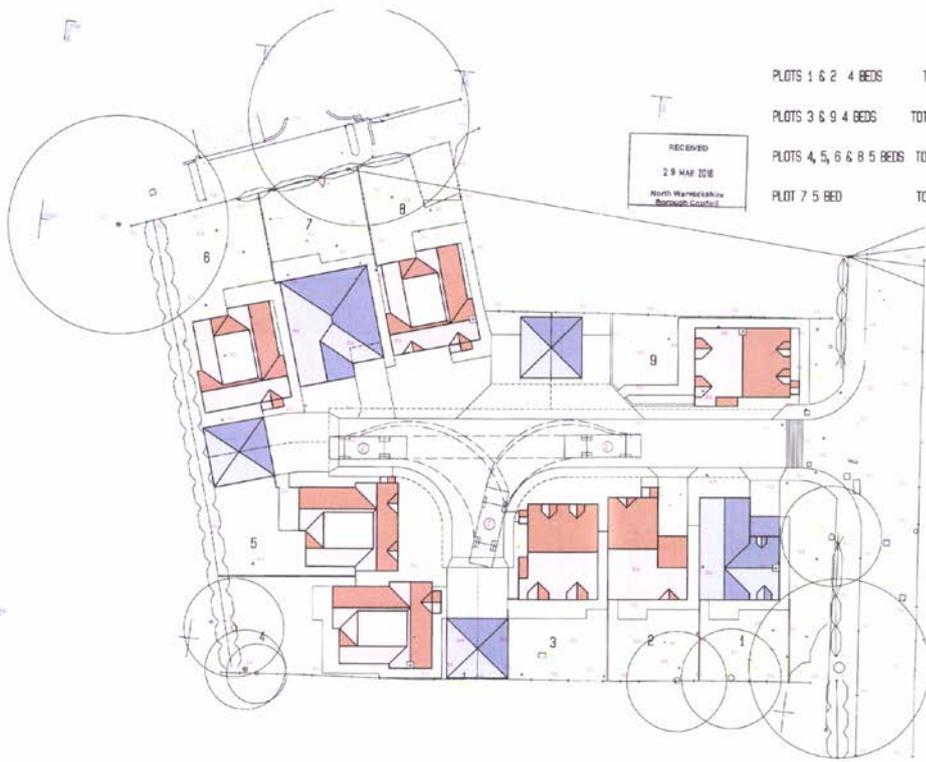
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02 NOV 2015
North Warwickshire
Borough Council

drawing status
PLANNING
job title
STATION ROAD
WHITACRE HEATH
drawing title
LOCATION PLAN

fb Architecture Ltd. ©		Check all dimensions and verify on site. Report any errors or omissions.		
first issued AUG 15	drawn by GNB	dwg sheet A4	scale 1:1250	checked MHM
job code 1308_15	dwg no. prefix 1308	dwg no. 06		revision -



APPENDIX B



PLOTS 1 & 2 4 BEDS	TOTAL 2180 SQFT NETT	2596 SQFT GROSS
PLOTS 3 & 9 4 BEDS	TOTAL 2594 SQFT NETT	3030 SQFT GROSS
PLOTS 4, 5, 6 & 8 5 BEDS	TOTAL 4588 SQFT NETT	6820 SQFT GROSS
PLOT 7 5 BED	TOTAL 1468 SQFT NETT	1944 SQFT GROSS
OVERALL	12130 SQFT NETT	14380 SQFT GROSS

RECEIVED
29 MAR 2016
North Warwickshire
Borough Council

1	Site	Site plan
2	Plot 1	Plot plan
3	Plot 2	Plot plan
4	Plot 3	Plot plan
5	Plot 4	Plot plan
6	Plot 5	Plot plan
7	Plot 6	Plot plan
8	Plot 7	Plot plan
9	Plot 8	Plot plan
10	Plot 9	Plot plan

PLANNING
STATION ROAD
WARWICKSHIRE

DATE: 13/03/16

fb Architecture

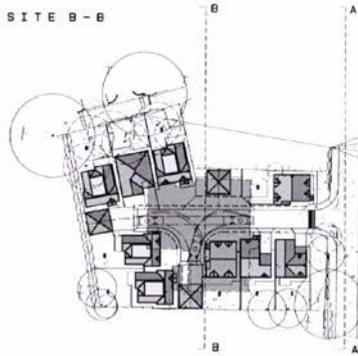
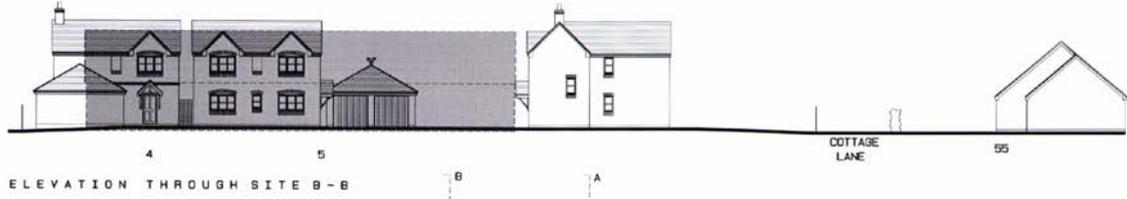
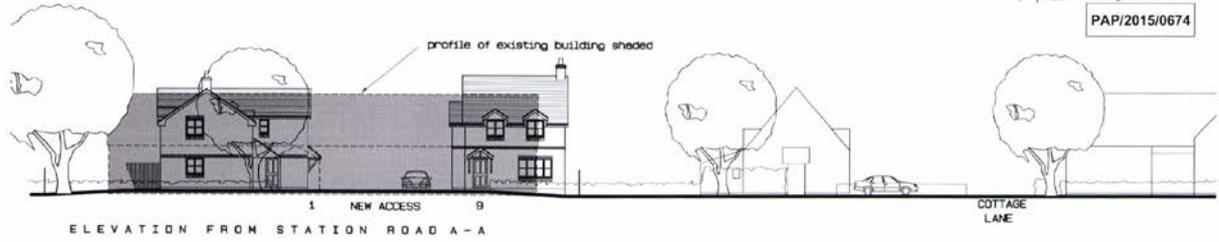


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29 MAR 2016
North Warwickshire
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STREET ELEVATIONS

1	Plot 1	Plot elevation
2	Plot 2	Plot elevation
3	Plot 3	Plot elevation
4	Plot 4	Plot elevation
5	Plot 5	Plot elevation
6	Plot 6	Plot elevation
7	Plot 7	Plot elevation
8	Plot 8	Plot elevation
9	Plot 9	Plot elevation

fb Architecture



MURKIN TRADING COMPANY
COMMERCIAL DEVELOPMENT
RECEIVED
05/04/2016
PLANNING & DEVELOPMENT
DIVISION



(3) Application No: PAP/2016/0011

Southfields Farm, Packington Lane, Coleshill, B46 3EJ

Erection of a polytunnel (retrospective), alterations to two existing farm buildings to form a toilet block and a small animal shelter and use of field OS no. 4580 for educational visits and care farm project in connection with the agricultural use

PAP/2016/0029

Southfields Farm, Packington Lane, Coleshill, B46 3EJ

Change of use of three former agricultural buildings, one for commercial metal fabrication and welding use, one for motor vehicle repairs and one for the storage of repackaging of palletised goods

Both for Mr John Plumb - Southfields Farm Ltd

Introduction

Members will be aware that these two applications were reported to the May Board meeting but that determinations were not made. This was to enable Members to visit the site and secondly for further research to be undertaken particularly in respect of traffic generation at the site.

Members have now visited the site and that was during the day whilst there was a school visit also occurring at the same time.

Additionally the applicant commissioned an independent traffic survey of movements into and out of the farm along the access track off Packington Lane. That has now been submitted and presented to the Highway Authority for comment.

The applicant has also provided additional documentation which is referred to below.

Prior to the May Board meeting, an objector to the proposals circulated a letter to all Board Members drawing attention to matters contained in the written report. That report is attached at Appendix A and the letter is attached at Appendix B.

Additional Information

a) The Visit

A note of the site visit is attached at Appendix C. It is not proposed to comment on this as it is for Members to express their views and conclusions about that visit. It is however important to point out that the visit coincided with a school visit.

b) Traffic Count

The applicant commissioned a traffic count of all vehicles using the access into the site off Packington Lane. The report is attached at Appendix D. It can be seen that this recorded traffic over a full 24 hour period between the 8 and 14 June. Total movements (both in and out) averaged 163 over a 12 hour period (0700 to 1900 hours) for a five

day period, that is 13 total movements an hour and 142 over a full seven day period – 12 an hour. Peak hour periods (0800 to 1000hours) and (1600 to 1800 hours) averaged 26 total movements over a five day period for the morning – 13 per hour - and 30 for the afternoon – 15 per hour. HGV movements accounted for 2% of total traffic with the bulk (77%) being cars; vans and cars or vans with trailers. Average speeds were between 13 and 14mph.

c) Risk Assessment

One of the issues raised by objectors was that the mix of uses at this site was inappropriate in that they involved children visiting the site where there were commercial uses operating together with HGV movements. The applicant commissioned an independent Risk Assessment to be carried out. This is attached at Appendix E.

d) Fire Risk Assessment

The Warwickshire Fire and Rescue Service have undertaken an assessment of fire safety provisions at the site. That assessment has directly resulted in a request for a planning condition, should planning permissions be granted. The response is attached at Appendix F.

e) Additional Information

Other correspondence has been received. Farming and Countryside Education has written to support the proposal for the education visits confirming that the applicant is accredited to provide this activity – see Appendix G. The applicant's accountants have supplied a letter explaining the contribution that the non-agricultural activities at the farm make to the viability of the farm – see Appendix H. Three additional e-mails of support have also been received.

Consultations

Warwickshire County Council as Highway Authority – The traffic count survey was forwarded to the County Council. Its response is that traffic movements in the peak hours are not considered to be significant and neither is the total number of vehicle movements. The original consultation response still stands.

The Objector's Letter

a) Introduction

It is now proposed to run through each of the criticisms of the report as highlighted by the objector's letter at Appendix B. There are a number of general comments however that need to be made before that task is undertaken and that opportunity is taken now to avoid repetition later in this report.

Firstly, Members will have read this letter and will be aware that there are the author's personal comments therein, relating to the integrity and motives of the applicant. Every Member will be aware that these two applications have to be dealt with on their planning merits regardless whom the applicant may be and wholly without any pre-conceived perceptions.

Secondly, Members will see that there is reference to the Police. The objector is pursuing his allegations separately in this respect and Members will be aware that planning considerations are the sole matters for discussion by this Board.

Thirdly, there is reference here to matters that are in breach of planning control and this is given weight by the objector. Members will be aware that planning legislation allows for the submission of retrospective applications as it is not a criminal offence to undertake development without first obtaining a planning permission. The report makes it clear that these applications are in part retrospective applications.

Fourthly, there is reference to allegations about officers by name. These allegations are wholly denied and are being dealt with formally through the Council's complaints procedures.

b) The Letter

Because there are several matters raised, it is proposed to respond by way of a table as set out below.

Comment	Response
The poly-tunnel is an eyesore	Members will need to make their own assessment
The applicant says only 14 cars would be generated by the care farm project	The Traffic county has now been undertaken and there are comments made in this respect below
Quality of the access works	WCC only requires 20 metres to be improved. See the recommended condition on maintenance
Health and Safety issues from HGV's and "industrial yard"	See the Risk Assessment
Representations poorly recorded	The objector's letter is now appended in full
Coleshill Town Council	No further representation has been received amending its initial response
WCC involvement has been badly handled and no consideration given to the lack of street lighting	WCC has been invited to review its comments in light of the traffic count
There are fire safety issues	The Fire Services report is appended
Health and Safety issues ignored	See the Risk Assessment
Criticism of the Environmental Health Officer	The Environmental Health Officer makes a professional assessment. In this case he had no comments to make
Retrospective changes of use	It is acknowledged there have been breaches here
Traffic figures are inaccurate and no record of type of vehicle	See the Traffic Count
The Care Farm project covers the whole farm	This is acknowledged
Unauthorised businesses are here	The main unauthorised activity here is for WCC to enforce. See the report
The toilets	This is a matter for the Building

	Regulations
The welfare of animals	Other legislation covers this issue
School Risk Assessments	This is the objector's own opinion. No comments to make
Similar uses do not have industrial activity close by	Accepted but that does not automatically lead to a recommendation of refusal
The National Planning Policy Framework is not supportive of the proposals	This is an issue that Members can decide on
The proposals here are not "small"	This is an issue that Members can decide on
False information concerning the waste issue	The report acknowledges this use at the farm but the enforcement issue here is one for WCC
Health and Safety issues	Members can make their own assessment after seeing the Risk Assessment and visiting the site.

Observations

There have been no changes to the Development Plan since the applications were last reported to the Board.

As indicated above, Members have visited the site and seen it in operation during a school visit.

There is no change to be recommended in respect of the overall planning policy approach to be taken to these applications as a consequence of the additional information received. However it is proposed to re-visit the matter of the potential impacts, beginning with highway issues.

The traffic figures illustrate the total use of the access to the farm holding and thus they include traffic movements associated with the various retrospective uses that are the subject of these applications. This is important as it is the cumulative highway impact that has to be considered here. There are some general comments that need to be made in this regard. The full traffic count will include farm vehicles as well as personal vehicle movements and normal domestic visits. They will also include movements associated with other uses at the site – notably the unauthorised waste activity which would account for the HGV movements. Members should be aware that it is understood that the lease for this activity is to cease at the end of August. The objector has suggested that the applicant's figures of traffic generation are underestimated and that his own survey shows this to be the case. It is indeed true that his survey aligns with the traffic count now submitted and thus the same comments as above will apply. The issue for the Board is whether the traffic generated by the activities proposed in the applications and the existing lawful uses causes any adverse highway impacts. The Highway Authority has been re-consulted as a consequence of the traffic count. It does not alter its original view and does not object to the proposed use of this access track or its junction with Packington Lane by the proposed uses. Members are reminded that the Government guidance set out in the NPPF is that highway refusal reasons should only be contemplated if the traffic impacts are "severe". It is considered that with the evidence now available and with the benefit of the site visit, that the Highway Authority's assessment can be supported.

The Fire and Rescue Service has visited the site and carried out a risk assessment. On the basis of that, the Service recommends a planning condition be added in respect of the provision of adequate water supplies and fire hydrants. It has already offered guidance to the applicant on this matter. From a planning perspective this matter is resolved.

A Health and Safety Risk Assessment has been undertaken too in light of the concerns about the mix of uses/activity at the site. That is a material planning consideration and it should be given weight in the determination of these applications.

The additional information provided too is considered to be of weight.

As a consequence of the deferral, Members have now benefitted from the receipt of additional supporting evidence which supports the recommendations as set out in the initial report. There is thus no planning reason to alter those recommendations.

Recommendations

a) PAP/2016/0011 – The Care Farm

That planning permission be granted subject to the conditions as set out in Appendix A together with an additional condition requiring details of water supplies and fire hydrants as recommended by the Warwickshire Fire and Rescue Service.

b) PAP/2016/0029 – The Other Uses

That planning permission be granted subject to the conditions as set out in Appendix A with an additional condition requiring details of water supplies and fire hydrants as recommended by the Warwickshire Fire and Rescue Service.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2016/0011

Background Paper No	Author	Nature of Background Paper	Date
1	Mr G Stevenson	Objection	undated
2	FACE	Support	27/5/16
3	Magic Accountancy	Letter	14/6/16
4	L Jones	Support	21/5/16
5	H Jones	Support	21/5/16
6	S Stafford	Support	22/5/16
7	Applicant	Traffic Data	20/6/16
8	Warwickshire Fire and Rescue	Consultation	9/3/16
9	Warwickshire Fire and Rescue	Risk Data	3/6/16
10	C Dickinson	Consultation	6/6/16
11	WCC Highways	Consultation	27/6/16

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

General Development Applications

a) Application No: PAP/2016/0011

Southfields Farm, Packington Lane, Coleshill, B46 3EJ

Erection of a polytunnel (retropective), alterations to two existing farm buildings to form a toilet block and a small animal shelter and use of field OS no. 4580 for educational visits and care farm project in connection with the agricultural use

b) Application No: PAP/2016/0029

Southfields Farm, Packington Lane, Coleshill, B46 3EJ

Change of Use of three former agricultural buildings, one for commercial metal fabrication and welding use, one for motor vehicle repairs and one for the storage of repackaging of palletised goods

Both for Mr John Plumb - Southfields Farm Ltd

Introduction

These applications are referred to Board because of Member requests concerned about the potential impacts arising from the proposals.

Whilst there are two different applications reported here they relate to the same address and thus they are included in this one report. Each will need to be determined on its own merits but the impact of each on the other will need to be assessed as will the cumulative impacts.

The Site

Southfields Farm is at the southern end of Coleshill, a few hundred metres to the east of Packington Lane close to its junction with the main Coventry Road. There is a residential frontage to these two roads and the Coleshill School and Leisure Centre are further to the south. The single access into the farm is bounded by high hedgerows and is only partly made-up. The farm itself currently comprises 120 hectares of land rented from the Wingfield Digby Estate and the Father Hudson's Society. Following the cessation of dairy farming in 2004, the farming enterprise currently involves mostly arable crops and sheep grazing. Conservation under the Environmental Stewardship Scheme is also undertaken. There is a range of both traditional and modern buildings here as well as the main farmhouse. Some of these are used for non-agricultural purposes - four separate commercial uses include an inert waste haulage business, an office use, a metal fabrication business and a motor vehicle repair business. In addition school education visits have been made since 2006.

The general location is illustrated at Appendix A.

Background

There are historic permissions that permitted other uses within former agricultural buildings at the farm. A planning permission was granted in 2001 for the use of a redundant former cattle building to be used by a haulage contractor. This however expired in 2002. A subsequent planning permission granted by the Warwickshire County Council, the planning authority responsible for waste disposal matters, permitted this haulage business to continue to operate as a waste recycling use from the same premises. This permission was also time limited and has now expired. The recycling waste business however is continuing to operate from the site and thus is now an unauthorised use. The County Council is pursuing enforcement action as the responsible planning authority.

Planning permission was granted in 2006 for the use of another former cattle building for storage for a market trading business. This was restricted by a condition to be for the benefit of John Plumb. A further permission granted in 2008 allowed equestrian use within a number of identified fields. A permission in 2009 allowed the use of a former farm building for office use within use class B1 (a). Two other uses also operate from the site - a metal fabrication business and a motor vehicle repairer. Each use operates from a single former agricultural building. These two uses are not authorised by a planning permission. As the market trading business is not operated by John Plumb it does not comply with the restriction imposed. The current application seeks to regularise the position with respect to the unauthorised uses on the site.

The Proposals

a) The Care Farm Project

This application seeks to authorise a Care Farm project involving education visits to the farm particularly for disabled groups. It covers the change of use of an identified area of land to a mixed education/agricultural use; the retention of a poly-tunnel and the use of three existing buildings to form a small animal shelter and toilet provision. It is suggested that this would generate around 14 cars; two or three mini-buses and one school bus/coach a week mostly in the summer months.

The applicant states that these visits commenced in 2006 and have steadily increased from around twelve a year to 80. Most are from primary schools with a focus on disabled groups. The area to be used would be subdivided into paddocks for different animals with moveable shelters.

The application has been amended since its submission through the withdrawal of a new "geo-dome" building that was to be used as a class-room.

The improvement works to the access as recommended by the Highway Authority if a planning permission is to be granted, have already been carried out.

The attached plan at Appendix B shows the area for mixed use at "A" and the associated buildings at "B, E and F". Building J is to be used as the meeting/class room replacing the proposed geo-dome building.

b) Representations Received

Five representations have been received. The concerns relate to the following matters of principle:

- The proposals are inappropriate development in the Green Belt
- No very special circumstances apply
- No evidence is submitted to demonstrate that there is an unmet need for the education facility
- Insufficient information is submitted to show how the proposals aid farm diversification or that it will add viability
- No evidence is submitted that the buildings are capable of re-use

Matters of detail raised relate to:

- Additional traffic
- The “dust clouds” arising from unsurfaced internal farm tracks
- An assertion that the information submitted is misleading
- Concerns about the health and safety of visitors given the mix of uses
- Concerns about the disposal of foul water
- This is a retrospective application
- The poly-tunnel is an “eyesore”

Some representations received include personal comments that are of no weight at all in the determination of this application.

Coleshill Town Council has no objection welcoming the use.

c) Consultation Responses

Warwickshire County Council as Highway Authority – No objection subject to conditions requiring the widening of the access track to 5 metres for the first 20 metres of its length off Packington Lane, together with its hard surfacing over that length. These works have already been carried out.

Warwickshire County Council Rights of Way – No objection

Warwickshire Museum – No comments received

Warwickshire Fire Services Authority – No objection subject to a standard condition about water supplies

Environmental Health Officer – No comments to make

The Proposals

a) The Change of Use of Buildings

This application seeks to regularise the two unauthorised uses at the site, namely the motor vehicle repairer and the metal/welding fabrication business. Additionally it is proposed to vary the condition for the market trader such that Mr Plumb's name is removed. They have all been present on the site for several years.

Traffic generation from all three uses is said to amount to around 20 cars; 10 vans and 2 lorries a week.

The buildings concerned are shown as "D" for the repairs; "G" for the welding and "H" for the storage" at Appendix B.

Building B is a former brick built barn. It is used by a single mechanic undertaking car repairs with only one vehicle being worked on at a time given the size of the building – 8.5 by 5 metres. It is said that this use has been present for some twenty years.

Building G is a former steel portal cattle building used for metal fabrication both on and off-site through use of a van. A lot of the business is to repair and maintain agricultural plant, vehicles and equipment used on the farm. It measures 18 by 10.5 metres.

Building H is a former cattle building now used for the storage by a market trader. The building is used to store palletted items, often discount and end-of-line products prior to re-distribution to markets. Items are delivered by an HGV with goods being unloaded and stored and then take off-site when required. This building measures 31 by 23 metres.

b) Representations Received

Six representations have been received referring to the following matters:

- Additional traffic
- The "dust clouds" arising from the unsurfaced farm tracks
- The commercial uses are inappropriate at a farm location
- The information submitted is mis-leading
- There are health and safety concerns about the mix of uses
- Concerns about the disposal of foul water
- There is insufficient information about the value of this to farm diversification

Some representations received include personal comments that are of no weight at all in the determination of this application.

c) Consultation Responses

Warwickshire County Council as Highway Authority – No objection subject to the conditions referred to above. These works have been completed.

Warwickshire County Council Rights of Way – No objection

Warwickshire Museum – No Comments

Development Plan

The Core Strategy 2014 - NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW3 (Green Belt), NW9 (Employment), NW10 (Development Considerations), NW12 (Quality of Development) and NW17 (Economic Regeneration) Saved Policies of the North Warwickshire Local Plan 2006 - Core Policy (Agriculture and the Rural Economy); ECON8 (Farm Diversification), ECON9 (Re- Use of Rural Buildings), ENV13 (Building Design), ENV14 (Access Design), TPT1 (Transport Considerations), TPT2 (Traffic Management) and TPT3 Access and Sustainable Transport).

Other Relevant Material Considerations

National Planning Policy Framework 2012 – (the “NPPF”)

National Planning Practice Guidance 2014

Observations

a) General Comments

The farm buildings and land the subject of these two applications are in the Green Belt. It is necessary to establish whether the proposals are appropriate or not appropriate development in the Green Belt. To this end the definitions in the NPPF will be used. In general terms however the erection of new buildings is not appropriate whereas the re-use of buildings is appropriate. Each application will be assessed and then it will be necessary to see, in the case of any inappropriate development, if there are considerations of such weight to override the presumption of refusal. Harm arising from inappropriate development and other harm will both need to be evaluated. The cumulative impacts will need to be included in this evaluation.

b) The Care Farm Project

Changes of use of land within the Green Belt are not appropriate developments and hence this proposed mixed use is “de facto” harmful and thus carries a presumption of refusal. The actual level of harm on the openness of the Green Belt here however is considered to be minimal. This is because the actual area of land involved is small and within a complex and range of other buildings and where there is other agricultural and non-agricultural activity. The associated buildings too are those that would generally be expected to be seen at such a location. There is neither considered to be any adverse impact on the purposes of including land within the Green Belt given that the use is materially associated with agriculture. Members will also be aware that the change of use of existing buildings is not necessarily inappropriate development in the Green Belt subject to there being no worse impact on the openness of the Green Belt than the former use and that the proposals do not conflict with the purposes of including land within it. Moreover agricultural buildings are appropriate developments in any event. As a consequence of all of these matters, it is considered that the harm caused to the openness of the Green Belt is minimal.

In terms of potential other harm as opposed to Green Belt harm then the installation of new toilets will be the subject of conditions under the Building Regulations. The additional traffic is a factor but the Highway Authority has not objected. The scale of the operation here can also be controlled by conditions. In respect of the other matters raised by the representors then the use and management of the farm roads and tracks in the farmstead area will be a matter for the farm owner, tenant and business operators

to manage. The proposed layout however does reduce the risk of conflict between the different users. Other health and safety issues concerning the welfare of animals and the supervision of children are matters that are covered by other relevant legislation. Members will be aware that these are not planning considerations. Each School will have to undertake its own “risk” assessment before attending the site and there are the general Health and Safety Regulations governing visitor attractions which the owner/tenant will need to comply with. From a planning perspective the use is appropriate. There is neither any planning nor other policy requirement to demonstrate the need for the care farm facility or to justify educational visits. The point is that the use is considered to be appropriate meeting several planning objectives and is similar to other uses elsewhere in the Borough. Overall therefore it is not considered that there is material “other harm” caused by this proposal.

It is thus necessary now to consider whether there are any planning considerations of such weight here to warrant them amounting to “very special circumstances”. These considerations are that the NPPF requires beneficial use to be made of the Green Belt such as improving access, providing opportunities for outdoor activity; that the use is wholly dependent on agricultural activity, that the proposal aids farm diversification and that it supports the local rural economy. Given that the actual level of Green Belt harm here is minimal and that the potential for other harm is also limited, it is considered that these considerations are of sufficient weight to support this proposal.

c) The Other Uses

Members will be aware that the NPPF states that the re-use of buildings in the Green Belt need not necessarily be inappropriate development provided that the buildings are of permanent and substantial construction; that the openness of the Green Belt is preserved and that there is no conflict with the purposes of including land within the Green Belt.

In this case all three buildings are sound, satisfying the condition of the NPPF. There is neither considered to be any material impact on the openness of the Green Belt here as they are already established within an existing complex of buildings and in a farm yard. Vehicle activity, stored and parked equipment and movements are all to be expected in such a setting. Given the small scale nature of the proposed uses it is not considered that there would be any adverse impact on openness here. Similarly there would be no conflict with the purposes of including land within the Green Belt. For these reasons it is considered that this proposal is appropriate development in the Green Belt.

This conclusion carries weight as it also supports both national and local planning policies encouraging farm diversification and small rural businesses. These uses are small in scale and even cumulatively they do not give rise to substantial traffic movements. The Highway Authority has not objected considering that the access is adequate and safe. The Environmental Health Officer neither has raised an objection because of likely noise or other pollution impacts. Members will be aware of similar uses in farm buildings throughout the Borough and it is not considered that this proposal gives rise to any significant adverse material impact.

It is considered that much of the concern here about traffic impacts is down to the unauthorised waste business as that generates more HGV traffic than the proposed uses outlined here. As referred to earlier this is the responsibility of the County Council and the recommendation below requests that enforcement action be expedited.

Concerns have been expressed about the mix of uses here. This is understood, but the Board is asked to remember that these uses can be supported in planning terms; that other more relevant legislation covers health and safety issues and the operators and owners have responsibilities themselves.

Recommendations

a) PAP/2016/0011 – The Care Farm

That planning permission be **GRANTED** subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with Location plan, Proposed Elevation plans 1A, 1B and 2A received by the Local Planning Authority on 06/1/2016 and the Site and Block plan received by the Local Planning Authority on 29/3/2016. For the avoidance of doubt the application site comprises the buildings and area identified on the site and block plan received on 29/3/2016.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. There shall be no operation of the use hereby approved other than between 0900 and 1700 hours on Mondays to Fridays inclusive, in any one week.

REASON

In the interests of highway safety and the amenity of the area.

4. The works undertaken at the existing vehicular access to the site – namely its widening to 5.0 metres for a distance of 20 metres into the access as measured from the near edge of the public highway carriageway, together with its hard surfacing over that same length - shall be maintained at all times that the use hereby approved is in operation.

REASON

In the interest of safety on the public highway.

5. Alterations proposed to buildings shall be carried out using materials similar to those of the existing building.

REASON

In the interest of amenity.

Notes

1. The Local Planning Authority has met the requirements of the NPPF in this case by addressing the planning issues arising from the application.
2. Attention is drawn to Sections 149, 151, 163 and 184 of the Highways Act 1980; the New Roads and Street Works Act 1991, the Traffic Management Act 2004 and all relevant codes of practice. Advice on these sections can be obtained from the Warwickshire County Council.
3. Attention is drawn to the relevant legislation covering health and safety matters affecting visitor attractions as well as contacts with animals.

b) PAP/2016/0029 – The Other Uses

That planning permission be **GRANTED** subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with Location plan received by the Local Planning Authority on 06/1/2016 and the Site and Block plan received by the Local Planning Authority on 29/3/2016. For the avoidance of doubt the application site comprises the buildings and area identified on the site and block plan received on 29/3/2016.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. The works undertaken at the access to the site – namely its widening to five metres for a distance of 20 metres into the access as measured from the near edge of the public highway carriageway, together with its hard surfacing over that same length – shall be maintained at all times that the uses hereby approved are in business use.

REASON

In the interest of safety on the public highway.

4. The use hereby approved shall enure solely for the benefit of R Frankel trading as R F Motors and for no other persons or bodies whomsoever, and specifically not for the benefit of the building identified as Building D on the approved site block plan at Southfields Farm and shall be discontinued on or before the vacation of the property by the person and business named above.

REASON

Planning permission is granted solely in recognition of the particular circumstances of the beneficiaries.

5. The use hereby approved shall enure solely for the benefit of Gary Jones trading as Jones Fabrications and for no other persons or bodies whomsoever, and specifically not for the benefit of the building identified as Building G on the approved site block plan at Southfields Farm and shall be discontinued on or before the vacation of the property by the person and business named above.

REASON

Planning permission is granted solely in recognition of the particular circumstances of the beneficiaries.

6. The use hereby approved shall enure solely for the benefit of Clive Matthew, a sole trader, and for no other persons or bodies whomsoever, and specifically not for the benefit of the building identified as Building H on the approved site block plan at Southfields Farm and shall be discontinued on or before the vacation of the property by the person and business named above.

REASON

Planning permission is granted solely in recognition of the particular circumstances of the beneficiaries.

Notes

1. The Local Planning Authority has met the requirements of the NPPF in this case by addressing the planning issues arising.
2. Attention is drawn to Sections 149, 151, 163 and 184 of the Highways Act 1980; the New Roads and Street Works Act 1991, the Traffic Management Act 2004 and all relevant Codes of Practice. Further advice can be sought from the Warwickshire County Council.
3. Attention is drawn to the relevant legislation covering health and safety matters affecting visitor attractions as well as contacts with animals.

c) Other Matters

That the Warwickshire County Council be requested to expedite enforcement action against the unauthorised waste operations being undertaken at the site.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2016/0011 and PAP/2016/0029

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	6/1/16, 14/1/16 15/1/16 22/2/16 24/3/16 27/4/16
2	WCC Highways	Consultation	11/2/2016
3	WCC Rights of way	Consultation	9/3/2016
4	WCC Archaeology	Consultation	8/2/2016
6	Coleshill TC	Consultation	4/2/2016
7	Fisher German	Representation	23/2/2016
8	G Perry	Representation	10/2/2016
9	P Griffin	Representation	10/2/2016
10	G James	Representation	11/2/2016
11	CD Harris	Representation	11/2/2016
12	G Stevenson	Representation	5/4/2016
13	Warwickshire Fire and Rescue	Consultation	9/3/2016

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

For the attention of the North Warwickshire Planning and Development Board

Before the Planning meeting 16th May 2016 at 6.30pm I will bullet point Mr. Winterbottoms report as it reads:-

Application No. PAP/2016/0011,0029

Background

Planning was granted in 2006 for the former cattle building for storage for John Plumbs own use, lies rented it out from day one

Media centre use another former building.

The Proposals

(a)Care Farm Project

The Poly-tunnel has already been erected – eyesore

Suggested the farm project would generate around 14 cars etc, total mislead of capacity of vehicles, false estimates of John Plumb.

The children's/school paddocks are already designed and constructed, completed and in use before permission is in place.

The Geo-dome – withdrawn from original application, I am not surprised. Subject to police investigation as to how John Plumb was funding the project.

The access improvements – Scruffy, untidy and level, looks like it was laid by tinkers, poor quality won't last 5 mins. Goes on for 20 meters the drive is 100's meters long.

Building 'J' – As the geo-dome has been withdrawn this has now added to the increase use of 'J' in an industrial yard with blind corners with vans and Lorries (including articulated) which are part of the fabricators business. This is absolute madness in the respect of Health and Safety with welders, cutting machines, steel sparks in all directions.

(b)Representations received

Concerns by objectors, these have been poorly documented deliberately. Many more should have been expressed. Serious bearing on this application. My own comments have been made against John Plumbs farm write up which he has used to support his application. Fact has every bearing on this application.

Coleshill Town Council- Since their no objection they have been spoken to about this matter and had paperwork in the last month bought to their attention. They made it clear that their backing if knowing these matters would have been different.

(c) Consultation Responses

County Councils remark on the drive – County Councils and Highways Authority involvement in this has been inefficient and badly handled.

No consideration to people that use this on a daily basis. There is no lighting, bearing in mind staff and management stay long beyond the working times of 9am-5pm and there is

still a lot of business done with vehicles up and down the drive even on a Saturday and Sunday late into the evening.

Warwickshire Fire Authority – Where are the hydrants, have the fire authority done an onsite visit. It is an industrial site, welders, large gas bottle for purpose of steel mainly to do with the fabricator/welder in close proximity to the class room.

100's tones of flammable materials stored on this farm. The fabricator is based next to a wood store and pens containing straw. These businesses are coming under industrial and it is a requirement that an onsite fire report is done. Has a fire officer done a full onsite inspection of these premises, are there fire escape doors, fire extinguishers in all buildings. I have seen no reports on an onsite visit from any fire officer.

I see absolutely no mention of a Health and Safety certificate of an onsite visit from a Health and Safety Officer. John Plumb shows disregard to Health and Safety.

No comments from Environmental Health Officer – I bet there bloody isn't knowing the way they have ignored John Plumb on the many serious offences he has committed over the last 10 years of more such as fires, tipping and burning toxic waste from a recycling company.

The Proposals

(a) The change of use of buildings

They have all been present on site for several years – What are several years? 3 or 4? Misleading again on the length of time.

These figures of traffic coming into Southfields Farm are totally misleading, they are not only misleading they are blatant lies by Winterbottom to backup John Plumb's lied application. Misleading to lighten the real impact all this traffic is having on Southfields Farm. We have now done a traffic survey, Friday 13th February 2016 between the hours 7.30am – 5.00pm. There was over 100 vehicle movements, between Lorries vans and cars. In Winterbottom's report for the committee he has stated 20 cars, 10 vans and 2 Lorries, total mislead and lies.

Building 'B' – I have seen over the years 2 or 3 vehicles parked in front of the building waiting for repair.

Building 'G' – Totally misleading again, nearly 100% of his work is totally independent to outside business which include many lorries a year especially arctic lorries which are worked on outside right in the vicinity of these children, where welding and cutting equipment create sparks everywhere.

This again is totally misleading; in fact this person has 3 vehicles, 2 vans, 1 small and 1 large and also a transit pickup plus his employed workers vehicle.

Also the regular deliveries of heavy steel loads fork lifted off Lorries in the same vicinity of children at present is right by the educational classroom. Absolutely barmy, accident waiting to happen.

(b) The Car Farm Project

This is exaggerating on the lines of small and within a complex. Education is done all over the land; children are transported and walked all over existing and made footpaths instead of the small piece he refers to.

Again parts are misleading; John Plumb rents out within the Green Belt, such as haulage lorry companies and others which he has failed to bring to the attention of anybody. Winterbottom and enforcement officers have failed to legally deal with these businesses and advise them that they need planning permission.

Regarding the installation of new toilets – There is no clear information regarding the design or construction. Have they at this stage done an environment survey regarding the foul waste?

How can the proposed layout reduce the risk of conflict – it increases it!

Regarding the Health & Safety issues concerning the welfare of the animals – This is not a Health & Safety issue it is for the Animal Health Department to consider.

Regarding schools taking out their own risk assessment – This is quite correct for the schools to ensure all checks and risk assessments are carried out, but it does not help those schools are deliberately misled and lied to by John Plumb when asked is his Health & Safety in place, when it hasn't been for some years. When he has been asked when transporting children in open trailers pulled by tractors on public roads to and from the farm and he tells them that everything is fully legal when in fact everything is illegal and adds up to criminal offences which John Plumb has now been reported to the police for and is now going to be investigated. I also add that 4 schools are under investigation with their business to do with John Plumb. All the schools that have been identified have now withdrawn their activities to do with Southfields Farm. And there are still many schools to be contacted relating to this. Also if John Plumb over the coming months is charged and found guilty in a court of law of these serious criminal offences he will not be able to be involved in any business relating to children and their care. Especially if Health & Safety becomes involved in this matter.

Regarding similar uses elsewhere in the Borough – It is funny, in this part of the write up he fails to mention that this is not just education on its own in a secure environment of the countryside but in fact it is in the heart of an industrial area as well as agricultural area and you will have to search a long time before you find a care farm facility involving an educational facility and also school day visits before you find a farm premises that mixes agricultural business, industrial business and child education care and day visits mixing together in such close proximity such as Southfields Farm is.

No other harm caused- Absolute rubbish, totally misleading again.

Regarding the planning considerations – There are many serious considerations that he deliberately chooses to ignore to oblige applicant and whoever he is aiding and abetting to get this through planning.

The only person who will gain out of this is John Plumb, he does nothing for the local community of any significance and as for the rest of this, absolute nonsense.

(c) The other uses

Regarding NPPF – Again said earlier on a similar matter NPPF is correct, but not in this particular application where there are whole lot of different circumstances reflect on 3 different businesses that do not support his words in his write up and clearly these comments using NPPF as an excuse does not support this application.

Small scale nature – Again exaggerating in his report. For a farm this is a big business complex of numerous tenants, education facilities and agriculture. This is again total misleading on the scale of business going on on this farm involving many vehicles and operation of business and does have a full impact in many ways.

Again he constantly uses the word small in his report to understate the full impact of these businesses in the green belt, countryside generally and again written to favor the applicant.

Regarding Highway Authority – Again as mentioned earlier, both Highways and the Environment have failed to look into the concerns of this application within their own authority of business and again I see no written reports by these authorities supporting this report.

Again just totally trying to favor the applicant with absolute rubbish.

Traffic impacts – Let me explain at this point what this misleader, Winterbottom has done here. Earlier on in his report he went onto misleading that the County Council was in the process of enforcement, as responded total mislead. He now brings up this waste haulage company, the word waste is not in fact correct in the main of their business. And of course what he is doing now is making him the main culprit of any concern of problems to do with the road and you the committee will then think oh well that will be short lived because he already mentions earlier on that there is an enforcement which of course means they are in the process of getting them off the farm. In fact this is a personal problem that John Plumb has with sub tenant of Southfields Farm and is legally ongoing, Winterbottom who knows all about this has done everything to not only oblige John Plumb with his application of falsities but also in getting rid of this haulage business from Southfields Farm.

Again Winterbottom trying to push the buck as far as responsibility goes but if there is a great risk of incompetence, mis management, and criminal behavior. Trying to make it look like it is of no concern to the planning committee. I will quote Winterbottom himself twice he was asked in 2 separate phone conversations about the serious of the criminal offences that John Plumb was committing and an oray of other serious Health & Safety offences such as John Plumb walking children on a constant basis into crop fields where crop spraying was at that same time been applicated to crops using poisonous sprays that can seriously harm humans. Standing children under heavy weights suspended in the air, walking them around busy industrial parts of the farm, allowing children to wonder off on numerous occasions on their own and unattended and some of them been as young as 3 or 4 where they can be neither heard or seen. And yet he wants you to believe that all of these matters are of no consideration to you the planning board, but I am afraid if I was a planning counselor sitting in this meeting I am afraid on a moral basis it would have to be a factor, I would feel it my responsibility to know I was doing everything I could to keep these children as safe as possible. Where on this farm even at this present time of business it is totally the opposite. Where Winterbottom also has repeated to me on the phone when asked about the lies and misleads of John Plumbs application, he has told me that it is of no concern to him and has quoted to me 100's of people lie in their applications to this planning department and I asked Winterbottom, what do you about it when they do that and the evidence is there and proved, he said nothing, it is not a concern to planning officers. In fact if proven these applications have to be rejected legally for been false. This is Mr. Winterbottoms attitude to people committing offences of mislead in applications.

(d)Other Matters

Winterbottom finishes his report by recommending that this application is granted after he has disgraced his position as a planning officer with clearly without any conscious of misleading lying in his long recommendation report for the planning board where he has clearly used every tactic to mislead organizations such as NPPF and others to lighten major problems and concerns to do with this application and the total lack of any proper report by authorities such as Fire service etc.

Deliberately lying over a hyphened topic being the driveway as to the quantity of the amount of vehicles using it on a weekly basis.

This man is a disgrace and I am going to be asking that he be suspended alongside Brown and Maxey and anybody else who are party to this serious corrupt behavior to oblige for whatever reason.

Signed,

G. Stevenson

Note of Planning Application Member Site Visit**Date: 16/06/2016****Application references - PAP/2016/0011 and PAP/2016/0029
Address - Southfields Farm, Packington Lane, Coleshill.**

Visit commenced at 1:15 pm

Members present:

Cllrs Davey, Jones and Phillips

Others present:

Mr and Mrs J Plumb - Applicants; Mr D Plumb – son, Mr ? – son-in-law, Mr C Pearson - advisor to applicant and Mr G Stevenson – objector (arrived during visit whilst members were viewing the polytunnel) together with D Winterbottom – the case officer.

1. Members convened in the office building (J) where DW outlined the two application proposals. One is to establish facilities for educational visits to the farm and the second is to regularise existing commercial uses that occupy farm buildings no longer required for farming.
2. The applicant explained the purpose of the educational visits and how these are conducted also providing information on the various commercial uses that operate from buildings within at the farm.
3. Members then toured the site noting the features within the application including:
 - going inside the market traders storage building (H). The applicant opened the building. No business personal were present,
 - standing outside viewing the interior of the metal fabrication building(G). The business proprietor was present.
 - standing outside viewing the interior of the motor vehicle repair building (D). The business proprietor was present.
 - entered the care farm paddock (A) which is sub-divided into separate areas for various small animals
 - entered the polytunnel (B) within the paddock,

NB - the letters in brackets refer to the application site plan.

4. Shortly afterwards children arrived on a school visit. Members continued with their visit with a walk across the remaining paddock area so as not to interact with the children. The applicant explained how the field gate to the paddock entrance when opened affectively blocked the farm access road to assist with the supervised crossing by children on farm visits.
5. The visit concluded at 2pm.

Denis Winterbottom
Senior Planning Officer

Date 16/6/2016

Coleshill ATC

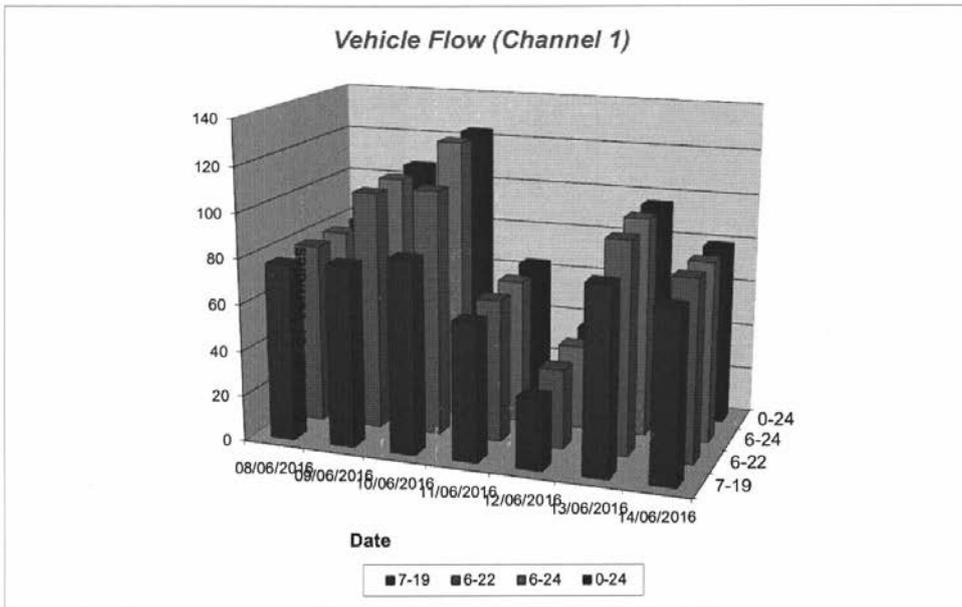
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Channel 1 - Westbound

Vehicle Flow

Week 1

Hr Ending	08/06/2016 Wednesday	09/06/2016 Thursday	10/06/2016 Friday	11/06/2016 Saturday	12/06/2016 Sunday	13/06/2016 Monday	14/06/2016 Tuesday	5 Day Ave	7 Day Ave
1	0	1	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0
5	0	0	0	1	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0
8	5	5	5	6	1	6	15	7	6
9	5	5	3	4	4	7	4	5	5
10	4	4	5	3	3	7	3	5	4
11	6	5	5	3	0	8	6	6	5
12	4	6	5	5	0	6	5	5	4
13	8	6	5	16	4	5	6	6	7
14	6	11	4	6	0	11	6	8	6
15	10	10	11	3	5	9	5	9	8
16	4	5	9	4	2	5	7	6	5
17	11	11	2	2	6	8	7	8	7
18	12	7	14	4	5	7	7	9	8
19	2	4	16	4	1	2	3	5	5
20	1	8	15	1	2	6	1	6	5
21	0	18	1	0	0	5	1	5	4
22	1	0	8	1	2	1	3	3	2
23	0	1	16	1	2	2	0	4	3
24	0	0	0	0	0	1	0	0	0
7-19	77	79	84	60	31	81	74	79	69
6-22	79	105	108	62	35	93	79	93	80
6-24	79	106	124	63	37	98	79	97	83
0-24	79	107	124	64	37	96	79	97	84



Coleshill ATC

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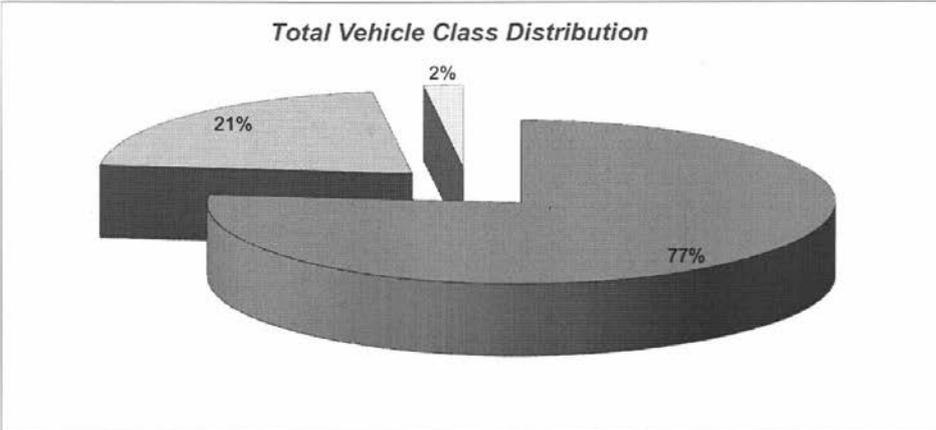
Channel 1 - Westbound		Average Speed						Week 1
Hr Ending	08/06/2016 Wednesday	09/06/2016 Thursday	10/06/2016 Friday	11/06/2016 Saturday	12/06/2016 Sunday	13/06/2016 Monday	14/06/2016 Tuesday	
1	-	12.0	-	-	-	-	-	
2	-	-	-	-	-	-	-	
3	-	-	-	-	-	-	-	
4	-	-	-	-	-	-	-	
5	-	-	-	9.0	-	-	-	
6	-	-	-	-	-	-	-	
7	-	-	-	-	-	-	-	
8	14.4	13.0	12.2	11.3	12.0	11.7	11.6	
9	9.4	14.8	14.7	13.0	13.3	11.9	11.3	
10	15.5	10.8	15.0	19.0	15.0	13.7	14.7	
11	13.0	13.8	14.4	8.0	-	17.1	11.8	
12	11.3	12.8	14.2	14.0	-	15.7	12.4	
13	14.4	13.7	17.2	14.4	14.5	12.4	10.3	
14	14.8	14.9	12.5	12.7	-	17.2	10.3	
15	13.7	10.6	13.1	15.7	11.2	16.0	14.2	
16	11.8	12.8	14.6	13.3	11.0	13.8	12.0	
17	12.4	16.1	17.5	20.0	15.7	15.8	12.4	
18	10.5	14.1	12.9	14.3	17.0	15.1	12.3	
19	18.5	10.5	11.3	12.5	16.0	20.0	15.3	
20	11.0	11.3	8.3	12.0	18.0	12.3	17.0	
21	-	12.4	12.0	-	-	15.6	7.0	
22	7.0	-	16.3	12.0	11.5	14.0	16.3	
23	-	14.0	7.9	11.0	21.0	10.0	-	
24	-	-	-	-	-	13.0	-	
10-12	12.3	13.3	14.3	11.8	-	16.5	12.1	
14-16	13.1	11.3	13.8	14.3	11.1	15.2	12.9	
0-24	12.8	13.1	12.3	13.6	14.6	14.7	12.2	
7 Day Ave							13.2	

Channel 1 - Westbound		85th Percentile					
Hr Ending	08/06/2016 Wednesday	09/06/2016 Thursday	10/06/2016 Friday	11/06/2016 Saturday	12/06/2016 Sunday	13/06/2016 Monday	14/06/2016 Tuesday
1	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-
7	-	-	-	-	-	-	-
8	18.4	16.4	15.6	15.0	-	18.5	15.9
9	13.4	18.4	16.0	14.0	16.0	15.0	13.6
10	16.0	13.4	20.0	26.0	19.7	18.2	17.1
11	16.3	17.8	17.8	8.7	-	19.9	16.3
12	16.0	15.5	17.0	19.4	-	20.0	17.4
13	19.9	18.5	18.4	17.8	17.2	16.4	17.0
14	17.0	19.0	13.6	17.8	-	26.0	13.8
15	19.0	15.3	19.0	17.7	14.4	18.8	21.0
16	15.1	15.6	20.0	15.0	14.5	17.0	18.3
17	18.0	19.0	17.9	20.0	19.0	19.9	14.2
18	13.4	19.1	17.0	18.6	18.4	17.8	20.0
19	21.7	13.6	16.5	15.7	-	24.9	22.5
20	-	14.0	9.0	-	19.4	17.3	-
21	-	16.5	-	-	-	20.6	-
22	-	-	19.9	-	11.9	-	20.0
23	-	-	10.5	-	23.8	12.1	-
24	-	-	-	-	-	-	-
10-12	16.3	17.8	17.8	8.7	-	19.9	16.3
14-16	19.0	16.7	20.0	17.1	15.1	19.1	19.7
0-24	18.0	18.0	18.0	18.0	19.0	20.0	17.3
7 Day Ave							18.0

Coleshill ATC

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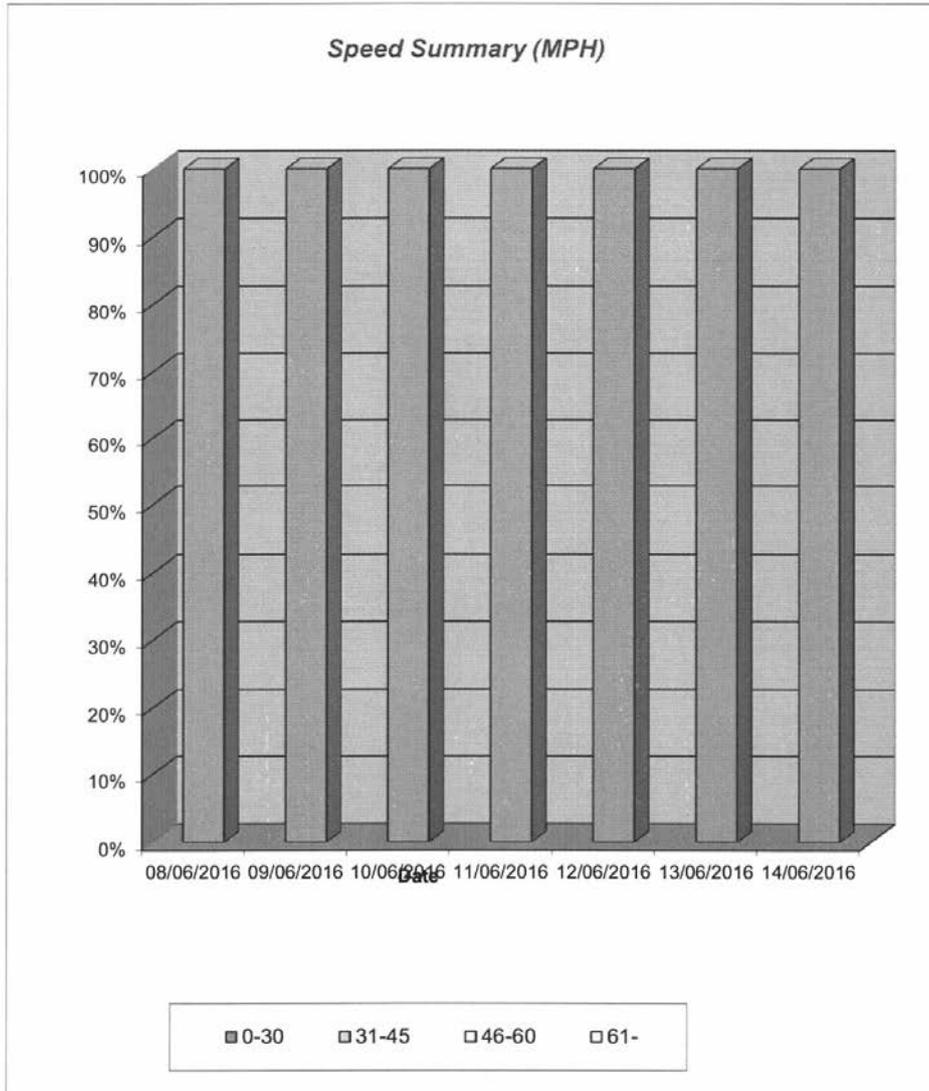
Channel 1 - Westbound		Vehicle Class			Week 1
Day / Time	Classes	Car / LGV / Caravan - 1	OGV1 / Bus - 2,3,5,6,7,12	OGV2 - 4,8,9,10,11,13	TOTAL - 1-13
08/06/2016					
7-19		53	22	2	77
6-22		54	23	2	79
6-24		54	23	2	79
0-24		54	23	2	79
09/06/2016					
7-19		53	23	3	79
6-22		78	24	3	105
6-24		79	24	3	106
0-24		80	24	3	107
10/06/2016					
7-19		65	19	0	84
6-22		89	19	0	108
6-24		105	19	0	124
0-24		105	19	0	124
11/06/2016					
7-19		44	16	0	60
6-22		46	16	0	62
6-24		47	16	0	63
0-24		47	17	0	64
12/06/2016					
7-19		29	2	0	31
6-22		33	2	0	35
6-24		35	2	0	37
0-24		35	2	0	37
13/06/2016					
7-19		53	23	5	81
6-22		61	27	5	93
6-24		64	27	5	96
0-24		64	27	5	96
14/06/2016					
7-19		59	13	2	74
6-22		64	13	2	79
6-24		84	13	2	99
0-24		64	13	2	79
Average					
7-19		51	17	2	69
6-22		61	18	2	80
6-24		64	18	2	83
0-24		64	18	2	84



Coleshill ATC

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Channel 1 - Westbound		Speed Summary						Week 1
Speed (MPH)	08/06/2016 Wednesday	09/06/2016 Thursday	10/06/2016 Friday	11/06/2016 Saturday	12/06/2016 Sunday	13/06/2016 Monday	14/06/2016 Tuesday	
0-30	79	107	124	64	37	96	79	
31-45	0	0	0	0	0	0	0	
46-60	0	0	0	0	0	0	0	
61-	0	0	0	0	0	0	0	
TOTAL	79	107	124	64	37	96	79	



Coleshill ATC

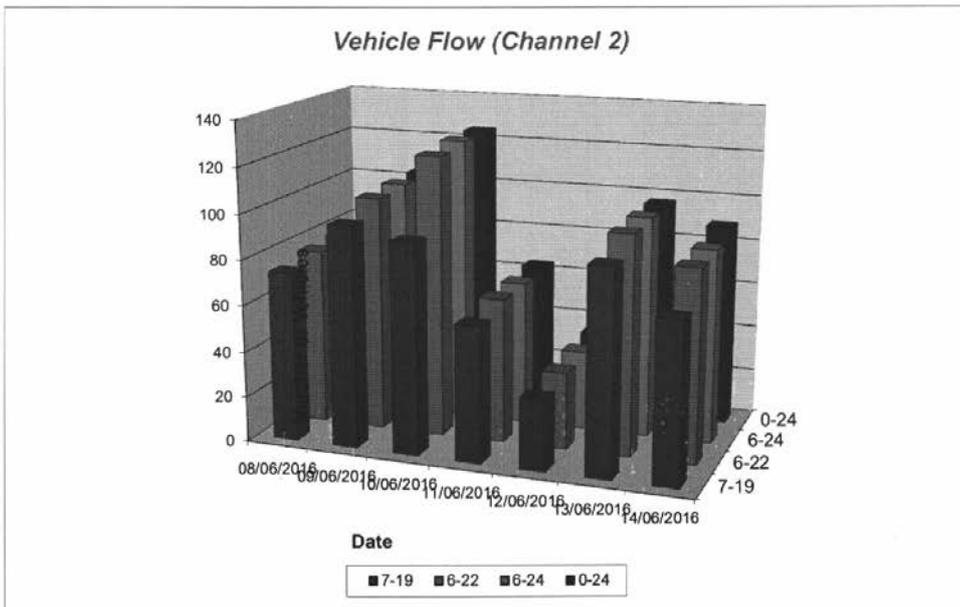
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Channel 2 - Eastbound

Vehicle Flow

Week 1

Hr Ending	08/06/2016 Wednesday	09/06/2016 Thursday	10/06/2016 Friday	11/06/2016 Saturday	12/06/2016 Sunday	13/06/2016 Monday	14/06/2016 Tuesday	5 Day Ave	7 Day Ave
1	0	0	0	0	0	0	1	0	0
2	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0
5	0	0	0	1	0	0	0	0	0
6	0	0	0	0	0	0	3	1	0
7	2	4	6	1	0	6	10	6	4
8	5	7	3	9	2	4	4	5	5
9	5	6	7	4	3	10	8	7	6
10	13	5	7	10	2	8	13	9	8
11	4	7	8	6	3	8	6	7	6
12	6	5	9	3	2	6	7	7	5
13	11	6	4	13	2	6	6	7	7
14	5	9	5	2	0	11	3	7	5
15	7	10	8	1	2	12	8	9	7
16	6	6	7	3	5	6	6	6	6
17	8	6	4	6	7	12	3	7	7
18	3	8	15	2	1	2	3	6	5
19	1	22	15	0	2	4	3	9	7
20	0	2	21	1	2	1	3	5	4
21	1	0	2	0	0	0	1	1	1
22	0	0	2	2	1	0	0	0	1
23	0	1	2	0	1	0	1	1	1
24	1	0	0	0	0	1	0	0	0
7-19	74	97	92	59	31	89	70	84	73
6-22	77	103	123	63	34	96	84	97	83
6-24	78	104	125	63	35	97	85	98	84
0-24	78	104	125	64	35	97	89	99	85



Coleshill ATC

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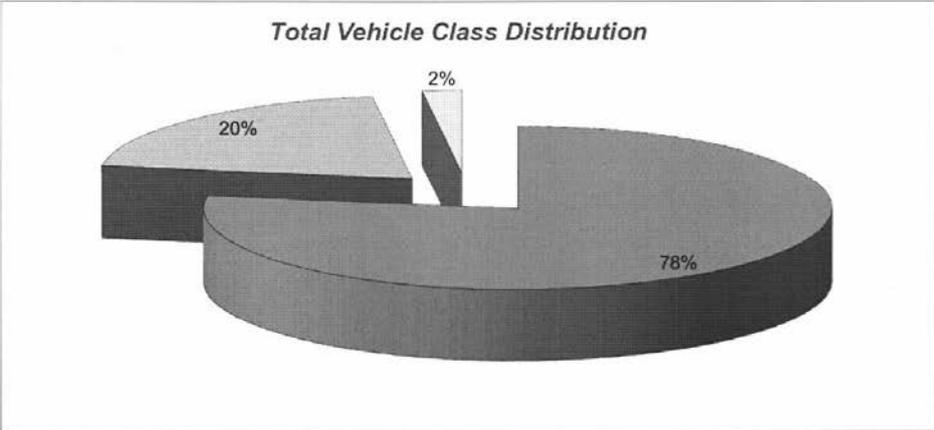
Channel 2 - Eastbound		Average Speed						Week 1
Hr Ending	08/06/2016 Wednesday	09/06/2016 Thursday	10/06/2016 Friday	11/06/2016 Saturday	12/06/2016 Sunday	13/06/2016 Monday	14/06/2016 Tuesday	
1	-	-	-	-	-	-	18.0	
2	-	-	-	-	-	-	-	
3	-	-	-	-	-	-	-	
4	-	-	-	-	-	-	-	
5	-	-	-	20.0	-	-	-	
6	-	-	-	-	-	-	16.3	
7	11.5	13.0	12.8	18.0	-	16.0	13.8	
8	11.6	12.7	11.0	11.6	14.0	11.0	18.5	
9	17.2	14.7	14.7	13.8	17.7	14.7	14.3	
10	15.0	15.6	11.0	15.0	17.5	15.9	12.8	
11	14.3	15.9	12.8	13.5	10.7	15.8	16.7	
12	15.5	13.2	15.0	16.3	13.0	13.5	14.1	
13	15.9	15.2	12.8	14.5	11.5	13.8	10.8	
14	14.0	16.0	13.0	15.0	-	17.5	12.0	
15	16.3	13.3	10.1	11.0	17.0	16.9	13.5	
16	12.8	14.5	11.6	14.3	13.2	14.8	16.8	
17	15.8	15.7	11.3	13.5	15.9	14.3	14.7	
18	14.7	14.4	15.1	16.0	16.0	15.5	13.0	
19	18.0	14.5	12.9	-	15.0	17.8	17.7	
20	-	17.5	14.1	11.0	13.5	20.0	14.3	
21	19.0	-	12.5	-	-	-	14.0	
22	-	-	14.5	18.5	11.0	-	-	
23	-	17.0	10.5	-	12.0	-	11.0	
24	17.0	-	-	-	-	30.0	-	
10-12	15.0	14.8	13.9	14.4	11.6	14.8	15.3	
14-16	14.7	13.8	10.8	13.5	14.3	16.2	14.9	
0-24	15.0	14.6	13.1	14.2	14.4	15.6	14.3	
7 Day Ave							14.4	

Channel 2 - Eastbound		85th Percentile					
Hr Ending	08/06/2016 Wednesday	09/06/2016 Thursday	10/06/2016 Friday	11/06/2016 Saturday	12/06/2016 Sunday	13/06/2016 Monday	14/06/2016 Tuesday
1	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-
6	-	-	-	-	-	-	19.8
7	11.9	16.7	16.0	-	-	18.5	17.0
8	15.8	19.2	11.0	15.0	15.4	13.1	20.0
9	20.4	19.3	19.1	18.0	18.7	16.7	16.9
10	20.0	20.0	14.2	18.0	19.3	20.0	18.0
11	19.0	17.2	16.0	19.0	11.7	19.0	19.0
12	19.0	15.8	19.0	19.0	14.4	15.8	17.3
13	19.5	17.8	16.1	17.2	15.4	17.5	13.8
14	15.8	19.8	17.8	15.7	-	22.5	15.8
15	19.1	17.7	14.0	-	23.3	22.8	16.0
16	18.0	18.3	12.7	17.4	17.0	18.3	21.0
17	16.9	19.0	16.8	17.8	18.2	17.0	16.4
18	16.8	19.8	19.9	17.4	-	16.6	16.9
19	-	18.0	17.0	-	17.1	20.0	20.0
20	-	17.9	18.0	-	18.1	-	15.4
21	-	-	15.7	-	-	-	-
22	-	-	14.9	20.3	-	-	-
23	-	-	13.0	-	-	-	-
24	-	-	-	-	-	-	-
10-12	19.0	17.2	16.0	19.0	11.7	19.0	19.0
14-16	19.0	18.0	13.9	17.1	20.6	19.5	19.0
0-24	19.0	19.0	18.0	18.0	18.9	20.0	19.0
7 Day Ave							19.0

Coleshill ATC

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Channel 2 - Eastbound		Vehicle Class			Week 1
Day / Time	Classes Car / LGV / Caravan - 1	OGV1 / Bus - 2,3,5,6,7,12	OGV2 - 4,8,9,10,11,13	TOTAL - 1-13	
08/06/2016					
7-19	52	21	1	74	
6-22	55	21	1	77	
6-24	58	21	1	78	
0-24	56	21	1	78	
09/06/2016					
7-19	72	22	3	97	
6-22	77	23	3	103	
6-24	78	23	3	104	
0-24	78	23	3	104	
10/06/2016					
7-19	74	18	0	92	
6-22	103	20	0	123	
6-24	105	20	0	125	
0-24	105	20	0	125	
11/06/2016					
7-19	44	15	0	59	
6-22	46	17	0	63	
6-24	46	17	0	63	
0-24	47	17	0	64	
12/06/2016					
7-19	29	2	0	31	
6-22	32	2	0	34	
6-24	33	2	0	35	
0-24	33	2	0	35	
13/06/2016					
7-19	62	24	3	89	
6-22	67	24	5	96	
6-24	68	24	5	97	
0-24	68	24	5	97	
14/06/2016					
7-19	55	13	2	70	
6-22	67	14	3	84	
6-24	68	14	3	85	
0-24	72	14	3	89	
Average					
7-19	55	16	1	73	
6-22	64	17	2	83	
6-24	65	17	2	84	
0-24	66	17	2	85	



Coleshill ATC

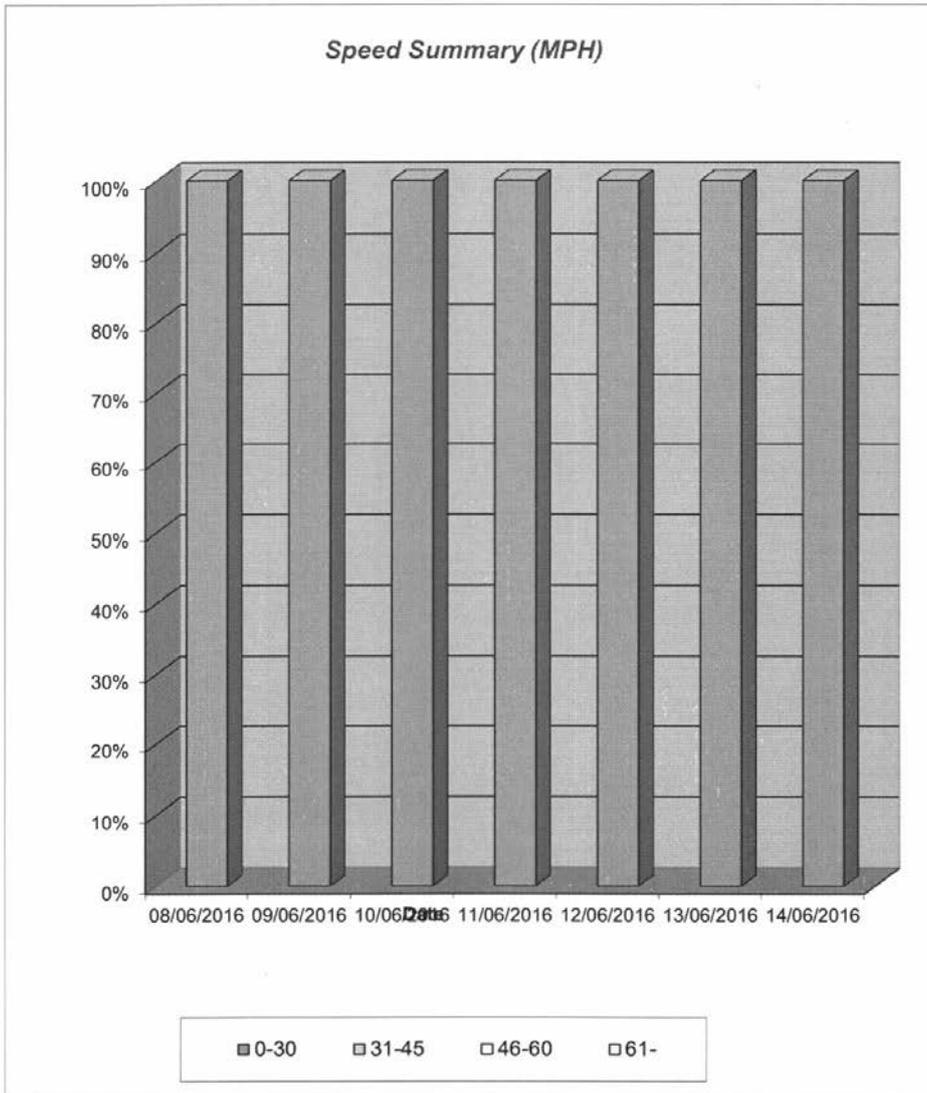
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Channel 2 - Eastbound

Speed Summary

Week 1

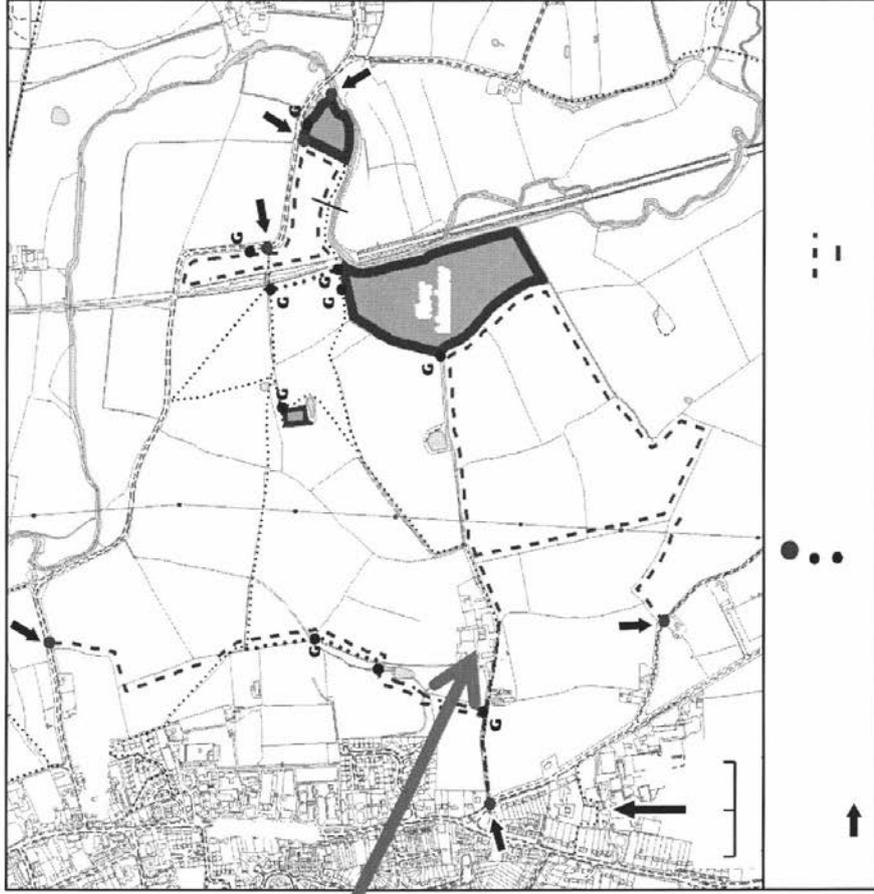
Speed (MPH)	08/06/2016 Wednesday	09/06/2016 Thursday	10/06/2016 Friday	11/06/2016 Saturday	12/06/2016 Sunday	13/06/2016 Monday	14/06/2016 Tuesday
0-30	78	104	125	64	35	97	89
31-45	0	0	0	0	0	0	0
46-60	0	0	0	0	0	0	0
61-	0	0	0	0	0	0	0
TOTAL	78	104	125	64	35	97	89



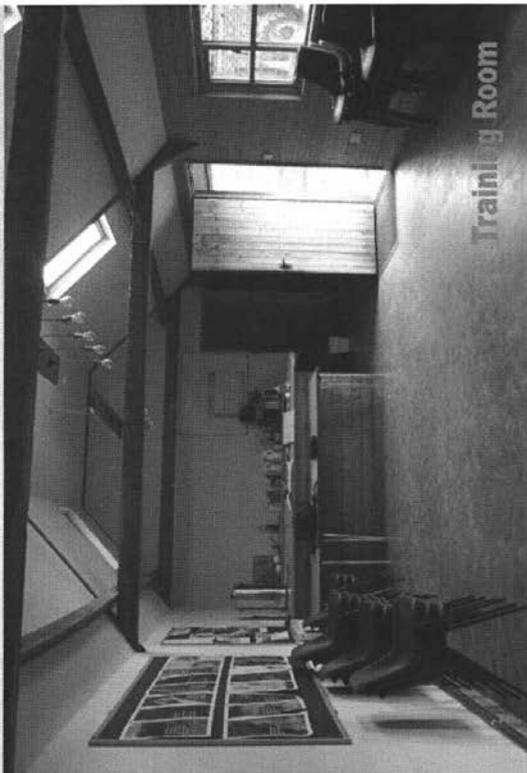
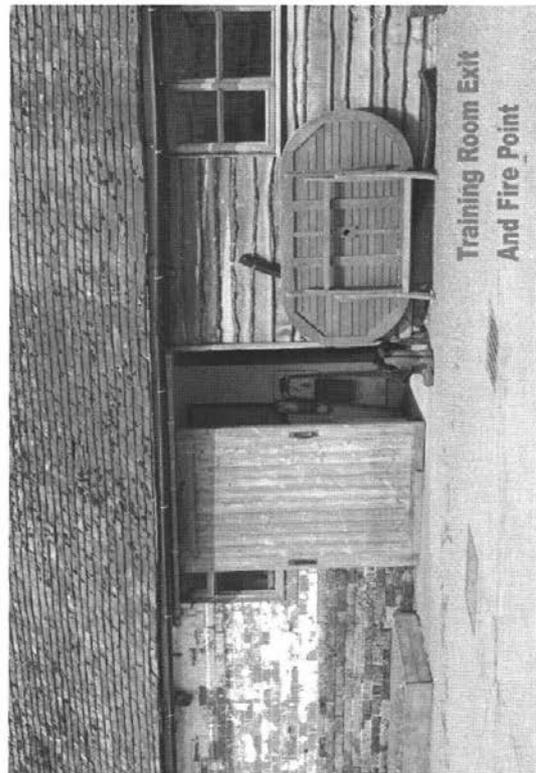
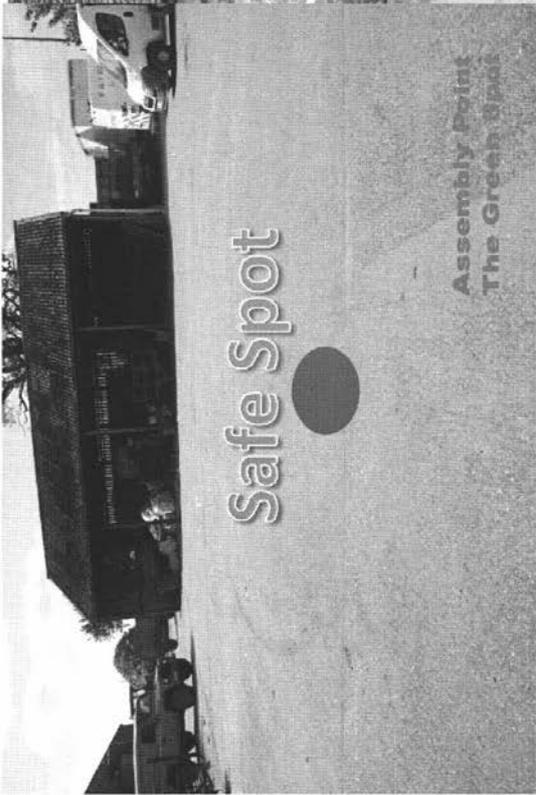
Southfields Farm Risk Assessments 2016 Boundaries and Access Paths

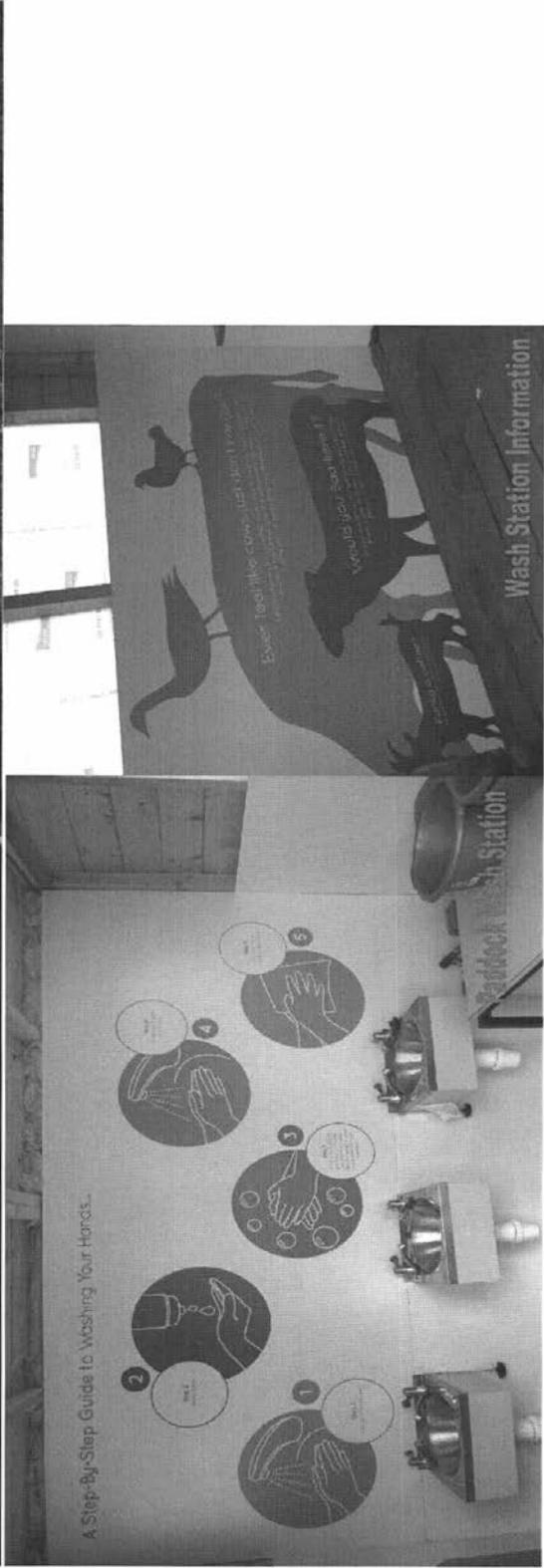
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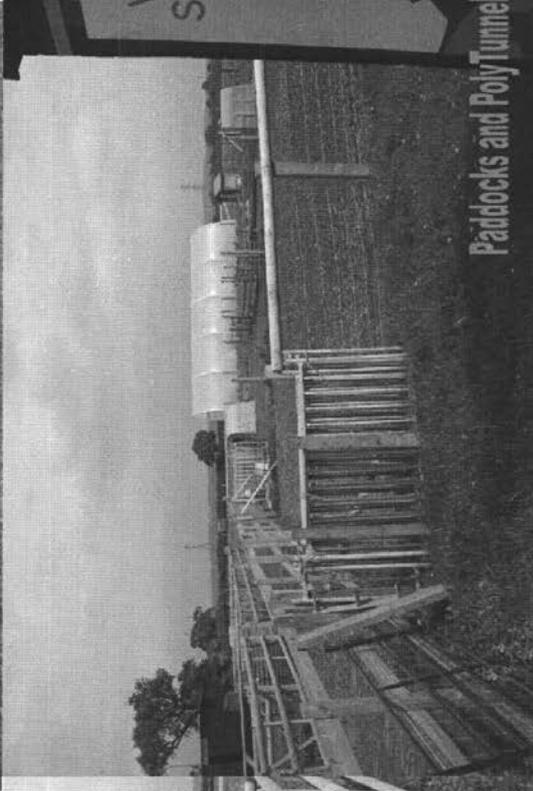
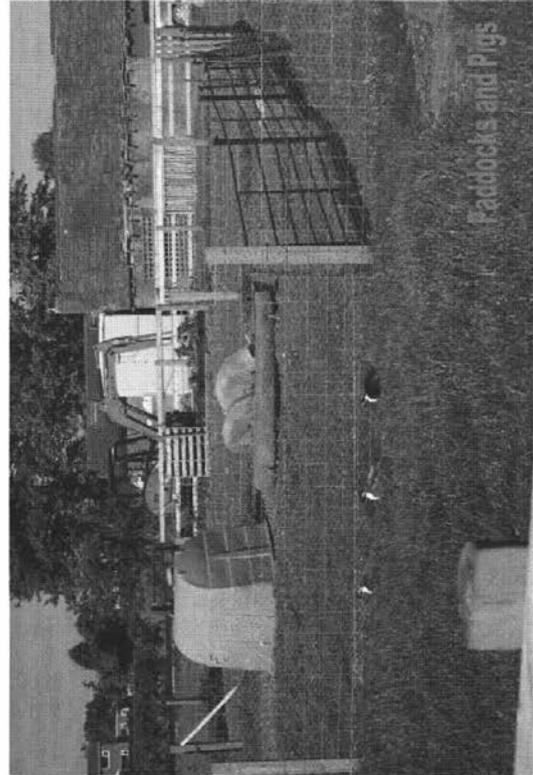
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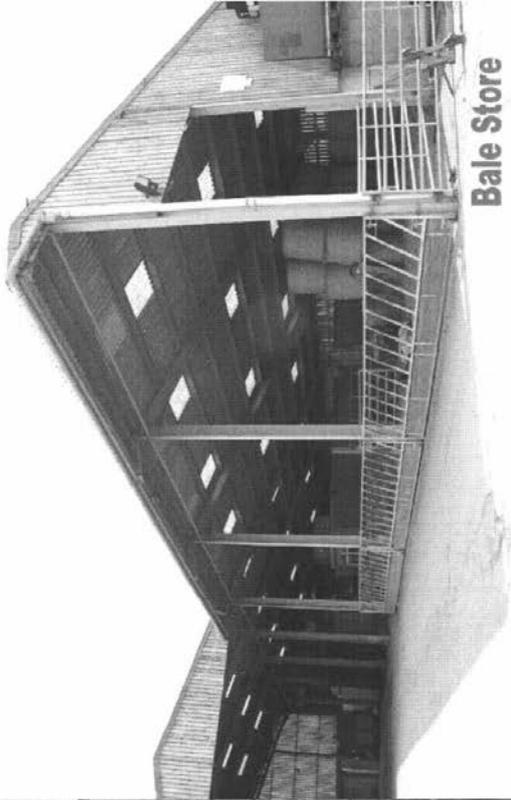




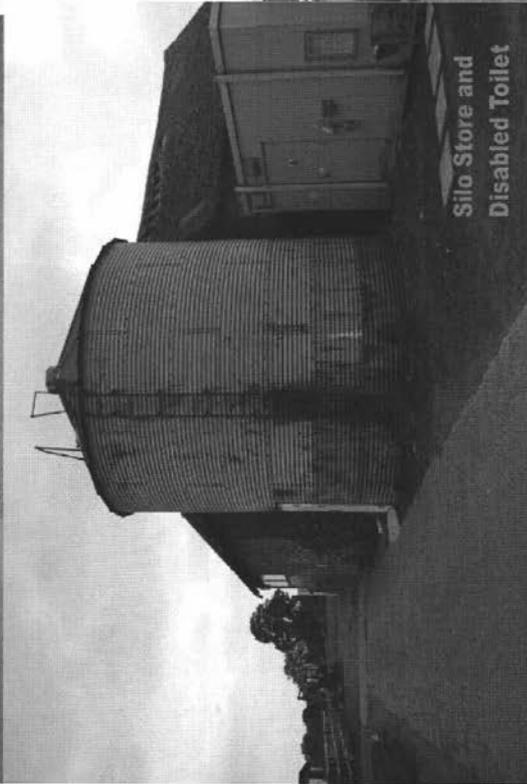




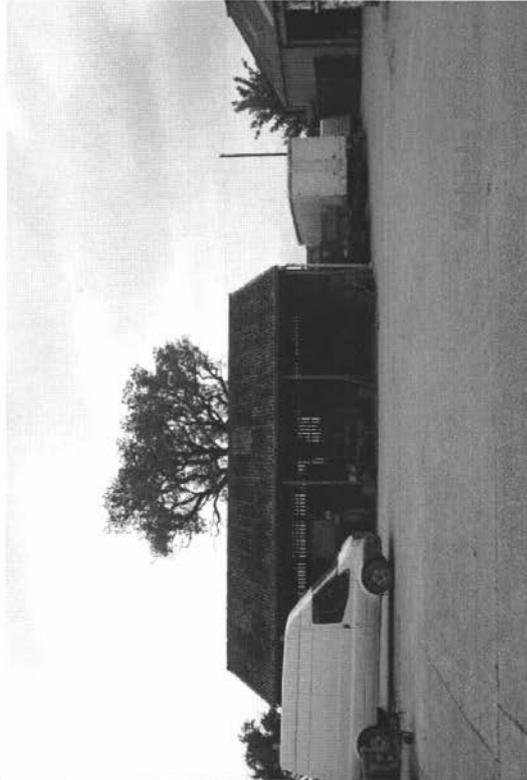
Hack Room
Horse Storage

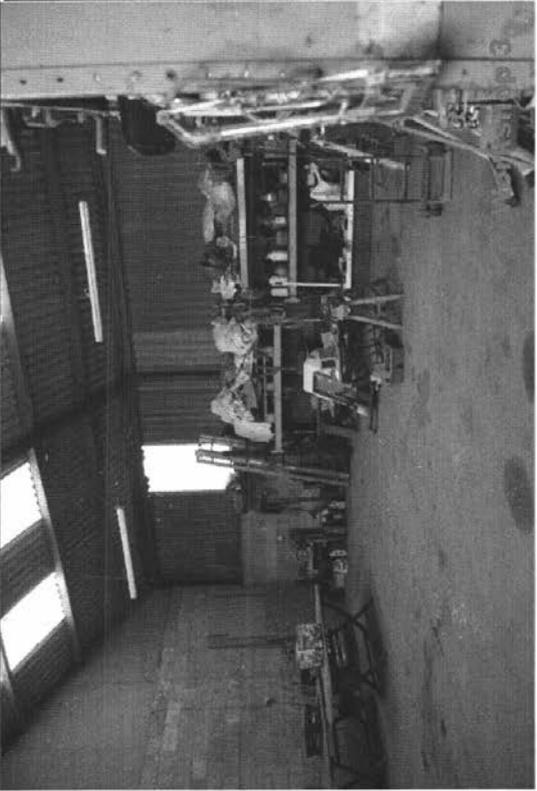
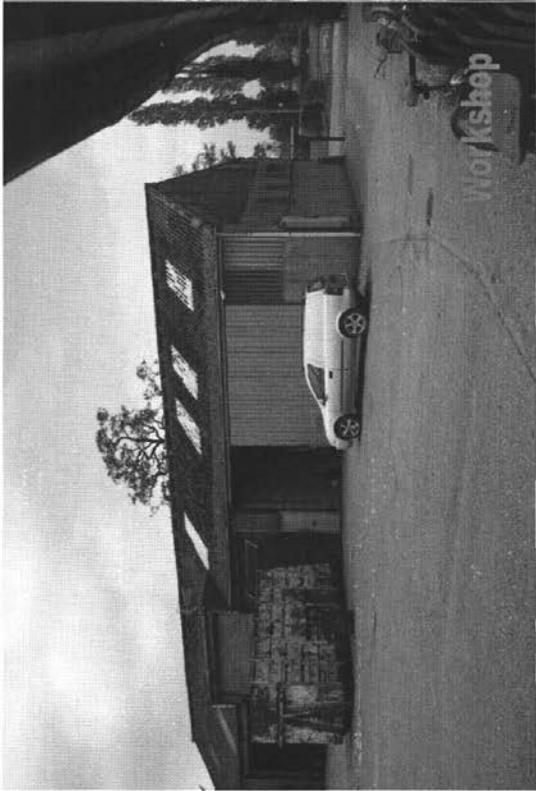
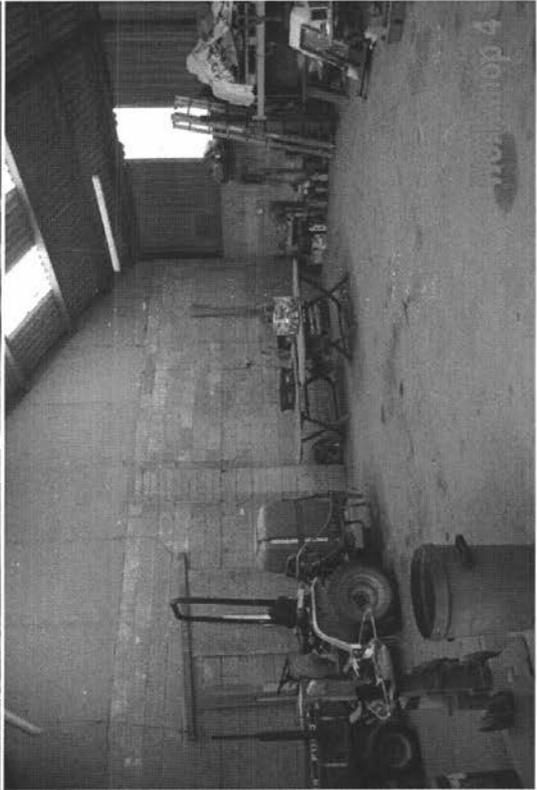


Bale Store



Silo Store and
Disabled Toilet





Client's Name:	Southfields Farm Ltd	Date of assessment: 13-14 May 2016	Review date: May 2017
Area being assessed:	Southfields Farm	Assessor's name(s): John Plumb in conjunction with C.D.Dickinson D.Phil, Sanctuary Safety	

No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress																																
1.	Asbestos	Risk to employees, contractors, tenants and trespassers Risk of death or ill health from: Breathing in asbestos fibres Falls through fragile materials	<ol style="list-style-type: none"> Employees aware of location of asbestos containing materials. Asbestos cement roofs only (low grade asbestos). Only licenced contractors handle asbestos containing materials. Work on fragile roofs only carried out by contractors or using crawling boards / access equipment. Contractors would be made aware of location as required. 		<ol style="list-style-type: none"> Obtain a copy of the survey, register and management plan should be obtained from the Estate. Ensure Fragile Roof signs are displayed. Any work done on fragile roofs should take account of its fragility and work carried out in line with the HSE guidance documents A0 & A14 'Asbestos Essentials' available from http://www.hse.gov.uk/asbestos/essentials/index.htm. 																																	
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Signed: Name: John Plumb Position: Tenant Farmer Date: 20th May 2016

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2.	Bales: Storage & handling	Risk to employees and anyone else in area. Risk of death or serious injury from: Falling bales Falls from height Contact with overhead power lines Fire Manual handling Risk of ill health from: Dust	<ol style="list-style-type: none"> 1. Experienced employees. 2. Large rectangular bales stacked in open barn. 3. No storage below power lines or within 9 metres horizontal distance. 4. Mechanical handling of bales where possible, fitted with suitable falling object protection systems. 5. Dust masks provided for indoor working. 6. Fire extinguishers and first aid kits readily available. 7. No smoking in buildings. 8. Where possible non-essential people are excluded from the area when bales are being stacked / de-stacked. 		<ol style="list-style-type: none"> 4. Carry out regular checks on stacks and restack bales that have shifted. 5. Obtain a copy of HSE guidance INDG 125 and 6. Ensure stacking and de-stacking is done in accordance with this. 																																									
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Date: 20th May 2016

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3.	Chainsaw	Risk to operator and anyone else in area. Risk of death or serious injury from: Contact with chain Kick back Ejected parts Falls from height Fire and explosion Lone working Falling trees / branches Risk of ill health from: Noise & vibration	<ol style="list-style-type: none"> Operated only by John Plumb. Maintained and serviced in accordance with manufacturers' instructions. Records kept. Full protective equipment provided & worn, including a safety helmet incorporating suitable eye and hearing protection, chainsaw trousers, gloves and chainsaw boots. Chain catcher, silencer, guide bar rails, side plates, front & rear hand guards fitted & maintained. Pre use safety checks carried out. Chainsaw stored securely in protective scabbard. Not used for long duration. No tree work. Contractors used for anything other than minor works such as clearing windblown. Awareness of third parties. Petrol stored in approved Jerry cans and safe refuelling carried out in well-ventilated area (e.g. no smoking, refuelling when cool). First aid kits readily available. Mobile phones carried for use in case of emergency. 	15	<ol style="list-style-type: none"> Refresher training should be undertaken every 3-5yrs. Avoid lone working during chainsaw operations. Provide a personal first-aid kit with a large wound dressing to be carried on the person using the chainsaw. Ideally chainsaw operators should be trained in first aid. Ensure operators understand the risks from vibration and know how to recognise potential symptoms such as tingling / numbness. 																																																									
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4.	Children / Young Persons	Risk to employees and third parties Risk of death or serious injury from: Various risks dependent upon work activity.	<ol style="list-style-type: none"> No one under 18 currently employed by the farm. Children / Young Persons visiting site are fully supervised at appropriate ratios. All buildings kept secure when not in use. Storage of tools, equipment and chemicals kept secure. Bottom section of external access ladders removed or covered when not in use. Bales generally stacked well. Tyres stacked flat. 		<ol style="list-style-type: none"> Display "agricultural vehicle" warning signs at entry to farm and key locations. Display warning signs where public rights of way cross the premises (agricultural vehicles). Identify a crossing point from the Care Farm Area to the yard area. Remind drivers to practice Safe Stop – handbrake on, controls in neutral, engine off and remove the key. Consider 5mph speed limits on access road with signs displayed. Implement a Tree safety management plan. Ensure items are not stored in a way that they may hurt staff / third parties including children and trespassers (e.g. metal objects / gates leant against walls, stacked tyres etc.). If employing someone under 18 an individual assessment of additional controls must be carried out. If employing someone under 16 an individual assessment of additional controls will be carried out and a copy of the significant findings provided to their parent / guardian. 																																										
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BEFORE CONTROLS				AFTER CONTROLS																																											
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No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress
5.	Contractors	Risk to contractors, employees and third parties Risk of death or serious injury from: Various risks dependent upon work activity.	1. Known and regular contractors used with correct qualifications where applicable (e.g. spray certificates).		21. Inform contractors of location of power lines, fragile roofs and any other hazards and keep evidence that this information has been shared. 22. Formal vetting of contractors for insurance and competence should be conducted. 23. Where applicable contractors should provide a risk assessment / method statement. 24. Monitor work of contractors for safety.	
Overall Numeric Matrix Rating (Enter scores)						
BEFORE CONTROLS						
Severity (1-5) 5 x Frequency (1-5) 2 Total = 10						
High (16-25) Medium (9-15) Low (1-8)						
AFTER CONTROLS						
Severity (1-5) 5 x Frequency (1-5) 1 Total = 5						
High (16-25) Medium (9-15) Low (1-8)						

No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress
6.	Fixed Electrical Wiring Installation	Risk to anyone in area. Risk of death or serious injury from: Electrocution Fire / explosion	1. On-going upgrade and maintenance with new or remedial works certificated. 2. Cover on electrical supply cabinets.		25. Ensure work carried out by competent and registered contractors. 26. Ensure programme of maintenance with preferably 3-5 year installation checks. 27. Ensure 30mA RCD fitted to installation. 28. All sockets should be fitted with suitable IP (ingress protection) as specified by a competent electrician.	
Overall Numeric Matrix Rating (Enter scores)						
BEFORE CONTROLS						
Severity (1-5) 5 x Frequency (1-5) 1 Total = 5						
High (16-25) Medium (9-15) Low (1-8)						
AFTER CONTROLS						
Severity (1-5) 5 x Frequency (1-5) 1 Total = 5						
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No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress
7.	Fore-end loaders	Risk to operator and anyone else in area. <u>Risk of death or serious injury from:</u> Contact with overhead power lines. Falling objects Failure of lifting mechanisms Crushing	<ol style="list-style-type: none"> Experienced operators. Maintenance and servicing in accordance with manufacturer's recommendations. Records kept. No carrying or lifting of persons in bucket / on loads. No walking or standing under raised loads. When driving on public highways attachments removed or folded back. Aware of location of overhead power lines (OHPL's). 		<ol style="list-style-type: none"> Remind drivers to practice Safe Stop – handbrake on, controls in neutral, engine off and remove the key. Annual thorough examination is required of fore end loaders as required by Lifting Operation and Lifting Equipment Regulations (LOLER). Ensure employees are aware of emergency procedures in case of contact with overhead power lines (OHPL's). 	
Overall Numeric Matrix Rating (Enter scores)						
Risk Rating for Task/Risk (Tick relevant box)						
BEFORE CONTROLS			AFTER CONTROLS			
Severity (1-5)	5	x	Frequency (1-5)	2	Total =	10
High (16-25)			Medium (9-15)		Low (1-8)	
Severity (1-5)	5	x	Frequency (1-5)	5	Total =	25
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8.	Fuels, diesels, oils etc.	Risk to employees and anyone in area <u>Risk of death or serious injury from:</u> Fire / explosion <u>Risk of ill health from:</u> Skin contact Eye contact Ingestion	<ol style="list-style-type: none"> Petrol stored in approved Jerry cans and safe refuelling carried out in well-ventilated area (e.g. no smoking, refuelling only when cool). Diesel tank bund in place. Gloves available. Washing facilities provided. Fire extinguishers and first aid kits readily available. 		<ol style="list-style-type: none"> Ensure oil containers stored on drip trays. Ensure waste oil disposed through appropriate contractor. Wear PVC gloves when handling used oils. Provide bollards or a robust highway type barrier around diesel tank to prevent vehicle impact. Ensure all staff are familiar with procedure to be followed in event of an emergency. 	
Overall Numeric Matrix Rating (Enter scores)						
Risk Rating for Task/Risk (Tick relevant box)						
			BEFORE CONTROLS		AFTER CONTROLS	
			Severity (1-5)	x	Frequency (1-5)	Total =
			High (16-25)	5	Medium (9-15)	1
					Low (1-8)	5
					Medium (9-15)	1
					Low (1-8)	5

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9.	Hand held & portable tools	Risk to operator and anyone else in area. Risk of <u>serious injury</u> from: Contact with moving parts or blades. Flying debris Slips & trips Electric shock Fire & explosion Risk of ill health from: Noise, vibration and dust	<ol style="list-style-type: none"> Experienced employees. Where appropriate tools maintained in good condition. Including blades and guards. Generally not used for long duration. 110v used where possible. PPE such as goggles, hearing protection, gloves and dust masks, used as appropriate. Adequate storage facilities for tools. Fire extinguishers and first aid kits readily available. Tools are visually inspected before use. 		<ol style="list-style-type: none"> Ensure electrical equipment maintained / PAT (portable appliance testing) where necessary. Ensure electrical equipment is used through at least 30mA RCD. Ensure industrial rubber plugs are used in preference to domestic plugs. Housekeeping should be improved in the work area. 																																													
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10.	Handling and storing Hazardous Substances	Risk to employees and third parties Risk of death or serious injury from: Fire / explosion Risk of ill health from: Skin contact Eye contact Ingestion	<ol style="list-style-type: none"> Experienced employees. Minimal use and storage in workshop. Only approved chemicals are purchased and used. Storage is in original containers, clearly labelled. Incompatible chemicals are stored separately. PPE is provided (e.g., gloves, safety glasses, overalls). No spraying, application from container to surface. Natural ventilation. Washing facilities available. Suitable fire extinguishers provided. Fire extinguishers and first aid kits readily available. 		41. Store flammable materials separately, preferably in a 30 minute fire resisting cupboard.																																	
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Date: 20th May 2016

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11.	Handling sheep	Risk to employees <u>Risk of death or serious injury from:</u> Bites or kicks Manual handling Slips and trips Risk of ill health from: Zoonoses Vet meds Adverse weather	<ol style="list-style-type: none"> Employees are experienced in animal handling. Children / Young Persons visiting site are fully supervised at appropriate ratios. Good husbandry techniques employed. Unnecessary handling avoided. Sheep normally moved by herding / encouragement. Shearing carried out by contractors. Use of appropriate handling facilities i.e., moveable barriers, gated areas, races, stalls, turnover crates, which are maintained. Heat lamps used during lambing maintained in good condition and suspended using double chains (not string or twine). Fences / walls maintained to prevent escape. Employees aware of risk from zoonoses. Employees are experienced in the use of veterinary medicines. PPE is available i.e., wellies, overalls, gloves, waterproofs, warm clothing in winter. Suitable washing facilities are available. First aid kits readily available. 		<ol style="list-style-type: none"> Consider specific manual handling training for all employees handling livestock. Consider displaying warning signs at lambing time for pregnant women to avoid contact. Ensure back aids are worn when sheep shearing. 																																											
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12.	Lone Working	Risk to employees Various risks dependent upon work activity. Minor injuries may become more serious due to inability to raise alarm and /or employee not being missed for extended period.	<ol style="list-style-type: none"> High risk work not undertaken by lone workers if possible (e.g. animal handling, work at height, chainsaw use). Mobile phones carried for use in case of emergency in case of emergency. Small business where whereabouts of other workers is known throughout the working day. 		<ol style="list-style-type: none"> Train all lone workers in first aid. Consider use of hand held or CB Radio's. Ensure a system is put in place for monitoring workers return and periodic contact during the working day. The postcode/grid reference should be kept in the vehicle cab (e.g. on the farm map). Emergency contact numbers should be stored in each workers mobile phone. Workers could list an emergency contact number in their mobile phone. This number should be listed under the name "ICE" (in case of emergency). 	
Overall Numeric Matrix Rating (Enter scores)						
Risk Rating for Task/Risk (Tick relevant box)						
BEFORE CONTROLS			AFTER CONTROLS			
Severity (1-5)	5	x	Frequency (1-5)	2	Total =	10
High (16-25)			Medium (9-15)		Low (1-8)	
Severity (1-5)	5	x	Frequency (1-5)	1	Total =	5
High (16-25)			Medium (9-15)		Low (1-8)	

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13.	Manual Handling	Risk to employees Risk of minor or major injury from: Carrying large, heavy or awkward loads Pulling / pushing of loads Dropping loads on feet	<ol style="list-style-type: none"> Employees experienced in the tasks that they carry out. Mechanical handlers used wherever possible e.g. telescopic handler. Handling aids provided and used where possible e.g. wheelbarrows, pallet trucks. Large bales moved using mechanical handlers. Employees aware not to lift beyond their capacity and ask for help if needed. Two person lifts will be used where appropriate. Floors kept clean and clear. Adequate lighting. Appropriate sturdy / safety footwear worn. 	12	<ol style="list-style-type: none"> A task specific manual handling assessment should be completed for any large or unfamiliar handling operations. Regularly maintain wheel barrows etc., to ease handling. Manual handling training should be considered for residual risks. Refresher training should be carried out periodically. 	
Overall Numeric Matrix Rating (Enter scores)						
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BEFORE CONTROLS			AFTER CONTROLS			
Severity (1-5)	4	x	Frequency (1-5)	3	Total =	12
High (16-25)			Medium (9-15)		Low (1-8)	
Severity (1-5)	4	x	Frequency (1-5)	4	Total =	16
High (16-25)			Medium (9-15)		Low (1-8)	
Severity (1-5)	4	x	Frequency (1-5)	4	Total =	16
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15.	Outside working	Risk to employees Risk of minor injury from: Slips and trips Risk of ill health from: Sunburn / sun stroke Hypothermia Dehydration Stings Allergies	<ol style="list-style-type: none"> Experienced employees. Adequate lighting in yard areas. Sensible footwear worn. Suitable clothing provided (warm and wet weather gear). Washing facilities are available. Access to facilities to make hot drinks and warm up / shade. Drinking water available. First aid kits readily available. 		<ol style="list-style-type: none"> Carry hand wipes / sanitiser in vehicles Consider training workers in first aid Check for pre-existing allergies with staff. Give advice to staff on the risks from sunburn and sunstroke. 																																	
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16.	Overhead power lines	Risk to employees Risk of death or serious injury from: Electrocution Fire / explosion	<ol style="list-style-type: none"> Employees are aware of the location of all overhead power lines on the land farmed. Electricity – Danger of Death” signage displayed on poles. Mobile phone carried for use in case of emergency. 	10	<ol style="list-style-type: none"> The routes and heights of all overhead power lines should be marked on field maps. Inform contractors of location and height of power lines. Ensure employees are aware of emergency procedures in case of contact with overhead power lines (OHPL's). Keep emergency contact numbers in the cab, including for the electricity distribution network operator. The maximum height and maximum vertical reach of every machine/ equipment used in the area should be recorded prior to any work/ transport being carried out near to power lines. The local electricity supply company could be asked to undertake an assessment of power lines on the farm, to ensure that all lines are at least the minimum legal / safe heights. 																						
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17.	Pesticides (storage & use)	Risk to employees and third parties Risk of minor or major injury from: Manual handling Falling Contact with overhead power lines. Lone working Risk of ill health from: Inhalation Skin contact Eye contact Ingestion	<ol style="list-style-type: none"> All those spraying are formally trained and certificated. The agronomist is consulted prior to use. Stored in compliance with BASIS requirements. Maintenance and servicing of sprayer in accordance with manufacturer's recommendations. Records kept. Self-propelled sprayer used, which has an annual inspection by a competent person. Certificates kept on file. Sprayer filled from ground floor level. Secure pesticide store with bund, adequate ventilation, frost protection, absorbent granules and stock list. Pesticide store is made of materials which will resist fire for 30 minutes or longer (excluding the roof). Storage is off the floor with powders stored above liquids. Minimal quantities stored (used soon after delivery). Appropriate PPE (gloves, overalls, respirators, safety glasses, wellingtons) provided. Only approved pesticides used (as per agronomists recommendations). Spray records kept. Buffer zones & LERAP's in place. Only carried out in appropriate weather conditions. Empty pesticide containers triple rinsed, securely stored and disposed of appropriately. Fresh water carried on sprayer. Fire extinguishers and first aid kits readily available. 	16	<ol style="list-style-type: none"> Display a general danger warning sign on the exterior door of the store. Display a 'No Smoking' or 'Smoking and Naked Flames Forbidden' sign on the exterior door of the store. Consider displaying 'warning this area has been sprayed' signs in areas with public access based on risk of product. Ensure employees are aware of emergency procedures in case of contact with overhead power lines (OHPL's). Keep emergency contact numbers in the cab, including for the electricity distribution network operator. The maximum height and maximum vertical reach of every machine/ equipment used in the area should be recorded prior to any work/ transport being carried out near to power lines. 																																											
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18.	Poly-tunnels: erection and working inside	Risk to employees & anyone else in area <u>Risk of serious injury from:</u> Crushing Falls from height Slips and trips Lone working Contact with overhead power lines Musculoskeletal disorders Risk of ill health from: High temperatures	<ol style="list-style-type: none"> 1. Trained and experienced staff erect tunnels. 2. Sheeting only undertaken in suitable weather conditions and in natural daylight. 3. No erection work carried out beneath or within 10m horizontal distance of Overhead Power Lines. 4. Regular checks on integrity of tunnel carried out and repairs undertaken as required. 5. Good housekeeping in work areas, with debris cleared up as required. 6. Sensible footwear worn with good grip. 7. Washing facilities provided. 8. First aid kits readily available. 	10	71. Make regular checks on the integrity of poly-tunnels and undertake repairs as necessary.																													
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19.	Portable electrical appliances	Risk to operators. <u>Risk of death or serious injury from:</u> Contact with moving parts / blades Electrocution Fire Risk of ill health from: Noise and Vibration Dust	<ol style="list-style-type: none"> 1. Experienced employees. 2. Reactive maintenance of damaged / faulty equipment. 3. Use of 110v where possible. 4. Use of battery powered tools where possible. 5. PPE available such as gloves, hearing & eye protection. 6. Fire extinguishers and first aid kits readily available. 		<ol style="list-style-type: none"> 72. Ensure electrical equipment maintained / PAT (portable appliance testing) where necessary. 73. Ensure 30mA RCD fitted to installation. 74. Ensure equipment visually checked before use and damaged items taken out of service. 							
Overall Numeric Matrix Rating (Enter scores)												
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			BEFORE CONTROLS	AFTER CONTROLS								
			Severity (1-5)	5	x	Frequency (1-5)	5	x	Frequency (1-5)	1	Total =	5
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20.	Pressure washer (electric)	Risk to operators. <u>Risk of death or serious injury from:</u> Contact with moving parts Electrocution Fire Risk of ill health from: Noise & Vibration	<ol style="list-style-type: none"> 1. Experienced employees. 2. Minimal use. 3. PPE available including gloves, hearing & eye protection. 4. Wet weather gear provided. 5. Fire extinguishers and first aid kits readily available. 6. Always operated in conjunction with a 30mA RCD device. 		<ol style="list-style-type: none"> 75. Ensure electrical equipment maintained / PAT (portable appliance testing) where necessary. 76. Ensure visually checked before use and taken out of service if damaged. 77. A competent person should check the earthing and insulation of the pressure washer at least every three months. 78. Ensure the 30mA RCD is regularly tested and reset. 																																									
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21.	Slips and trips	Risk to anyone. Risk of minor or major injury from: Slips on substances Trips over items and poor ground conditions	<ol style="list-style-type: none"> Generally good housekeeping. Well maintained floor surfaces where possible, internally and externally. Spills cleared up or sand used to absorb excess liquid (such as oils). Trailing cables avoided, cordless tools used where possible. Good lighting internally and externally. Appropriate footwear worn. Rubbish removed periodically. Anti-slip concrete used where possible in animal areas. First aid kits readily available. 		<ol style="list-style-type: none"> Provide retractable hose reels or storage hooks to prevent trailing hoses. Gritting should be carried out in frosty weather conditions. 																																	
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Date: 20th May 2016

Signed: 

Name: Colin D Dickinson Position: Health and Safety Assessor

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22.	Telescopic Handler (telehandler)	Risk to operator and anyone else in area. Risk of death or serious injury from: Contact with moving parts. Crushing Overturn Collision with objects or people Falling objects Failure of lifting mechanisms High pressure injection from hydraulics Contact with overhead power lines. Lone working Risk of ill health from: Noise, dust & vibration	<ol style="list-style-type: none"> Experienced operators. No passengers allowed in cab. Maintenance and servicing of telescopic handler in accordance with manufacturer's recommendations. Records kept. Pre-use checks carried out and recorded. Mirrors fitted to vehicles along with horn and flashing beacons. Enclosed cab with seat belts fitted. Cab kept free of loose objects – tools kept in secure box. No carrying or lifting of persons in bucket or on forks / loads. No walking or standing under raised loads. When driving on public highways attachments removed or folded back. Adequate lighting in yard. Fitted with noise reduction and suspension seats etc. Drivers are aware of location of overhead power lines (OHP's). First aid kits readily available. Mobile phones carried for use in case of emergency. 	High	<ol style="list-style-type: none"> Ensure all operators are formally trained and certificated. Refresher training recommended every 3-5 years. Remind drivers to practice Safe Stop – handbrake on, controls in neutral, engine off and remove the key. Annual inspection of telescopic handler under Lifting Operation and Lifting Equipment Regulations (LOLER) required. Certificates kept on file (every six months for equipment used for lifting people). Remind drivers to wear seat belts when there is a risk of overturn, such as driving on slopes. Ensure employees are aware of emergency procedures in case of contact with overhead power lines (OHP's). Keep emergency contact numbers in the cab, including for the electricity distribution network operator. Ensure that a first aid kit is carried in the cab. Remind drivers to keep cab windows and doors closed to reduce exposure to noise and dust. Raise awareness of the effects of whole body vibration and what to do if operators experience symptoms such as back pain. 																																											
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23.	Third Parties	Risk to employees and third parties <u>Risk of death or serious injury from:</u> Various risks dependent upon work activity.	<ol style="list-style-type: none"> Children / Young Persons visiting site are fully supervised at appropriate ratios. No history of aggression from members of public. Mud deposits cleared up as soon as practicable from roads and signs used in the interim if required. Beacons fitted & used on vehicles where appropriate for road use. Signs used where appropriate for work carried out on roads. Aware of location of public footpaths when field working. Awareness of third parties in area when carrying out work. All buildings kept secure when not in use. Storage of tools, equipment and chemicals kept secure. Fragile roof signs displayed. Slurry stores secured well with limited access. Bottom section of external access ladders removed or covered when not in use. Bales generally stacked well. Bulls only kept in fields with public access when running with herd. Tyres stacked flat 		<ol style="list-style-type: none"> Display "agricultural vehicle" warning signs at entry to farm and key locations. Display warning signs where public footpaths cross the yard (agricultural vehicles). Remind drivers to practice Safe stop – handbrake on, controls in neutral, engine off and remove the key. Consider speed limits on access road with signs displayed. Implement a Tree safety management plan. Consider displaying warning signs at lambing time for pregnant women to avoid contact. Display warning signs where bulls or cows with calves are kept in fields with public access. Place warning signs on slurry stores. Ensure items are not stored in a way that they may hurt staff / third parties including children and trespassers (e.g. metal objects / gates leant against walls, stacked tyres etc.). 																																																								
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24.	Tractors, PTO's & towed machinery/ cultivating equipment	Risk to operator and anyone else in area. Risk of death or serious injury: Contact with moving parts. Entanglement with PTO Crushing Overturn Collision with objects or people High pressure injection from hydraulics Lone working Risk of ill health from: Noise, dust & vibration	<ol style="list-style-type: none"> Experienced operators. Maintenance and servicing in accordance with manufacturer's recommendations, including trailer brakes, PTO shaft greasing etc. Records kept. Modern tractors with Q cabs and suspension seats etc. to reduce risks from noise and vibration. Ballast used where necessary. Mirrors fitted to vehicles along with horn & flashing beacons. No passengers carried unless dedicated passenger seat. Power Input Connector (PIC) and PTO protected by shield. PTO shafts fully enclosed by a guard. Guard attached at both ends by suitable chain restraints. PTO driven attachments guarded. Safe hitching procedures and unhitching on level ground. Trailed items parked with pick-up shoe when not in use. Trailed equipment has suitable brakes where required, which are appropriate to the size / weight of the trailer and load capacity. Brakes are maintained. Records kept. Mud deposits cleared up from roads as soon as practicable and signs used in the interim if required. Adequate lighting in yards and sufficient operating room. Cab kept free of loose objects – tools kept in secure box. Loose fitting clothing / jewellery avoided; long hair tied back. Fire extinguishers and first aid kits readily available. Mobile phones carried for use in case of emergency. 	10	<ol style="list-style-type: none"> The PTO shaft guard must be replaced on the power harrow prior to it being used. Remind drivers to practice Safe Stop – handbrake on, controls in neutral, engine off and remove the key. PTO shaft driven machinery and implements should be regularly checked to ensure guarding stays effective. Roll over protection and seat belts to be fitted to un-cabbed tractors. Protect exposed drive belts and fan blades on older tractors with fixed guards (e.g. robust mesh). Remind drivers to wear seat belts when there is a risk of overturn, such as driving on slopes. Ensure that a first aid kit is carried in the cab. Consider keeping a fire extinguisher in vehicles. Remind drivers to keep cab windows and doors closed to reduce exposure to noise and dust. Raise awareness of the effects of whole body vibration and what to do if operators experience symptoms such as back pain. 																																													
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25.	Trees	Risk to employees and third parties Risk of death or serious injury from: Falling trees / branches	1. Branches / trees thought to be a risk are cut down / made safe. 2. Anyone operating a chainsaw has correct certification and wears correct PPE.		109. A formalised tree safety management plan should be implemented, prioritising areas with public access and roads. 110. Trees should be visually checked regularly and records kept. 111. Competent advice to be sought.		
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26.	Vehicles on Public Highways	Risk to employees and other road users. Risk of death or serious injury from: Collision with other vehicles, pedestrians or objects Overturn Falling loads Mud deposits on road	<ol style="list-style-type: none"> All vehicle operators hold a current driving licence for the category of vehicles driven. Maintenance and servicing of vehicles and trailers in accordance with manufacturer's recommendations. Records kept. Mirrors fitted to vehicles along with horn, flashing beacons and reversing beepers. Signs used where appropriate for road use. Appropriate speed limits adopted for the road conditions and in compliance with the Highway Code. Driver awareness of the effect of any load carried, including how it affects handling of the vehicle. Mobile phones not used while driving unless hands free. Passenger trailer suitable for use. Seat belts fitted and worn where required. Loads secured before driving off. No passengers carried unless dedicated passenger seat. When driving on public highways attachments removed or folded back. Mud deposits cleared up as soon as practicable and signs used in the interim if required. Mobile phones carried for use in case of emergency. 	10	<ol style="list-style-type: none"> Check driving licences annually. Provide hi-visibility clothing in case of emergency. Provide a First aid kit for vehicles that work away from farm buildings. Consider fire extinguishers on vehicles. Implement pre-use driver vehicle checks. Agree and communicate breakdown procedures. 																																																		
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27.	Veterinary Medicines	Risk to employees <u>Risk of death or serious injury from:</u> Bites or kicks Manual handling Slips and trips <u>Risk of ill health from:</u> Zoonoses Skin contact Eye contact Ingestion Injection	<ol style="list-style-type: none"> Experienced employees. Vet administers more hazardous products if required. Vet meds stored securely in locked cabinet with signage. Records kept of veterinary medicines used and stored. Data sheets and/or safety information is available. Used sharps are placed into a sharp's box which is disposed of appropriately. Suitable handling facilities used. Gloves provided. Washing facilities are available. First aid kits readily available. 	8	<ol style="list-style-type: none"> Formal training in vet meds should be carried out for relevant staff. Treatments which require refrigeration should be kept in a dedicated fridge and be clearly signed and kept locked (e.g. with padlock) when not in use. Food/drink must NEVER be stored in them. Ensure emergency procedures for accidental injection. 	
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28.	Working at height (including use of ladders)	Risk to employee and anyone else in area. Risk of death or serious injury from: Falls from height Falls through fragile roofs Falling objects Collision between vehicles and access equipment Risk of falling increased in adverse weather conditions	<ol style="list-style-type: none"> Minimal work at height carried out. Fragile roofs are not worked on unless using crawling boards, a working platform or hired in access equipment such as a cherry picker. Contractors used for significant work and roof work. Working platform available for use with telescopic handler that meets requirements of PM28. Raised platforms and working areas have top and mid safety rails, with toe boards where required. Fixed vertical ladders are fitted with safety hoops at 900mm intervals, starting from a height of 2.5 metres Bottom section of external access ladders removed or bottom 2m blanked off when not in use. Avoidance of climbing on bales and clamps. No carrying or lifting of persons in bucket or on forks. No walking or standing under raised loads. Ladders are to British Standard (BS) Class 1 'Industrial' or BS EN 131 (no "Domestic" rated ladders). Damaged ladders thrown away. Ladders secured where possible, ladder stability devices used or ladder footed. Sensible non slip footwear worn. Work at height avoided where possible during high winds or rain. Good housekeeping. First aid kits readily available. 	10	<ol style="list-style-type: none"> Ensure any activity requiring work at height is risk assessed. 6 monthly inspection of telescopic handler and platform under Lifting Operation and Lifting Equipment Regulations (LOLER). Ensure that if a MEWP (cherry picker or scissor lift) is hired in that the operator is trained and certificated in its use. Anyone using ladders should be made aware of and carry out ladder pre-use checks and follow safe systems of work. Compile a ladder register, record inspections on a quarterly basis & maintenance carried out. 																																	
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Date: 20th May 2016

No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress
29.	Workplace Transport (farm yards & access roads)	Risk to operator and anyone else in area. Risk of death or serious injury from: Crushing Overturn Collision with objects or people Lone working	<ol style="list-style-type: none"> Experienced employees. All vehicle operators hold a current driving licence for the category of vehicles driven if driving on public highways. Maintenance and servicing of vehicles in accordance with manufacturer's recommendations. Records kept. Mirrors fitted to vehicles along with horn, flashing beacons and reversing beepers. Minimal visitors to farm. No public footpaths across access roads or yards. Appropriate speeds adopted by staff drivers. Mobile phones not used while driving unless hands free. Well maintained outside areas, with sufficient turning space. Suitable lighting in yard areas. Fire extinguishers and first aid kits readily available. Farm children are provided with a secure play area and are supervised when in the yard. Hedgerows and verges maintained to maximize visibility when leaving fields and yards. 	15	<ol style="list-style-type: none"> Identify and sign a crossing point from the Care Farm Area to the yard area. Introduce speed limits on access road and yards with signs displayed. Remind drivers to practice Safe Stop – handbrake on, controls in neutral, engine off and remove the key. Hi-visibility clothing and appropriate safety footwear to be worn when working around vehicles. Display "agricultural vehicles" warning signs at entry to farm and key locations. Provide convex mirrors for blind corners. Consider implementing a one-way system to reduce the need for reversing. Where possible non-essential people are excluded from the area prior to loading / unloading activities. Clear directions and signage should be displayed for visitors; instructing them where to report their arrival, else to remain with their vehicle and call a given mobile phone number and await assistance. 	
Overall Numeric Matrix Rating (Enter scores)						
Risk Rating For Task/Risk (Tick relevant box)						
BEFORE CONTROLS						
Severity (1-5) 5 x Frequency (1-5) 3 Total = 15						
High (16-25) Medium (9-15) Low (1-8)						
AFTER CONTROLS						
Severity (1-5) 5 x Frequency (1-5) 1 Total = 5						
High (16-25) Medium (9-15) Low (1-8)						

Signed:

Name: John Plumb Position: Tenant Farmer

Date: 20th May 2016

Signed: 

Name: Colin D Dickinson Position: Health and Safety Assessor

Date: 20th May 2016

No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress																																										
30.	Workshop activities	Risk to operator and anyone else in area. Risk of serious injury from: Contact with moving parts or blades. Flying debris Slips & trips Electric shock Fire & explosion Manual handling Risk of ill health from: Noise, vibration Dermatitis	<ol style="list-style-type: none"> 1. Experienced employees. 2. Generally machinery well-guarded e.g., drive belts / chains, in-running nips, adjustable guards on blades etc. 3. Where appropriate machinery fitted with appropriate emergency stop controls and braking devices. 4. Adequate work piece support provided where required. 5. No loose cuffs or jewellery worn when operating machines. 6. Where appropriate equipment maintained in good condition. 7. 110v used where possible. 8. PPE such as goggles, hearing protection, gloves and dust masks, used as appropriate. 9. No metalworking fluids used. 10. Adequate storage facilities. 11. Good housekeeping. 12. Good lighting. 13. Washing facilities available on site. 14. Fire extinguishers and first aid kits readily available. 15. Mandatory signage is displayed where required e.g. eye protection to be worn, hearing protection to be worn. 	10	<p>135. Ensure air receiver has thorough examination if operating at greater than 250 bar litres.</p> <p>136. Replace the vision guards on abrasive wheels, ensure that the tool rest is adjusted to no more than 3mm from the wheel and ensure bolted to bench. Anyone changing or dressing abrasive wheels should be trained to do so.</p> <p>137. Provide additional guarding to chuck and spindle of pillar drill.</p> <p>138. Ensure electrical equipment maintained / PAT (portable appliance testing) where necessary.</p>																																											
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="7" style="text-align: center;">BEFORE CONTROLS</th> </tr> <tr> <th style="width: 15%;">Severity (1-5)</th> <th style="width: 10%;">5</th> <th style="width: 10%;">x</th> <th style="width: 15%;">Frequency (1-5)</th> <th style="width: 10%;">2</th> <th style="width: 10%;">Total =</th> <th style="width: 10%;">10</th> </tr> <tr> <th style="text-align: left;">High (16-25)</th> <th style="text-align: center;">Medium (9-15)</th> <th style="text-align: center;">Low (1-8)</th> <th colspan="4"></th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: center;">AFTER CONTROLS</td> </tr> <tr> <td style="text-align: left;">Severity (1-5)</td> <td style="text-align: center;">5</td> <td style="text-align: center;">x</td> <td style="text-align: center;">Frequency (1-5)</td> <td style="text-align: center;">1</td> <td style="text-align: center;">Total =</td> <td style="text-align: center;">5</td> </tr> <tr> <td style="text-align: left;">High (16-25)</td> <td style="text-align: center;">Medium (9-15)</td> <td style="text-align: center;">Low (1-8)</td> <td colspan="4"></td> </tr> </tbody> </table>							BEFORE CONTROLS							Severity (1-5)	5	x	Frequency (1-5)	2	Total =	10	High (16-25)	Medium (9-15)	Low (1-8)					AFTER CONTROLS							Severity (1-5)	5	x	Frequency (1-5)	1	Total =	5	High (16-25)	Medium (9-15)	Low (1-8)				
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No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress																																									
31.	School Visit activities: Vehicles entering/reversing in yard	Risk to operator and anyone else in area. Risk of serious injury from: Contact with moving vehicles	<ol style="list-style-type: none"> Experienced employees. Staff advised of visit times Coach parking area cleared Good housekeeping. Good lighting. Teachers and children briefed before leaving school and coach. Fire extinguishers and first aid kits readily available. Mandatory signage is displayed where required e.g., speed restrictions, children crossing signage 		139. Vehicle movements restricted when children are on site																																										
<table border="1"> <thead> <tr> <th colspan="4">BEFORE CONTROLS</th> <th colspan="4">AFTER CONTROLS</th> </tr> <tr> <th>Severity (1-5)</th> <th>5</th> <th>x</th> <th>Frequency (1-5)</th> <th>2</th> <th>Total =</th> <th>5</th> <th>x</th> <th>Frequency (1-5)</th> <th>1</th> <th>Total =</th> </tr> <tr> <th>High (16-25)</th> <td></td> <td></td> <th>Medium (9-15)</th> <td></td> <th>Low (1-8)</th> <th>High (16-25)</th> <td></td> <th>Medium (9-15)</th> <td></td> <th>Low (1-8)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10</td> <td></td> <td></td> <td></td> <td></td> <td>5</td> </tr> </tbody> </table>							BEFORE CONTROLS				AFTER CONTROLS				Severity (1-5)	5	x	Frequency (1-5)	2	Total =	5	x	Frequency (1-5)	1	Total =	High (16-25)			Medium (9-15)		Low (1-8)	High (16-25)		Medium (9-15)		Low (1-8)						10					5
BEFORE CONTROLS				AFTER CONTROLS																																											
Severity (1-5)	5	x	Frequency (1-5)	2	Total =	5	x	Frequency (1-5)	1	Total =																																					
High (16-25)			Medium (9-15)		Low (1-8)	High (16-25)		Medium (9-15)		Low (1-8)																																					
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Name: John Plumb Position: Tenant Farmer

Date: 20th May 2016

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Name: Colin D Dickinson Position: Health and Safety Assessor

Date: 20th May 2016

No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress																												
32.	School Visit activities: Heights – bales and walls	Risk to individual and anyone else in area. Risk of serious injury from: Fall from height	<ol style="list-style-type: none"> Experienced supervisors. Good housekeeping. Clutter removed from below low walls. Good lighting. Teachers and children briefed before leaving school and coach. Trained first-aiders and first aid kits readily available. Mandatory signage is displayed where required 	12	140. Supervision at all times																													
<table border="1"> <thead> <tr> <th colspan="7">BEFORE CONTROLS</th> </tr> <tr> <th>Severity (1-5)</th> <th>4</th> <th>x</th> <th>Frequency (1-5)</th> <th>3</th> <th>Total =</th> <th></th> </tr> <tr> <th>High (16-25)</th> <td></td> <td></td> <th>Medium (9-15)</th> <td></td> <th>Low (1-8)</th> <td></td> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>12</td> <td></td> </tr> </tbody> </table>							BEFORE CONTROLS							Severity (1-5)	4	x	Frequency (1-5)	3	Total =		High (16-25)			Medium (9-15)		Low (1-8)							12	
BEFORE CONTROLS																																		
Severity (1-5)	4	x	Frequency (1-5)	3	Total =																													
High (16-25)			Medium (9-15)		Low (1-8)																													
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AFTER CONTROLS																																		
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Name: John Plumb Position: Tenant Farmer

Date: 20th May 2016

Name: Colin D Dickinson Position: Health and Safety Assessor

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No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress
33.	School Visit activities: Stationary Machinery	Risk to individual and anyone else in area. <u>Risk of serious injury</u> from: Stationary Machinery Sharps etc	<ol style="list-style-type: none"> Experienced supervisors. Area assessed prior to visit. Good housekeeping. Good lighting. All machinery to be parked correctly, including all hydraulic machines to be lowered to ground Any materials stored on blocks to be confirmed stable. Teachers and children briefed before leaving school and coach. Fire extinguishers and first aid kits readily available. Mandatory signage is displayed where required e.g., speed restrictions, children crossing signage 		141. Continued supervision	
Overall Numeric Matrix Rating (Enter scores)						
Risk Rating for Task/Risk (Tick relevant box)						
BEFORE CONTROLS						
Severity (1-5)		3	x	Frequency (1-5)	2	Total =
High (16-25)				Medium (9-15)		Low (1-8)
AFTER CONTROLS						
Severity (1-5)			x	Frequency (1-5)	3	Total =
High (16-25)				Medium (9-15)		Low (1-8)

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No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date / Comments / progress																																										
34.	School Visit activities: Water: Ponds, river	Risk to individual and anyone else in area. Risk of serious injury from: Drowning	<ol style="list-style-type: none"> Experienced supervisors. Good housekeeping. Teachers and children briefed before leaving school and coach. First Aiders and first aid kits readily available. Mandatory signage is displayed where required e.g., Deep water etc 	5	142. Continued supervision																																											
<table border="1"> <thead> <tr> <th colspan="7">BEFORE CONTROLS</th> </tr> <tr> <th>Severity (1-5)</th> <th>5</th> <th>x</th> <th>Frequency (1-5)</th> <th>1</th> <th>Total =</th> <th></th> </tr> <tr> <td>High (16-25)</td> <td></td> <td></td> <td>Medium (9-15)</td> <td></td> <td>Low (1-8)</td> <td></td> </tr> </thead> <tbody> <tr> <td colspan="7">AFTER CONTROLS</td> </tr> <tr> <td>Severity (1-5)</td> <td></td> <td>5</td> <td>x</td> <td>Frequency (1-5)</td> <td>1</td> <td>Total = 5</td> </tr> <tr> <td>High (16-25)</td> <td></td> <td></td> <td>Medium (9-15)</td> <td></td> <td>Low (1-8)</td> <td></td> </tr> </tbody> </table>							BEFORE CONTROLS							Severity (1-5)	5	x	Frequency (1-5)	1	Total =		High (16-25)			Medium (9-15)		Low (1-8)		AFTER CONTROLS							Severity (1-5)		5	x	Frequency (1-5)	1	Total = 5	High (16-25)			Medium (9-15)		Low (1-8)	
BEFORE CONTROLS																																																
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No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress
35.	School Visit activities: Water: Ponds, river	Risk to individual and anyone else in area. Risk of serious injury from: Drowning	6. Experienced supervisors. 7. Good housekeeping. 8. Teachers and children briefed before leaving school and coach. 9. First Aiders and first aid kits readily available. 10. Mandatory signage is displayed where required e.g., Deep water etc	5	143. Continued supervision	
BEFORE CONTROLS						
Overall Numeric Matrix Rating (Enter scores)						
Risk Rating for Task/Risk (Tick relevant box)						
			Severity (1-5)	5	Frequency (1-5)	1
			High (16-25)		Medium (9-15)	
			Total =	1	Total =	5
			Low (1-8)		High (16-25)	
AFTER CONTROLS						
Severity (1-5)						
High (16-25)						
Medium (9-15)						
Total =						
Low (1-8)						

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No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress		
36.	School Visit activities: Fire	Risk to individual and anyone else in area. Risk of serious injury from: Burns	<ol style="list-style-type: none"> Experienced supervisors. Good housekeeping. Teachers and children briefed before leaving school and coach. Fire Assembly Green Spot Fire Point / extinguishers and first aid kits readily available. Mandatory signage is displayed where required e.g., Fire etc 		144. Continued supervision			
BEFORE CONTROLS								
Overall Numeric Matrix Rating (Enter scores)		Severity (1-5)	5	x	Frequency (1-5)	1	Total =	5
Risk Rating for Task/Risk (Tick relevant box)		High (16-25)			Medium (9-15)		Low (1-8)	
AFTER CONTROLS								
		Severity (1-5)		x	Frequency (1-5)	1	Total =	5
		High (16-25)			Medium (9-15)		Low (1-8)	

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No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress
37.	School Visit activities: Livestock	Risk to individual and anyone else in area. Risk of serious injury from: Crush injuries e-coli	<ol style="list-style-type: none"> Experienced supervisors. Teachers and children briefed before leaving school and coach. Supervise hand-washing First aid kits readily available. Mandatory signage is displayed where required e.g., Hygiene etc 		145. Continued supervision	
AFTER CONTROLS						
Overall Numeric Matrix Rating (Enter scores)						
Risk Rating for Task/Risk (Tick relevant box)						
BEFORE CONTROLS			AFTER CONTROLS			
Severity (1-5)			4		x	
High (16-25)			Medium (9-15)		Frequency (1-5)	
Total =			2		1	
Low (1-8)			Low (1-8)		Total = 4	
					Low (1-8)	

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Name: John Plumb Position: Tenant Farmer

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No	What are the hazards / tasks / activity?	Who could be harmed and how?	What are the control measures?	Risk Rating	What further measures are required?	Target completion date/ Comments / progress		
38.	School Visit activities: Livestock	Risk to pregnant women. Risk of serious injury from: Enzootic abortion carried by sheep	<ol style="list-style-type: none"> Pregnant women to avoid handling sheep Mandatory signage is displayed where required e.g., Hygiene etc 		146. Continued supervision			
BEFORE CONTROLS								
Overall Numeric Matrix Rating (Enter scores)		Severity (1-5)	4	x	Frequency (1-5)	2	Total =	8
Risk Rating for Task/Risk (Tick relevant box)		High (16-25)			Medium (9-15)		Low (1-8)	
AFTER CONTROLS								
		Severity (1-5)		x	Frequency (1-5)	1	Total =	4
		High (16-25)			Medium (9-15)		Low (1-8)	

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Name: John Plumb Position: Tenant Farmer

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Date: 20th May 2016

JOHN PLUMB'S SAFETY ACTION CHECK LIST FOR 2016

67 to go!!

1. Obtain a copy of the survey, the register and management plan should be obtained from the Estate.	
2. Ensure Fragile Roof signs are displayed. Any work done on fragile roofs should take account of its fragility and work carried out in line with the HSE guidance documents A0 & A14 'Asbestos Essentials' available from http://www.hse.gov.uk/asbestos/essentials/index.htm	✓
3. Carry out regular checks on stacks and restack bales that have shifted.	✓
4. Obtain a copy of HSE guidance INDG 125 and ensure stacking and de-stacking is done in accordance with this.	✓
5. Avoid lone working during chainsaw operations.	✓
6. Provide a personal first-aid kit with a large wound dressing to be carried on the person using the chainsaw.	
7. Ensure operators understand the risks from vibration and know how to recognise potential symptoms such as tingling / numbness.	
8. Display warning signs where public rights of way cross the premises (agricultural vehicles).	
9. Identify a crossing point from the Care Farm Area to the yard area.	✓
10. Remind drivers to practice Safe Stop – handbrake on, controls in neutral, engine off and remove the key.	✓
11. Implement a Tree safety management plan.	
12. Ensure items are not stored in a way that they may hurt staff / third parties including children and trespassers (e.g. metal objects / gates leant against walls, stacked tyres etc.).	✓
13. If employing someone under 18 an individual assessment of additional controls must be carried out.	✓
14. If employing someone under 16 an individual assessment of additional controls will be carried out and a copy of the significant findings provided to their parent / guardian.	✓
15. Inform contractors of location of power lines, fragile roofs and any other hazards and keep evidence that this information has been shared.	
21. Formal vetting of contractors for insurance and competence should be conducted.	
22. Where applicable contractors should provide a risk assessment / method statement.	
23. Monitor work of contractors for safety.	
24. Ensure work carried out by competent and registered contractors.	
25. Ensure programme of maintenance with preferably 3-5 year installation checks.(Electrical installation)	✓
26. Ensure 30mA RCD fitted to installation.	✓
28. All sockets should be fitted with suitable IP (ingress protection) as specified by a competent electrician.	
29. Remind drivers to practice Safe Stop – handbrake on, controls in neutral, engine off and remove the key.	✓
30. Annual thorough examination is required of fore end loaders as required by Lifting Operation and Lifting Equipment Regulations (LOLER).	
31. Ensure employees are aware of emergency procedures in case of contact with overhead power lines (OHPL's).	
32. Ensure oil containers stored on drip trays.	

33. Ensure waste oil disposed through appropriate contractor.	
34. Wear PVC gloves when handling used oils.	
35. Provide bollards or a robust highway type barrier around diesel tank to prevent vehicle impact.	
36. Ensure all staff are familiar with procedure to be followed in event of an emergency.	✓
37. Ensure electrical equipment maintained / PAT (portable appliance testing) where necessary.	✓
38. Ensure industrial rubber plugs are used in preference to domestic plugs.	
39. Housekeeping should be improved in the work area.	✓
40. Store flammable materials separately, preferably in a 30 minute fire resisting cupboard.	✓
41. Consider specific manual handling training for all employees handling livestock.	✓
42. Consider displaying warning signs at lambing time for pregnant women to avoid contact.	
43. Ensure back aids are worn when sheep shearing.	
44. Ensure a system is put in place for monitoring workers return and periodic contact during the working day.	✓
45. The postcode/grid reference should be kept in the vehicle cab (e.g. on the farm map).	
46. Workers could list an emergency contact number in their mobile phone. This number should be listed under the name "ICE" (In case of emergency).	
47. Regularly maintain wheel barrows etc., to ease handling.	
48. Manual handling training should be considered for residual risks. Refresher training should be carried out periodically.	✓
49. Carry hand wipes / sanitiser in vehicles	
50. Check for pre-existing allergies with staff.	✓
51. Give advice to staff on the risks from sunburn and sunstroke.	
52. The routes and heights of all overhead power lines should be marked on field maps.	
53. Inform contractors of location and height of power lines.	
54. Ensure employees are aware of emergency procedures in case of contact with overhead power lines (OHPL's).	
55. Keep emergency contact numbers in the cab, including for the electricity distribution network operator.	

56. The maximum height and maximum vertical reach of every machine/ equipment used in the area should be recorded prior to any work/ transport being carried out near to power lines.	
57. The local electricity supply company could be asked to undertake an assessment of power lines on the farm, to ensure that all lines are at least the minimum legal / safe heights.	
58. Display a general danger warning sign on the exterior door of the store.	✓
59. Display a 'No Smoking' or 'Smoking and Naked Flames Forbidden' sign on the exterior door of the store.	
60. Consider displaying 'warning this area has been sprayed' signs in areas with public access based on risk of product.	
61. Ensure employees are aware of emergency procedures in case of contact with overhead power lines (OHPL's).	
62. Make regular checks on the integrity of poly-tunnels and undertake repairs as necessary.	✓
63. Ensure electrical equipment maintained / PAT (portable appliance testing) where necessary.	✓
64. Ensure 30mA RCD fitted to installation.	✓
65. Ensure equipment visually checked before use and damaged items taken out of service.	✓
66. A competent person should check the earth bonding and insulation of the pressure washer at least every three months.	
67. Ensure the 30mA RCD is regularly tested and reset.	✓
68. Provide retractable hose reels or storage hooks to prevent trailing hoses.	
69. Gritting should be carried out in frosty weather conditions.	
70. Remind drivers to practice Safe Stop – handbrake on, controls in neutral, engine off and remove the key.	✓
71. Annual inspection of telescopic handler under Lifting Operation and Lifting Equipment Regulations (LOLER) required. Certificates kept on file (every six months for equipment used for lifting people).	
72. Remind drivers to wear seat belts when there is a risk of overturn, such as driving on slopes.	
73. Ensure that a first aid kit is carried in the cab.	
74. Remind drivers to keep cab windows and doors closed to reduce exposure to noise and dust.	
75. Raise awareness of the effects of whole body vibration and what to do if operators experience symptoms such as back pain.	
76. Display warning signs where public footpaths cross the yard (agricultural vehicles).	
77. Implement a Tree safety management plan.	
78. Consider displaying warning signs at lambing time for pregnant women to avoid contact.	
79. Display warning signs where bulls or cows with calves are kept in fields with public access.	✓
80. Place warning signs on slurry stores.	
81. Ensure items are not stored in a way that they may hurt staff / third parties including children and trespassers (e.g. metal objects / gates leant against walls, stacked tyres etc.).	✓
82. The PTO shaft guard must be replaced on the power harrow prior to it being used.	✓
83. PTO shaft driven machinery and implements should be regularly checked to ensure guarding stays effective.	✓
84. Roll over protection and seat belts to be fitted to un-cabbed tractors.	
85. Protect exposed drive belts and fan blades on older tractors with fixed guards (e.g. robust mesh).	
86. Consider keeping a fire extinguisher-in vehicles.	
87. A formalised tree safety management plan should be implemented, prioritising areas with public access and roads.	
88. Trees should be visually checked regularly and records kept.	

89. Check driving licences annually.	✓
90. Provide hi-visibility clothing in case of emergency.	
91. Implement pre-use driver vehicle checks.	
92. Agree and communicate breakdown procedures.	
93. Formal training in vet meds should be carried out for relevant staff.	
94. Treatments which require refrigeration should be kept in a dedicated fridge and be clearly signed and kept locked (e.g. with padlock) when not in use. Food/drink must NEVER be stored in them.	
95. Ensure emergency procedures for accidental injection.	
96. Ensure any activity requiring work at height is risk assessed.	✓
97. 6 monthly inspection of telescopic handler and platform under Lifting Operation and Lifting Equipment Regulations (LOLER).	
98. Ensure that if a MEWP (cherry picker or scissor lift) is hired in that the operator is trained and certificated in its use.	
99. Anyone using ladders should be made aware of and carry out ladder pre-use checks and follow safe systems of work.	✓
100. Compile a ladder register, record inspections on a quarterly basis & maintenance carried out.	✓
101. Identify and sign a crossing point from the Care Farm Area to the yard area.	✓
102. Hi-visibility clothing and appropriate safety footwear to be worn when working around vehicles.	
103. Display "agricultural vehicles" warning signs at entry to farm and key locations.	
104. Provide convex mirrors for blind corners.	
105. Consider implementing a one-way system to reduce the need for reversing.	
106. Where possible non-essential people are excluded from the area prior to loading / unloading activities.	✓
107. Clear directions and signage should be displayed for visitors; instructing them where to report their arrival, else to remain with their vehicle and call a given mobile phone number and await assistance.	✓
108. Ensure air receiver has thorough examination if operating at greater than 250 bar litres.	
109. Provide additional guarding to chuck and spindle of pillar drill.	
110. Establish Day Book and Logs for each vehicle	

The new guidelines for the size of kit required is:

Category of Hazard	Number of Employees	Kit Required
Low	Less than 25	Small
offices and shops	25 - 100	Medium
	More Than 100	1 Large kit per 100 employees
High	Less than 5	Small
Other	5 - 25	Medium
	More than 25	1 Large kit per 25 employees

	Small	Medium	Large	Travel
Guidance Card	1	1	1	1
Contents List	1	1	1	1
Medium Dressing	4	6	8	1
Large Dressing	1	2	2	1
Triangular Ban	2	3	4	1
Safety Pins	6	12	24	2
Sterile Eyepad	2	3	4	-
Sterile Dressings	40	60	100	10
Alcohol Free Wipes	20	30	40	4
Adhesive Tape	1	1	1	1
Nitrile Gloves Pr	6	9	12	1
Sterile Finger Dressing	2	3	4	-
Resuscitation Faceshield	1	1	2	1
Foil Blanket	1	2	3	1
Burn Dressing	1	2	2	1
Shears	1	1	1	1
Conforming Bandage	1	2	2	1
Eyewash 250ml	-	-	-	1



Rachael Dimbleby
Water Department
46 Leicester Road
Bedworth
Warwickshire
CV12 8AG
Tel: 024 7649 1051
waterofficer@warwickshire.gov.uk
www.warwickshire.gov.uk

FAO Denis Winterbottom
North Works Planning Department

Date 09/03/2016

Dear Sirs

PLANNING APPLICATION NO: PAP/2016/0011

PROPOSED DEVELOPMENT AT: Southfields Farm, Packington Lane, Coleshill

Following consultation on the above development(s) with the Applicant(s)/Agent(s), Warwickshire Fire and Rescue Service has **no objection** to the development(s), subject to the imposition of the following condition on any planning permission which may be granted:

“The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority”.

Reason: In the interests of Public Safety from fire, and the protection of Emergency Fire Fighters.

The Fire and Rescue Service would wish to be consulted on any scheme submitted pursuant to the above condition.

The Fire and Rescue Service has drawn the requirement for the provision of adequate water supplies and/or fire hydrants to the attention of the applicant and guidance regarding the necessary infrastructure has been forwarded to them.

I should be grateful if you would forward a copy of any decision notice to Rachael Dimbleby via email Waterofficer@Warwickshire.gov.uk.

Yours faithfully

Rachael Dimbleby

FOR AND ON BEHALF OF
Andy Hickmott
Chief Fire Officer

*Working for
Warwickshire*



Mr J Plumb
Southfields Farm Ltd
Southfields Farm
Packington Lane
Coleshill
Warwickshire
B46 3EJ

Rachael Dimbleby
Water Department
46 Leicester Road
Bedworth
Warwickshire
CV12 8AG
Tel: 024 7649 1051
waterofficer@warwickshire.gov.uk
www.warwickshire.gov.uk

Date Mr Plumb

Dear 09/03/2016

PLANNING APPLICATION NO: PAP/2016/0011

PROPOSED DEVELOPMENT AT: Southfields Farm, Packington Lane, Coleshill

It has come to my attention that you have submitted an application for the above development.

Should planning permission be granted, it will be necessary for you to make satisfactory provision for the fire safety of the development, sufficient to comply with the provisions of the Fire and Rescue Services Act 2004. This will include an adequate water supply system comprising water mains and fire hydrants and suitable access for fire fighting vehicles.

In order to meet the required standards to the satisfaction of the Fire Authority, you will need to have regard to the guidance set out in the enclosed Information Sheets. 1, 2, 3 & 5.

- Information sheet 1 gives advice regarding the location of hydrants
- Information sheet 2 gives advice regarding hydrant installation
- Information sheet 3 shows the specific British Standard requirements
- Information sheet 5 is an extract from Building regulations approved document B relating to access

When you have ascertained the need for water mains and fire hydrants associated with your development, you should forward three sets of plans, indicating the sizes and locations of proposed new mains and positions of proposed new hydrants, to Rachael Dimbleby, Water Officer, at WFRS Training and Development Centre, 46, Leicester Road, Bedworth, CV12 8AG.

The plans will be checked for compliance by a consultation group comprised of Fire Protection Officers, Operational Watch Commanders and the Water Officer which meets once every four weeks. This timescale should be kept in mind when submitting plans.

*Working for
Warwickshire*

A set will then be returned to you and you should then ensure that the Water Authority is notified of these requirements so that the necessary infrastructure can be installed during initial site works.

Should you wish to discuss the location of hydrants **before** submitting your plans for formal approval, please contact Rachael Dimbleby on 024 7649 1051, via email Waterofficer@Warwickshire.gov.uk or at the address above. Further advice relating to site access should be sought from the Building Control Department of the local Borough Council.

The development should not be occupied until the fire hydrants have been installed and commissioned by you or your agent.

The Planning Authority has been sent a copy of this letter and has been asked to take account of the fire safety requirements of the development before reaching a decision on your application.

Yours sincerely

Rachael Dimbleby

FOR AND ON BEHALF OF
Andy Hickmott
Chief Fire Officer

*Working for
Warwickshire*



WARWICKSHIRE FIRE AND RESCUE SERVICE
LOCATION/PROPERTY OPERATIONAL RISK WEIGHTING DATA

PREMISES SURVEYED BY:	<input type="text" value="FF Timberlake"/>	WATCH/DEPT:	<input type="text" value="Alpha"/>
STATION CLUSTER:	<input type="text" value="N/W"/>	DATE:	<input type="text" value="03/06/2016"/>
STATION GROUND:	<input type="text" value="22 Coleshill"/>	EXISTING DOCUMENT CHECK	
RESPONSIBLE PERSON FOR PREMISES:	<input type="text" value="John Plumb"/>	RISK PHRASES CORRECT Y/N:	<input type="text" value="N/A"/>
PREMISES USED AS	<input type="text" value="Educational farm visits centre"/>	RISK CARD CORRECT Y/N:	<input type="text" value="N/A"/>
		OPERATIONAL PLAN CORRECT Y/N:	<input type="text" value="N/A"/>

PREMISES NAME, FULL ADDRESS UNIT NUMBER IF APPLICABLE:	ALTERNATIVE APPLIANCE ACCESS IF NOT MAIN ADDRESS:
<input type="text" value="Southfields Farm,
Packington Lane,
Coleshill

UPRN 100071230978"/>	<input type="text"/>
POST CODE:	FARNYOR REFERENCE:
<input type="text" value="B46 1EJ"/>	<input type="text"/>
GPS CODES:	NLPG REFERENCE:
<input type="text" value="X 420491 Y 287884"/>	<input type="text"/>
CONTACT TEL:	GAZETTEER REFERENCE:
<input type="text" value="01675 465 146"/>	<input type="text" value="M1"/>
OUT OF HOURS TEL:	SPECIALIST ADVICE TEL:
<input type="text" value="07855 450 639"/>	<input type="text"/>
EMAIL/WEB ADDRESS:	
<input type="text" value="southfieldsfarm@theplumbs.org.uk"/>	

IF PREMISES ARE COVERED BY SPECIFIC RISK LEGISLATION - PLEASE INDICATE WHICH ARE APPLICABLE:

	CONSTRUCTION TYPES	HAZARDOUS MATERIALS OR PROCESSES	CYLINDERS	ELECTRICAL HAZARD	SANDWICH PANELS (THERMO CLAD PANELS)	MULTI-STORY FACTORY	SIGNIFICANT FIRE LOADING	HIDDEN FIRE SPREAD VOIDS	HIGH RACKING/FREE STANDING STORAGE	COMPLICATED/HAZARDOUS LAYOUT	CONFINED SPACE	ASBESTOS ON SITE	RADIATION HAZARD ON SITE	OTHER SPECIAL CRITERIA
YES	X		X	X			X					X		X
NO		X			X	X		X	X	X	X		X	

MARK ALL RELEVANT BOXES
IF 'YES' FULL DETAILS OF HAZARD IDENTIFIED SHOULD BE RECORDED OVERLEAF

CONSTRUCTION TYPES KNOWN TO PERFORM POORLY IN FIRES	PORTAL FRAMED, TIMBER FRAMED, CLASP, INTERGRID, UNPROTECTED METAL CONSTRUCTION, THATCH	Brick built Stables X 1/ Steel frame barns X3 /Brick workshop X 1
HAZARDOUS MATERIALS OR PROCESSES	HAZARD TYPE (EXPLOSIVE, BIO HAZARD ETC) QUANTITY/STORAGE LOCATION/ INSIDE/OUTSIDE LEVEL OF PPE REQUIRED	N/A
CYLINDERS	TYPE QUANTITY LOCATION - INTERNAL/EXTERNAL	Butane cylinder X 1 (35kgs) in brick built stables. Propane Cylinder X 1 attached to house. Propane Cylinder X 1 in workshop.
ELECTRICAL HAZARD	VOLTAGE LOCATION - INTERNAL/EXTERNAL/ OVERHEAD SUB STATION/SWITCH ROOMS/SOLAR PANELS	3 phase/ shut off located in workshop at main entrance.
SANDWICH PANELS (THERMO CLAD OR LISPS)	LOCATION - ROOF, WALLS, OTHER CORE TYPE IF KNOWN (COMBUSTIBLE, NON-COMBUSTIBLE, MIXTURE OF BOTH, NOT KNOWN)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
MULTI -STOREY FACTORY	FLOORS WHERE PROCESSES ARE CARRIED OUT.	N/A
SIGNIFICANT FIRE LOADING	TYPE QUANTITY LOCATION	General workshop equipment and hay bails.
HIDDEN FIRE SPREAD VOIDS	THROUGHOUT BUILDING OR SPECIFIED AREAS? VOIDS, SHAFTS, DUCTING	N/A
HIGH RACKING OR FREE STANDING STORAGE	HEIGHT IN METRES NATURE OF THE STORAGE IS THERE SPRINKLER COVERAGE?	N/A
COMPLICATED/HAZARDOUS LAYOUT	NARROW OR OBSTRUCTED ROUTES LOCKED OR CODED DOORS LIMITED ENTRANCES AND EXITS	N/A
CONFINED SPACE	LOCATION PITS- SILOS-VATS-TANKS-PIPES	N/A
ASBESTOS ON SITE	TYPE QUANTITY LOCATION	Cement asbestos roof panels (**** see Construction types above for locations****)
RADIATION HAZARD ON SITE	QUANTITY, SOURCE, LOCATION	N/A
OTHER HAZARDOUS CRITERIA	GIVE DETAILS E.G. SURFACE MOUNTED TRUNKING OR CONDUIT	2000lts diesel fuel in a tank outside 2000lts diesel fuel in a tank located inside barn where there is 25tons of hay bails. 2

ACCESS FOR PERSONNEL CARRYING OUT FIREFIGHTING ACTIVITIES	ACCESS TO 3 OR 4 SIDES OF THE BUILDING			
WATER SUPPLIES FOR LOCATION			NO HYDRANTS OR OPEN WATER WITHIN 90 METRES OF PREMISES OR IN LOW WATER AREA	
NUMBER OF FLOORS, INCLUDING BASEMENTS, AT LOCATION (PLEASE SPECIFY NUMBERS) F = FLOORS B = BASEMENTS	LESS THAN 3		3 - 4	
	F:1	B:0	F:	B:
TOTAL FLOOR AREA IN M ² AT LOCATION	<u>UP TO 9,000M2</u>		<u>9,000M2 – 18,000M2</u>	
	AREA: <input type="text" value="1811"/> (M ²)		AREA: <input type="text"/> (M ²)	
	% UNCOMPARTMENTED <input type="text" value="80"/>		% UNCOMPARTMENTED <input type="text"/>	
NORMAL NUMBER OF OCCUPANTS AT ANY ONE TIME AND ABILITY TO EVACUATE	TOTAL NUMBERS: <input type="text" value="5"/>		EVACUATE UNASSISTED: <input type="text" value="5"/>	EVACUATE WITH ASSISTANCE: <input type="text" value="0"/>
SPRINKLERS OR OTHER AUTOMATIC FIRE SUPPRESSION SYSTEMS IN LOCATION			NO SUPPRESSION SYSTEMS	
SMOKE CONTROL SYSTEMS IN LOCATION			NO SMOKE CONTROL SYSTEMS	
COMPARTMENTATION OF LOCATION			NONE	

AUTOMATIC FIRE ALARM PROTECTION OF LOCATION			NO A.F.D. SYSTEM
UNWANTED FIRE ALARMS AT PROPERTY	NONE		
SURROUNDING HAZARDS (BUILDINGS OR FEATURES IN THE IMMEDIATE AREA OF THE PREMISES WHICH MAY IMPACT ON OPERATIONAL TACTICS E.G. HIGH VOLTAGE OVERHEAD CABLES, ADJACENT RAILWAY LINE ETC)			SURROUNDING HAZARDS WITHIN 10 METRES OF PREMISES GIVE DETAILS BELOW <div style="border: 1px solid black; padding: 5px;"> <p>Different barns located throughout the site.</p> <p>Overhead power cables that feed buildings throughout the site.</p> </div>
ENVIRONMENTAL IMPACT	NORMAL IMPACT		
HERITAGE	NOT A HERITAGE PREMISES		
DISRUPTION TO LOCAL COMMUNITY	NORMAL IMPACT		
HISTORY OF FIRES AT PROPERTY	NONE		
KNOWN ARSON RISK IN VICINITY		NO	
SOLE SUPPLIER IN PROPERTY		OTHER MANUFACTURERS OR SUPPLIERS AVAILABLE	

FPC2

Business Fire Safety Check
 ‡ If Yes, notify the Fire Protection Department immediately on 01926 423231 or via Fire Control
 † If No, notify the Fire Protection Department on return to station

ADDRESS: Southfields Farm, Packington Lane, Coleshill, B46 3EJ, UPRN 100071230978 (***)Ref M1 (***) Tel:- 07855 450 639		FARYNOR No:		OBSERVATIONS
		NLPG No:		
		YES	NO	N/A
1. FIRE RISK ASSESSMENT				
(a) Has a fire risk assessment been carried out?		X		H&S advisor for the site is currently updating the current FRA document.
(b) Is there a written fire risk assessment where 5 or more persons are employed?		X		Only 2 people on site.
(c) Is there a review date for the fire risk assessment?		X		Review date is may 2017
2. TESTING AND MAINTENANCE				
(a) Is there a viable means for raising the alarm in the event of fire?		X		No AFA system, but there is a working smoke detector.
(b) Are there records of testing and maintenance of the fire alarm?		X		
(c) Is there any emergency lighting?		X		They have torches, mainly there activities are outside during the day.
(d) Are there records of testing and maintenance of the emergency lighting?		X		Even though they have torches, have advised they check batteries regularly and record this.
(e) Are there appropriate fire extinguishers?		X		One does not work and are currently rectifying this.
(f) Are there records of testing and maintenance of the fire extinguishers?			X	Has not been done before, but are doing this now.
3. STAFF TRAINING				
(a) Are there staff induction training records?		X		
(b) Are there further, periodic staff training records?		X		
(c) Is there a record of an evacuation drill within the last 12 months?			X	But are implementing this now.
(d) Are there provisions for the evacuation of disabled persons?		X		
4. ESCAPE ROUTES				
(a) Are escape routes and fire exits clearly indicated?		X		
(b) Are escape routes and fire exits obstructed?		†	X	
5. RISK REDUCTION & FIRE PREVENTION				
(a) Do persons sleep in the premises?		†	X	
(b) Are there measures to control ignition sources?		X		
(c) Are there measures to control fuel sources?		X		
(d) Is there evidence of good housekeeping?		X		

FPC2

Business Fire Safety Check
‡ If Yes, notify the Fire Protection Department immediately on 01926 423231 or via Fire Control
† If No, notify the Fire Protection Department on return to station

(e) Are there measures to reduce the risk of arson?	X		
(f) Is PAT testing carried out?	X		This was completed on 03/06/2016

Name: FF Timberlake Watch: Alpha Station: 22 Coleshill Date: 03/06/2016

Farming and Countryside Education

Inspiring children to learn more about food, farming and the countryside.



Jeff Brown BA Dip TP MRTPI
 Head of Development Control Service
 The Council House
 South Street
 Atherstone
 Warwickshire
 CV9 1DE

27 May 2016

Dear Jeff Brown,

ref: PAP/2016/0011 Planning Application, Southfields Farm

FACE is the leading national charity connecting schools with farming and agriculture. The evidence linking outdoor and food-based learning to child health, wellbeing and attainment is now overwhelming. It is therefore vital that this forms a part of every child's education.

Farms are the ideal environment for schools to visit, as they provide a huge range of stimuli for learning, and can offer all the benefits of an outdoor education, with a clear message about food and where it comes from. Academically, they also have much to offer across the curriculum in the sciences, numeracy, literacy, geography, history and the arts.

John Plumb and the family and staff of Southfields Farm have been offering educational visits for many years. The farm is an excellent venue owing to its wide range of land uses, and because of its easy accessibility for the key conurbations of Birmingham and Coventry. Without this farm, many city dwelling children would never have the ability to experience the countryside and food growing at first hand.

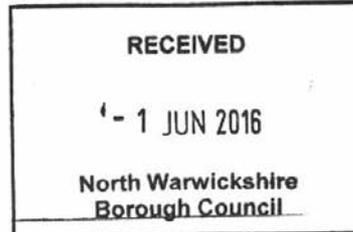
Quite apart from the children's benefit, it is vital for the sustainability of the countryside that young people are engaged from a young age. The industry is facing a talent crisis and it is only by ensuring that children and young adults are aware of the diverse and rewarding range of careers in the land-based sectors, that future farmers and protectors of the environment will be found.

John has given a lot of thought to ensuring that the farm is sensitively and well used, including minimising impact on local residents. He is a CEVAS (Countryside Educational Visits Accreditation Scheme) accredited person, meaning that he has produced a portfolio of evidence relating to the quality and safety of visits to his farm. He is also well known in the national community of farm educators, and is respected for his experience and as an example of good practice.

Yours sincerely,

Dan Corlett, Chief Executive

Supported by  and other industry stakeholders.



School House
St Philip's Court
Church Hill
Coleshill
Birmingham
B46 3AD

MAGIC[®]
My Accountant's Got it Covered!

2016/0029

Appendix H.

tel: 01675 466 986
fax: 01675 465 292
email: hello@magicaccounts.co.uk
www.magicaccounts.co.uk

Mr Jeff Brown
Head of Development Control Service
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

RECEIVED

16 JUN 2016

North Warwickshire
Borough Council

14th June 2016

Dear Mr Brown

Re: Mr Plumb Southfield Farm Planning Proposal

I have been asked by my client to provide independent analysis on how the non-agricultural uses of the farm compare to the income generated from the main farming activities. Furthermore I have been asked to comment on how much the non-agricultural uses contribute to the overall viability of the farm holding.

I am able to confirm that as at the 31st March 2016 the proportion of non-agricultural activities as a percentage of total income was 38%. This will go down to 29% once Stibbs Haulage lease runs out in the next couple of months. The educational proportion of this amount is 7.7% of the total income generated by the farm.

The income generated from these activities has been vital to the continuity of the farm in light of farming activity income being so much more volatile due to economic conditions outside the farms control.

I am not sure if this helps you but please do contact me with any further questions as I will gladly assist where I can.

Yours sincerely



Mr L Collins ACMA, CGMA
On behalf of Magic Accountancy Services Ltd