

**JUSTIFICATION FOR HOUSE  
ON  
AGRICULTURAL HOLDING  
At**

{REDACTED}  
{REDACTED} ,  
{REDACTED}

**For**

{REDACTED}

**Report prepared by:**

{REDACTED}  
{REDACTED}  
{REDACTED} ,  
{REDACTED}  
{REDACTED}  
{REDACTED}  
{REDACTED}  
{REDACTED}

{REDACTED} {REDACTED}

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## **TO WHOM IT MAY CONCERN:**

### **JUSTIFICATION FOR HOUSE – {REDACTED}**

## **1 INTRODUCTION**

This report is based on information received by {REDACTED} , Agricultural Consultant, SAC from {REDACTE {REDACTED}},{REDACTED} . {RE {REDACT met with {REDACT on 22/06/2021 {REDACTED} . It is on this holding that the construction of a house is proposed. Fife Council Planning has permitted {REDACTE {RED {REDACTED}{REDACTED} after a previous application for planning permission. {REDACTE {REDACTED}{REDACTED}{REDACTED}{REDACTED} {RED

## **2 AGRICULTURAL HOLDING**

### **2.1 Business Structure**

The Firm {REDACTED}{REDACTED}{REDACTED}{REDACTED}{REDACTED} . {REDACTED}{REDACTED}{REDACTED}{REDACTED}{REDACTED} , the business enterprises really require a full-time member of staff to be on site daily and at busy times the assistance of another.

### **2.2 Land Farmed**

The land owned {REDACTED} extends to 7.74 hectares (19.1 acre) and a further 2.0 ha (5 acres) are rented from a neighbour. All inputs and exports for the enterprises enter and exit through the shed at {REDACTE and all livestock is kept at {REDACT or on the nearby rented field.

The business currently has a range of livestock, 10 breeding Ewes and followers, 11 Alpacas, the young being sold for breeding and the flock concurrently used as therapy/trekking animals. 26 breeding sows of Gloucester Old-Spot, Tamworth and Ironage breeds, and 14 followers being reared for slaughter and directly marketed to customers, each sow can rear (on average) 2 litters of piglets a year.

Some of the grassland is currently being re-seeded and is used to make hay for winter forage to feed to the livestock.

### **2.3 Why a house is needed.**

{REDACTED}{REDACTED}{REDACTED}{REDACTED}{REDACTED}{REDACTED} {RED , permission for this temporary accommodation was granted under a previous application for planning permission. The static caravan has allowed {REDACTE to live and run their business on site but is not a long-term solution to their housing needs. A permanent house built in the same area as the current caravan would benefit the business and {REDACTED} comfort and wellbeing.

### **2.4 Staff**

No fulltime labour is employed, all stock work, field work and maintenance is carried out {REDACTED} or by contractors when machinery is necessary.

## **2.5 Land Type**

The land use capability (LUC) on the Macaulay Institutes Soil Survey of Scotland Map 1986 shows the farm to be 3.1, with soil, gradient and climate being the main limitations. From site inspection and LUC map it can be confirmed that the holding is predominantly a stock farm capable of growing a narrow range of crops with average yield potential. The soil and climate make it best suited to grassland production with short breaks of cereal production. The soil type is of the Sourhope Association.

## **2.6 Farming System**

The livestock utilise grazing on {REDACTE and 5 acres of a seasonally rented field. Lambing (sheep and Alpacas) is carried out outdoors, with the shed used for any problem cases and mothering up, which requires a high level of care and management. The Alpacas graze all year round over the owned land, they may require some supplementary feeding in the harder months of the year. Weaned and fattening pigs are kept in a run, which can be moved when necessary, or in the shed. The sows have field hutches for shelter from hot or adverse weather.

## **2.7 Access**

Access to {REDACT is by a single-track winding road, exiting onto the B 936. This road is narrow and prone to closure during winter weather and can be flooded in heavy rain. Due to its remoteness snow clearing in the winter is often challenging and time consuming.

### 3 LABOUR REQUIREMENTS

This section looks at the labour required to run the enterprises for the business. The following standard figures give an indication of the scale of the business.

**Labour requirement for enterprises currently on the holding of The Firm Of**  
{REDACTE

<b>Enterprise</b>	<b>hrs/ha or</b>		<b>Hrs per enterprise</b>
	<b>Ha/hd</b>	<b>hd</b>	
Sows	26	28	728
Fat boars	14	2.3	32.2
Grazing	9.74	3.1	30
Sheep	10	5.2	52
Alpacas	11	5.2	57.2

**TOTAL** **899.4** **hours**

**Hours per labour unit** **1900** **hours**  
**Number of labour units** **0.47** **Labour units**

Source: Farm Management Handbook 2020/21. These figures relate to those published in a report of the UK Farm Classification Document (October 2014) and recommends that 1900 hours of labour are equivalent to one standard annual labour unit.

The above table shows that the business has the requirement for roughly half of a fulltime labour unit which the partners are providing while working full time in another industry.

**Labour Requirement For All Enterprises {REDACTED} assuming 2 litters per sow per year.**

<b>Enterprise</b>	<b>Ha/hd</b>	<b>hrs/ha or hd</b>	<b>Hrs per enterprise</b>	
Breeding sows	26	28	728	
Fat boars	156	2.3	358.8	
Weaner pigs	156	0.2	31.2	
Breeding Ewes	10	5.2	52	
Grazing	9.74	3.1	30	
Alpacas	11	5.2	57.2	
<b>TOTAL</b>			<b>1257.2</b>	<b>hours</b>
<b>Hours per labour unit</b>			<b>1900</b>	<b>hours</b>
<b>Number of labour units</b>			<b>0.66</b>	<b>Labour units</b>

Source: Farm Management Handbook 2020/21. These figures relate to those published in a report of the UK Farm Classification Document (October 2014) and recommends that 1900 hours of labour are equivalent to one standard annual labour unit.

The above labour unit calculation for the expected enterprise outputs for a years cycle require two thirds of a labour unit to manage this holding. This is reflected in the {REDA current practice of managing the holding in hand while having jobs off-site. {REDACTE would like to introduce a small poultry enterprise and a poly-tunnel veg plant enterprise – they propose growing and selling vegetable plants and those not sold as seedlings would be offered for sale as vegetable boxes. The labour required for the proposed poultry and vegetable seedling production enterprise would increase the labour requirement significantly. The requirement would roughly increase to around 1.85 labour units. (See appendix labour requirements if proposed enterprises are included)

## 4 FINANCIAL VIABILITY

No business accounts were available.

The attached enterprise analysis shows the farm has an output in the region of {REDA} and a gross margin in the region of {REDA} and the business making a small profit in the region of {RED} in a good year. fixed costs were estimated using standard figures from the Farm Management Handbook 2020/21 and Scottish Farm Business Survey (SFBS).

The enterprise data for Alpacas is gathered from limited sources, as there is not a large commercial industry for Alpacas in Scotland, some of the data is quite dated. The earning potential of an Alpaca enterprise is dictated by the quality of its fleece and through breeding sales as there is no commercial Alpaca meat industry in the UK. Cleaned fleece can sell for £0.75 - £12.50 per kg depending on coarseness. Breeding animals can sell from £250 - £15,000. Prices vary according to genetics, age, fertility, colour and fibre quality. No figures for Alpaca trekking have been included.

The pig and sheep enterprise calculations use Scottish industry standard sales figures and input requirements.

(Please see the attached enterprise costings following the map at the end of this report)

As mentioned above, {REDACTED} have plans to develop more enterprises on the holding, however the size and scale of these are unlikely to make the business more sustainable or financially able to support the cost of building a house. If the house was built with existing capital, the profits from the business would finance the on-going maintenance.

## **5 LOCATION OF NEW DWELLING**

The proposed site for the house is shown on the enclosed map with a red X. This is roughly where the current caravan is located. The proposed site is served by all the required services such as electricity, water and sewerage.

### **5.1 Minimising impact**

The proposed site is surrounded with trees apart from to the roadside on the east side of the site. This shields the site from view of neighbours to the north and west and the topography to the south and east shields the site from residences in those directions. This therefore conforms to Fife Councils guidance in “Fife Plan” as far as “Policy 7: Development in the Countryside” and “Policy 8: Houses in the Countryside” is concerned. (Please see the following points highlighted in red)

#### **Policy 7: Development in the countryside**

Development in the countryside will only be supported where it:

1. is required for agricultural, horticultural, woodland, or forestry operations; **YES**
2. will diversify or add to the above land-based businesses to bring economic support to the existing business; **YES**
3. is for the extension of established businesses;
4. is for small-scale employment land adjacent to settlement boundaries, excluding green belt areas, and no alternative site is available within a settlement boundary which contributes to the Council's employment land supply requirements.
5. is for facilities for access to the countryside.
6. is for facilities for outdoor recreation, tourism, or other development which demonstrates a proven need for a countryside location; or
7. is for housing in line with Policy 8 (Houses in the Countryside) **YES**

In all cases, development must:

- be of a scale and nature compatible with surrounding uses; **YES**
- be well-located in respect of available infrastructure and contribute to the need for any improved infrastructure; **YES**
- be located and designed to protect the overall landscape and environmental quality of the area. **YES**

#### **Policy 8: Houses in the Countryside**

Development of houses in the countryside will only be supported where:

1. It is essential to support an existing rural business **YES**
2. It is for a site within an established and clearly defined cluster of five houses or more
3. It is for a new housing cluster that involves imaginative and sensitive re-use of previously used land and buildings, achieving significant visual and environmental benefits
4. It is for the demolition and subsequent replacement of an existing house provided the following all apply:
  - a) the existing house is not listed or of architectural merit.
  - b) the existing house is not temporary and has a lawful use; or

- c) the new house replaces one which is structurally unsound, and the replacement is a better-quality design, similar in size and scale as the existing building, and within the curtilage of the existing building.
5. It is for the rehabilitation and/or conversion of a complete or substantially complete existing building
  6. It is for small-scale affordable housing adjacent to a settlement boundary and is required to address a shortfall in local provision, all consistent with Policy 2 (Homes)
  7. A shortfall in the 5-year effective housing land supply is shown to exist and the proposal meets the terms of Policy 2 (Homes)
  8. It is a site for Gypsy/Travellers or Travelling Show-people and complies with Policy 2 (Homes) or
  9. It is for an eco-demonstration project proposal that meets the strict requirements of size, scale, and operation set out in Figure 8.1

In all cases, development must be:

- of a scale and nature compatible with surrounding uses; **YES**
- well-located in respect of available infrastructure and contribute to the need for any improved infrastructure; **YES**
- located and designed to protect the overall landscape and environmental quality of the area. **YES**

## **5.2 Why not a house in town**

A house in town would be impractical for the following reasons;

- Through lambing and farrowing hourly checks on the animals are required and driving back and forwards to a house, in say Auchtermuchty 4km away, is time consuming and impractical and would cause a disturbance to neighbours.
- During the winter months the stock will require daily checks, if heavy snow falls the access road is prone to getting blocked and would prohibit staff coming from a house off-site carrying out these checks.

## **6 A NEED FOR CONTINUOUS ON-SITE RESOURCE**

It is essential that there are people living on the site for the following reasons.

### **6.1 Animal Welfare**

All animals must be inspected regularly, and any problems dealt with timeously. This is especially important now with regulations introduced in 2005 known as GAEC (Good Agricultural Environmental Conditions). All breeding animals must be inspected by law at least every 24 hours. This is only really possible if staff are close by.

### **6.2 Biosecurity**

The threat of animal diseases such as Blue Tongue and Foot and Mouth is an increasing worry for Scottish Agriculture. If there is an outbreak of such infectious disease, there will be movement restrictions placed on farms and no personnel allowed to enter or leave. As such there is an increasing need for personnel to be housed on farm to mitigate this risk.

### **6.3 Health and Safety**

Visitors to farms often arrive unannounced. If no one is there, there is always a risk that someone could wander round the farm and hurt themselves or be hurt by livestock. The siting of the proposed house or temporary lodge would make it the first point of call for all visitors and therefore would increase safety.

### **6.4 Operational Efficiency**

Livestock may require attention at all times of day or night. Driving to and from a dwelling in town increases the carbon footprint of all the enterprises and does not allow for timeous operations possibly required by the business enterprises.

### **6.5 Security - Theft**

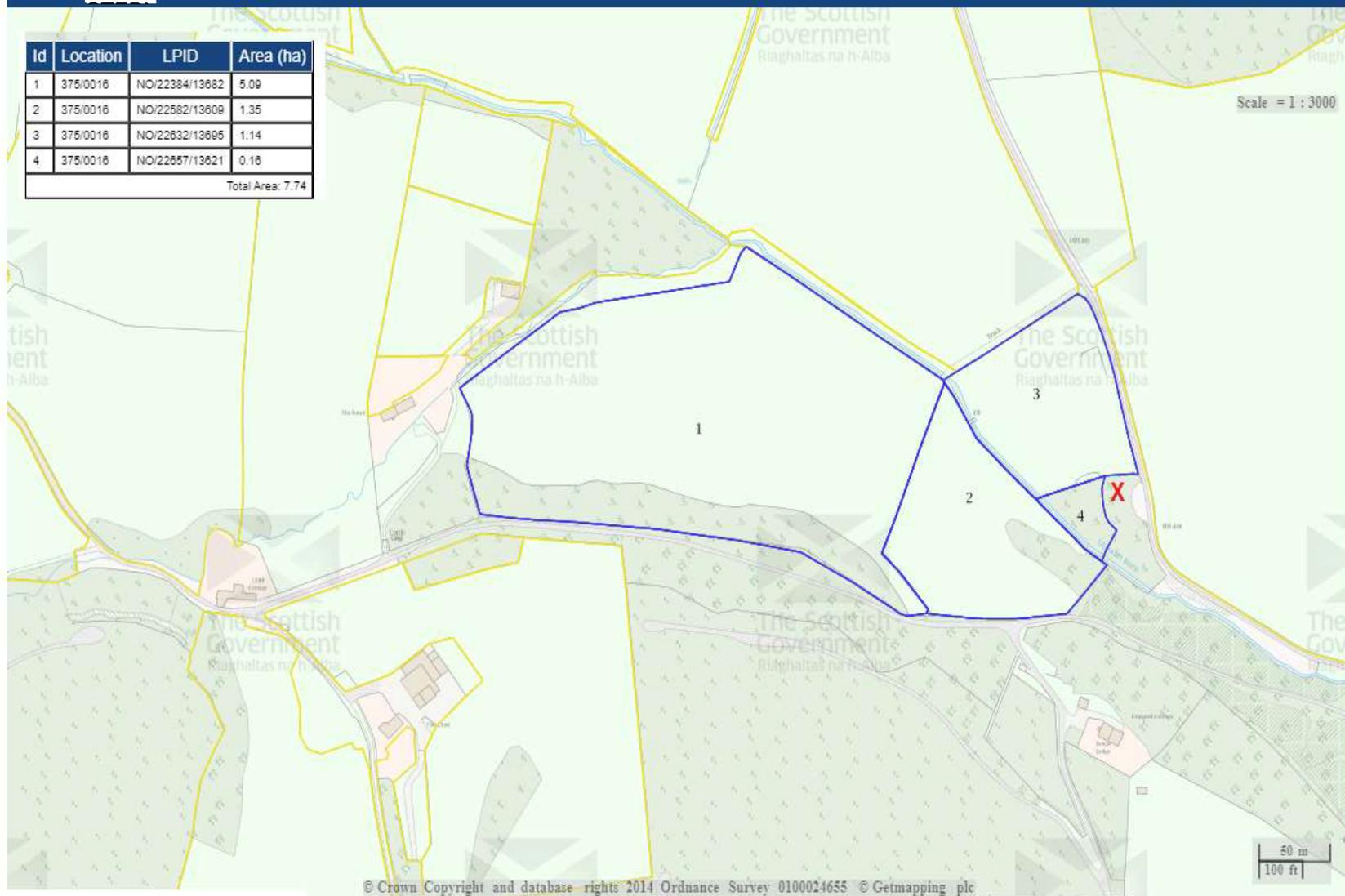
Rural crime is on the increase and is a worry for many rural dwellers, even though {REDACTE is not on a busy road it is still accessible therefore a house on site will increase the security, especially as the proposed site would have to be passed as it sits on the only access root onto the holding.

## 7 CONCLUSION

If {REDACTED} do not build a house on-site the quality of livestock husbandry will suffer causing difficulties for the business's continued operation. Living off-site would mean animal welfare requirements would not be met and the chance of losses through theft would increase.

Having lived on site, in temporary accommodation for the past 5 years, shows that {R {REDACTED} are committed to running their rural business and are settled in the area. The building of a permanent house will allow {REDACTED} greater comfort, operational flexibility and a sense of permanence.

Id	Location	LPID	Area (ha)
1	375/0016	NO/22384/13682	5.09
2	375/0016	NO/22582/13609	1.35
3	375/0016	NO/22632/13695	1.14
4	375/0016	NO/22657/13621	0.18
Total Area: 7.74			



8 MAPS

## 9 BUSINESS ANALYSIS

### Whole Farm Budget

<u>GROSS OUTPUT</u>		£	£/ha	<u>FIXED COSTS</u>		£	£/ha
Cereals				<u>Labour</u>			
Other Crop				Part-time Labour			
Cattle				Regular Labour			
Sheep				Total			
Milk and Dairy Produce				<u>Machinery</u>			
Other Livestock				Repairs			
Single Farm Payment				Depreciation			
LFASS				Fuel & Electricity			
Grants				Leasing			
Haylage Sales				Total			
Seasonal Lets				<u>Property</u>			
<b>TOTAL FARM GROSS OUTPUT</b>				Repairs			
<u>Crop Variable Costs</u>				Deprec on tenants improvements			
seed				General			
fertiliser				Total			
contract & casual				<u>Miscellaneous</u>			
sprays				Insurances			
other crop expenses				Accountant and Legal			
lime				Seasonal Rental			
Total				Miscellaneous			
<u>Livestock Variable Costs</u>				Total			
feed				<b>TOTAL FIXED COSTS</b>			
roughages and grazing				Personal Drawings			
other livestock expenses							
quota leasing				<b>MARGIN</b>			
Total							
<u>Forage Variable Costs</u>							
fertiliser							
seed							
contract and casual							
spray & misc.							
Total							
<b>TOTAL VARIABLE COSTS</b>							
<b>TOTAL GROSS MARGIN</b>							

**Alpaca 11 Head**  
**Lowground Breeding and Feeding**

Calves reared	95	%							
Female Mortality	1	%							
Female Herd Life	14								
Male Herd Life	6								
Male's	2								
<b>Output</b>									
1st String	5	@	45	Kg DW @	£ 30.00 /kg	£1,350.00			
2nd String	4	@	45	Kg DW @	£ 5.60 /kg	£252.00			
Cull female	1	Culls @	70	Kg DW @	-£ 0.50 /kg	-£35.00			
Cull male	0	Culls @	75	Kg DW @	-£ 0.50 /kg	-£37.50	£	7,723	
Fleece	12.5	£/fleece					£	138	
<b>Gross Output</b>							£	7,861	100%
<b>Variable Costs</b>									
<b>Feed</b>									
Concentrate	205	kg @	£ 270.00	per tonne		£	609	8%	
	0	kg @		per tonne		£	-	0%	
Hay	1300	kg @	£ 95.00	per tonne		£	1,359	17%	
Total						£	1,967	25%	
<b>Other Livestock Costs</b>									
Straw Bedding	100	kg @	£ 55.00	per tonne		£	61	1%	
Vet and medicines			£ 5.73	per head		£	63	1%	
Mart Commission			£ 4.00	per head		£	44	1%	
Haulage			£ 10.00	per head		£	110	1%	
Sundry Livestock Costs			£ 6.40	per head		£	70	1%	
Total						£	348	4%	
<b>Total Variable Costs</b>							£	2,315	29%
<b>Gross Margin (before forage costs)</b>							£	5,545	71%
<b>Forage Costs</b>									
Silage required		tonnes/hd off	0	hectares/ hd	@		£	-	0%
Grazing required			0.2	hectares/ hd	@	£ 101.64	£	224	3%
<b>Gross Margin (after forage costs)</b>							£	5,322	68%

Cost per Alpaca produced £282.10

The earning potential of an Alpaca is dictated by the quality of its fleece and through breeding as there is no commercial Alpaca meat industry in the UK. Cleaned fleece can sell for £0.75 - £12.50 per kg depending on coursness. Breeding animals can sell from £250 - £15 000 prices vary according to genetics, age, fertility, colour and fibre quality.

Grassland		9.74	Hectares			£/ha	Total	% Var Costs		
Grazing Medium Nitrogen										
Sward Life		7	Years							
<u>Variable Costs</u>										
<b>Seed</b>										
Seed	30	kg/ha @	£	6.00	per kg	Annual Charge	£ 25.71	£ 250	25%	
<b>Fertiliser</b>										
First Application	217	kg/ha	34.5N	@	£ 281.00	per tonne				
Second Application	50	kg/ha	0.20,30	@	£ 298.93	per tonne				
Third Application		kg/ha		@	£ -	per tonne				
Fourth Application		kg/ha		@	£ -	per tonne				
Other Applications		kg/ha		@	£ -	per tonne				
Other Manure		kg/ha		@	£ -	per tonne				
Total Fert Applied	Kg/ha	75	P	10	K	15	Total	£ 75.92	£ 739	75%
<b>Sprays</b>										
£/ha										
Herbicide										
Other Sprays										
							Total	£ -	£ -	0%
<b>Contracting</b>										
£/ha										
Cutting										
Baling										
Spraying										
Caring										
Other							Total	£ -	£ -	0%
<b>Casual Labour</b>										
£/ha										
Casual Labour										
Other Crop Expenses										
							Total	£ -	£ -	0%
<b>Total Forage Costs</b>							£ 101.64	£ 990	100%	

<b>Breeding Pigs</b>	<b>26</b>	<b>Head</b>				
<b>Outdoor Units</b>						
Pigs weaned/sow/annum	14					
Sow replacement rate	41.6	% annually				
Bour Replacement rate	40	% annually				
No of sows to bear	16					
Sow mortality	5	%				
<b>Output</b>				<b>Total</b>	<b>% G O</b>	
Weaner sales	364	Weaners @	£ 55.00 per head	£ 20,020		
Call Sows	10	Sows @	£ 120.00 per head	£ 1,200		
Call Bours	1	Bours @	£ 117.00 per head	£ 117		
Low Replacements						
Sows	11	Sows @	£ 205.00 per head	£ 2,255		
Bours	1	Bours @	£ 800.00 per head	£ 800		
<b>Gross Output</b>				<b>£ 18,282</b>	<b>100%</b>	
<b>Variable Costs</b>						
<b>Feed</b>						
Sow Cobs	1200	kg/sow	£ 240.00 per tonne	£ 8,112	44%	
Creep Feed	0	kg/sow	£ 600.00 per tonne	£ -	0%	
Weaner Feed	600,9	kg/sow	£ 340.00 per tonne	£ 5,365	29%	
Bearing Diet	0	kg/sow	£ 185.00 per tonne	£ -	0%	
				<b>Total</b>	<b>£ 13,477</b>	<b>74%</b>
<b>Other Livestock Costs</b>						
Straw Bedding	0	kg @	£ 60.00 per tonne	£ -	0%	
Ver and medicines			£ 37.00 per head	£ 962	5%	
Sundry Livestock Costs			£ 110.00 per head	£ 2,860	16%	
				<b>Total</b>	<b>£ 3,822</b>	<b>21%</b>
<b>Total Variable Costs</b>				<b>£ 17,299</b>	<b>95%</b>	
<b>Gross Margin</b>				<b>£ 983</b>	<b>5%</b>	

Cost per weaner produced £ 47.52

**Fattening Pigs  
Pork Production**

156 Head

					Grade	% pigs	AAPS Deviation
Liveweight at purchase	32	kg					p/kg
Daily Gain	828	gms/day/fin	93	days	1	90	0
Killing Out %	70	%			2	7	-5
Mortality	3.5	%			3	3	-20
Liveweight at slaughter	109,004						

						Uhead	Total	% G O
<b>Output</b>								
Pork Sales	156	Pigs @	76	kg DW @	£ 1.60 /kg	£ 122.08	£ 19,045	
Less								
Wearer Cost	161	Weaners @	32	kg LW @	£ 1.72 /kg	£ 56.80	£ 8,861	
Grading Loss	156	Pigs @	0.95	p/kg DW		£ 0.72	£ 113	
<b>Gross Output</b>						£ 64.56	£ 10,071	100%
<b>Variable Costs</b>								
<b>Feed</b>								
Grower Feed	73.3	kg @		£ 225.00	per tonne	£ 16.49	£ 2,573	26%
Fattener Feed	146.6	kg @		£ 210.00	per tonne	£ 30.79	£ 4,803	49%
Other Feed	0	kg @		£ 25.00	per tonne	£ -	£ -	0%
						£ 47.28	£ 7,376	73%
<b>Other Livestock Costs</b>								
Stew Bedding	30	kg @		£ 55.00	per tonne	£ 1.65	£ 257	3%
Ver and medicines				£ 2.00	per head	£ 2.00	£ 312	3%
Sundry Livestock Costs				£ 8.00	per head	£ 8.00	£ 1,248	12%
						£ 11.65	£ 1,817	18%
<b>Total Variable Costs</b>						£ 58.93	£ 9,193	91%
<b>Gross Margin</b>						£ 5.63	£ 878	9%

Cost of production per kg LW 08.77

**Breeding Ewes 10 Head**  
**Late Lambing at Grass**

Lambing %	150	%					
Lamb Deaths	4	%					
Lamb Crops per Ewe	4	%	Number/100ewes				
Sold Store	61	%	88				
Sold fat	39	%	56				
Ewe Deaths	4	%					
Rams per 100 ewes	2.5					<b>Total</b>	<b>% G O</b>
Ram flock life	3	seasons					
<b>Output</b>							
Finished Lambs	6	Lambs @	£ 59.00	per head		£ 354	
Store Lambs	9	Lambs @	£ 45.00	per head		£ 405	
Cast ewes	2	Ewes @	£ 54.00	per head		£ 108	
Wool Sales	2.5	Kg @	£ 0.45	per kg		£ 11	
Less Replacements							
Gimmers Purchased	2	Gimmers @	£ 80.00	per head		£ 160	
Ram Replacements	0	Rams @	£ 320.00	per head		£ -	
<b>Gross Output</b>						<b>£ 707</b>	<b>100%</b>
<b>Variable Costs</b>							
<b>Feed</b>							
Barley Mix	30	kg / hd @	£ 256.00	per tonne		£ 77	11%
Sheep Blocks	0	kg / hd @	£ 145.00	per tonne		£ -	0%
Lamb Concentrate	0	kg / hd @	£ 145.00	per tonne		£ -	0%
Purchased hay	20	kg / hd @	£ 80.00	per tonne		£ 16	2%
						Total	£ 93 13%
<b>Other Livestock Costs</b>							
Straw Bedding	0	kg / hd @	£ 50.00	per tonne		£ -	0%
Vet and medicines			£ 4.40	per head		£ 44	6%
Dipping			£ 1.45	per head		£ 15	2%
Shearing			£ 2.01	per head		£ 20	3%
Scanning			£ 2.01	per head		£ 20	3%
Commission,Levies			£ 2.01	per head		£ 20	3%
Other Livestock Costs			£ 2.01	per head		£ 20	3%
						Total	£ 139 20%
<b>Total Variable Costs</b>						<b>£ 232</b>	<b>33%</b>
<b>Gross Margin (before forage costs)</b>						<b>£ 475</b>	<b>67%</b>
Silage Aftermath			0	hectares @	£ 115.00	per ha	£ - 0%
Grazing Required		per 100 ewes	8	hectares @	£ 101.64	per ha	£ 81 12%
<b>Gross Margin (after forage costs)</b>						<b>£ 393.99</b>	<b>56%</b>

Fixed cost per lamb produced £11.69  
Variable Cost per lamb produced £20.87

## 10 APPENDIX

Appendix.

Labour requirement if proposed enterprises are included:

**Labour requirement for enterprises proposed on the holding of The Firm Of**

Enterprise	hrs/ha or		Hrs per enterprise	
	Ha/hd	hd		
Sows	26	28	728	
Fat boars	14	2.3	32.2	
Grazing	9.54	3.1	29.5	
Sheep	10	5.2	52	
Alpacas	11	5.2	57.2	
Poultry	150	0.1	15	
Poly-Tunnel Plant sales*	0.2	13000	2600	
<b>TOTAL</b>			<b>3513.9</b>	<b>hours</b>
<b>Hours per labour unit</b>			<b>1900</b>	<b>hours</b>
<b>Number of labour units</b>			<b>1.85</b>	<b>Labour units</b>

\*2 x polytunnels 15m x 7m

Source: Farm Management Handbook 2020/21. These figures relate to those published in a report of the UK Farm Classification Document (October 2014) and recommends that 1900 hours of labour are equivalent to one standard annual labour unit.

The *proposed* business enterprises add 1.35 labour units to the business, increasing the total labour requirement to 1.85 Labour Units. The provision of this labour will be by the two partners, with one of the partners working full time on the holding.