

## Sarah Hill

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**From:** David James  
**Sent:** 23 September 2022 15:02  
**To:** Sarah Hill  
**Subject:** RE: Planning application P/2022/0795 - New Farm, Cox Lane, Rossett  
**Attachments:** Ag Business Appraisal 2022 (2).pdf; Copy of Management Accounts 2021\_Dec21 (1).pdf; rural-enterprise-dwellings-guidance (2).pdf; scan\_james1d\_2022-09-23-14-39-48.pdf

Dear Sarah,

I refer further to your request for advice on the documentation provided in respect of the above mentioned planning application.

Whilst the Agricultural business appraisal is prepared in a professional manner, similar to ones received in the past for other agricultural workers' planning applications, I wish to draw your attention to the following specific matters:

- Paragraph 8.19 states that there is an existing farmhouse at Coxwood Farm, but since that is currently occupied by another family member whom manages a different enterprise at Coxwood Farm, the house is omitted as part of the agricultural holding from the report. By stating the existence of the dwelling as being associated with Coxwood Farm, it may be fair to assume that the family have chosen to split the house away from the subject 53 acres of agricultural land despite it being in the same ownership\*. On Planning grounds you may deem that the family could equally have chosen to use the existing farmhouse to house the person dealing with the livestock, and it would have been appropriate to identify clearly all of the Coxwood Farm property in the report, despite part of it being used for non-agricultural use. (\*Income and outgoings from the holiday lets are included in the farm accounts provided)
- As the non-agricultural enterprise at Coxwood Farm is apparently a holiday cottage business, it may be appropriate to wonder also why the option of using the available accommodation for an essential worker on the farm was not considered in the report.
- The "Rightmove" property search provided is for available dwellings for sale within half a mile of the subject post code only, which covers very few properties. An additional half mile radius however brings parts of Marford/Gresford and Rossett in range, and some three bedroomed dwellings can be acquired for under £250,000 in those villages. I attach print offs of properties currently on the said website.
- To assess whether it would be fair to say that an essential farm worker would be able to undertake their work whilst based up to a mile and a half away (covering Gresford/Marford and Rossett), I attach also some Planning Appeal decisions that relate to similar cases, which mention distance of accommodation away from farm holdings. You may be aware of other similar Appeal decisions as well.
- The Welsh Government's Rural Enterprise dwellings guidance document (attached) contains relevant guidance in section 6 which would tend to suggest that the subject application would be challengeable on the basis of alternative accommodation.
- From the data provided I am satisfied that there is a functional need of at least one full time equivalent farm worker at this farming enterprise.
- The agricultural industry is notorious for profitability fluctuating from year to year, mostly due to factors outside the control of the farmers themselves. Whilst the accounts indicate the enterprise has not been very profitable in the past couple of years, the scale of the enterprise, being much greater than many other established farms, should give the applicants the scope to produce healthy profits in "good" years. It would be difficult to predict the long term viability of any farm in the current economic circumstances, but the diversity of the business as shown in the accounts would strongly suggest that the owners are capable of adapting as necessary to keep the business viable long term, and the capital invested in the farm is a very strong motivating factor for them to do so.

Please let me know if you require any other advice.

Thanks,

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**From:** Sarah Hill <Sarah.Hill@wrexham.gov.uk>  
**Sent:** 22 September 2022 08:42  
**To:** David James <David.James@wrexham.gov.uk>  
**Subject:** Planning application P/2022/0795 - New Farm, Cox Lane, Rossett

Hi David,

I've been passed your name by Sharon Holman as someone who may be able to provide some assistance with a proposal for a new agricultural workers' dwelling.

Please find attached the business appraisal submitted with the application and a copy of the management accounts for the year ended Dec 2021. I would be grateful if you would take a look at these and let me know whether these are sufficient to prove the long term financial viability and functional management of the enterprise.

Thanks

Sarah.

**Sarah Hill**

Swyddog Cynllunio/Planning Officer  
Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:

Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm

Dydd Mawrth a dydd Lau/Tuesday and Thursday: 08:45am to 2:30pm



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