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PLANNING STATEMENT FOR THE REMOVAL OF CONDITION 2 OF PLANNING CONSENT OVE 18412 (Agricultural Occupancy Condition)

Plas Newydd, Overton, Wrexham, LL13 0HT

On Behalf of: Mr J Rogers

Date June 2022

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1.0 Introduction and Background

- 1.1 This report has been written to support the removal of the Agricultural Occupancy Condition (AOC) (condition 2) attached to Plas Newydd, Lightwood Green, Overton.
- 1.2 Planning consent was granted for Plas Newydd on the 15th of August 1990 (ref: OVE 18412) when the applicant's father operated a round timber business specialising in buying standing timber, felling and sale of timber.
- 1.3 Following the grant of consent the dwelling was erected in accordance with the plans shortly afterwards.
- 1.4 The timber business was a strong enterprise with 8 full time workers and a part time mechanic. Due to mechanisation and changes within the industry this family business has ceased trading.
- 1.5 The AOC was attached to the original consent to allow the development to go ahead, as a new dwelling in this location would not have been allowed at that time.
- 1.6 The AOC states:

'the occupation of the building shall be limited to a person or persons solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry (including any dependants or such person residing with him or her) or a widow or widower of such a person.'
- 1.7 The dwelling was extended in 2014 under planning consent OVE P/2013/0312. This provided a one bedroom ground floor granny annex ancillary to the main dwelling.
- 1.8 Plas Newydd was unusual in 1990 in that the planning was granted despite the property owner only owning 2.11 acres including a pond extending to 0.6 acres. The dwelling was required as the result of a viable timber contracting business which is no longer in operation.
- 1.9 Today Plas Newydd occupies the same area of land and Mr Rogers senior has long since retired. The timber business is no longer operational.
- 1.10 This report will consider the relevant planning considerations including:
 - The lack of need for a worker's dwelling on the holding,
 - The lack of need of agricultural worker's dwellings within the area, and
 - The change in nature of the agricultural sector, together with
 - Other material considerations.

2.0 Planning Policy

2.1 National Planning Policy – Technical Advice Note 6: Planning for sustainable rural communities

- 2.1.1 This guidance confirms that *‘where planning applications are received to lift existing agricultural occupancy conditions or where enforcement action is being taken for non compliance with the condition, the planning authority should consider replacing the existing agricultural occupancy condition with the rural enterprise dwelling condition set out in paragraph 4.13.1. This will often be justified to ensure the dwelling is kept available to meet the housing needs of rural workers and local people in need of affordable housing.’*
- 2.1.2 By its design this house is no longer considered affordable for rural workers or those seeking affordable housing.
- 2.1.3 Paragraph 5.6.8 Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices.
- 2.1.4 Given the recently adopted work from home culture this requirement for rural workers only to be in the countryside is out of date. This area benefits from superfast broadband so anyone could work from home in a sustainable fashion in this location.

2.2 Local Planning Policy –Wrexham Unitary Development Plan 1996 - 2011.

- 2.2.1 Policy HC6 details the policy requirements for Agricultural and Rural Workers Dwellings with specific details on the treatment of applications for the removal of restrictive occupancy conditions.
- 2.2.2 Applications for the removal of restrictive occupancy conditions will only be granted where it can be demonstrated that:
 - a. the long term key worker housing need has ceased; and,
 - b. bona fide attempts over a period of at least twelve months at a price reflecting the existence of the occupancy condition, bearing in mind general market conditions, have been unsuccessfully made to sell or rent the property to persons eligible under the original condition.
- 2.2.3 Planning commentary acknowledges that *‘Changes in the scale and character of agriculture may affect the requirement for dwellings for occupation by agricultural or forestry workers. Such dwellings should not be kept vacant simply by virtue of planning conditions restricting occupancy which have outlived their usefulness.’*

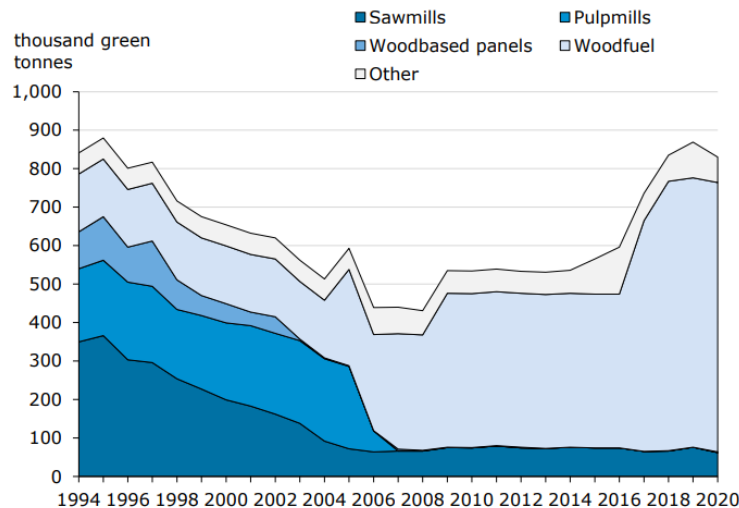
- 2.2.4 This policy is outdated as it expired 11 years ago and is due to be superseded by the Emerging Local Development Plan.

2.3 Emerging Local Planning Policy – Local Development Plan 2013 – 2028

- 2.3.1 The emerging plan that was due to have been published in 2013 has no specific policy regarding the removal of agricultural occupancy conditions. This document remains under consultation but it is already several years past the date it should have been adopted.

3.0 Need for the dwelling for its original planning purpose

- 3.1 The bungalow was built in 1990 on the back of a successful timber business which is no longer operational or viable due to the changing global markets. The business ceased trading in 2001 and the yard has not been used for timber storage since that time. The yard is a commercial yard and treated as such for local taxation purposes.
- 3.2 In 1989 the applicant time had an intention of buying land to develop a tree growing enterprise within his business but this did not occur.
- 3.3 Tertiary research has been undertaken to assess the likelihood of the timber industry creating an employment need in the future.
- 3.4 Forestry Research shows the commercial forestry data for the UK from the Forestry England, National Resources Wales, Forestry and Land Scotland and the Forest Service in Northern Ireland.
- 3.5 This data shows the changes in the UK hardwood market.



Source: industry surveys, industry associations.

Notes:

1. Other includes round fencing and roundwood exports.
2. The apparent increase woodfuel from 2016 to 2017 reflects a new estimate of the level of hardwood deliveries for woodfuel and should not be interpreted as an increase in a single year.

Figure 1 UK Hardwood Markets 1994 - 2020

(Source https://cdn.forestresearch.gov.uk/2022/02/complete_fs2021_jvyjbwa.pdf)

- 3.6 The main impact is the fall in timber into sawmills which was the main sector operated by the owners of this dwelling.
- 3.7 This reduction in the sawmill sector is reinforced by the drop in the number of sawmills in Wales from 21 in 2006 down to 12 in 2020.
- 3.8 This reduction of sawmills is not from more efficient production as the volume of produced sawn softwood has also reduced from 378,000 cu m. in Wales in 2006 down to 263,000 cu m in Wales in 2020.
- 3.9 This significant reduction in the amount of timber and sawmills that is unlikely to be reversed and as a result the long term need for a key worker has ceased.

4.0 Marketing the property

- 4.1 Mr and Mrs Rogers live in the property with their children and the annex is occupied by Mr Rogers parents. As it is their family home there was no wish to create the upheaval and distress of marketing a property that is not for sale.
- 4.2 The Consumer Protection from Unfair Trading regulations 2008 prohibits the promotion of a product you don't want to sell. Therefore, the policy requirement to undertake 'comprehensive marketing' has been completed within the scope of these regulations.
- 4.3 The English Planning Inspectorate have criticised marketing exercises for failing to include a '*personal approach to farmers within the locality*' (Appeal decision APP/G1630/A/09/2105807) and as such a local marketing campaign has been considered appropriate.

- 4.4 A direct mailing campaign was used to assess the needs for a dwelling with an agricultural occupancy restriction in this area.
- 4.5 It has been shown by previous planning decisions and case law that the term 'local' extends to properties within 10km of the dwelling.
- 4.6 To assess the local need for an agricultural dwelling all farmers or properties with a farm address within 10km of Plas Newydd were sought. Approximately 127 properties were found and a list at appendix 2 gives the details.
- 4.7 These properties were sent a postal form on the 7th February 2022 together with a covering letter (attached at appendix 3) and a prepaid return envelope to encourage response.
- 4.8 The mailing did not offer the property for sale and was therefore compliant with the Consumer Protection from Unfair Trading regulations 2008 and nor did it suggest the value of the property. The purpose of this was to maximise the number of responses without putting off anyone who may be interested.
- 4.9 The form was designed to help inform the current market demand of properties with agricultural occupancy conditions and encourage the best possible response. This form directly asked farm owners and occupiers if they had any requirement for an agricultural workers dwelling and if they did, what their budget would be and where they would need the accommodation.
- 4.10 By the 20th May 2022 we had received 9 responses (approximately 7%) with 2 of those looking for a house in the area.
- 4.11 The other 7 indicated they were either no longer in farming or not interested in additional residential accommodation. Those that were happy to have their responses shared have been attached at appendix 4 with identifying information redacted.
- 4.12 This level of response shows the form was received and acknowledge by the relevant people. With less than 2% of those contact interested in agricultural accommodation shows that there is little demand in the local area for dwellings with an agricultural occupancy condition.
- 4.13 A total of 3 months was given to allow for any delayed responses, but no further responses were received.
- 4.14 The 2 responses that expressed an interest were contacted again on the 16th of May providing the details of Plas Newydd.
- 4.15 Both respondents have confirmed that they are not interested in this property. Respondent 1 indicated it was too farm from their farmstead to sufficiently meet their needs. Respondent 2 indicated that the dwelling was too far from the village to suit their needs as part of a farm succession/ retirement plan.
- 4.16 No further responses or enquiries have been received.

5.0 Review of the current agricultural workforce

- 5.1 The wording of the occupancy condition is intended to restrict the occupation of the dwelling to those genuinely employed in agriculture or forestry or those who have retired or no longer able to work.
- 5.2 The forestry sector has been reviewed as the original justification for this dwelling and it is acknowledged that agricultural workers are also relevant.
- 5.3 The change in the agricultural industry from 1970 to 2021 has been significant in terms of mechanisation and the change in the types and scales of farm operation.
- 5.4 In the arable sector the total arable area farmed in UK 1970 was 7.2million hectares this has reduced to approximately 6 million hectares in 2020.
- 5.5 These decreases in farming activity have directly contributed to the decline in the agricultural workforce. Figure 3 below shows this trend over the last 100 years.

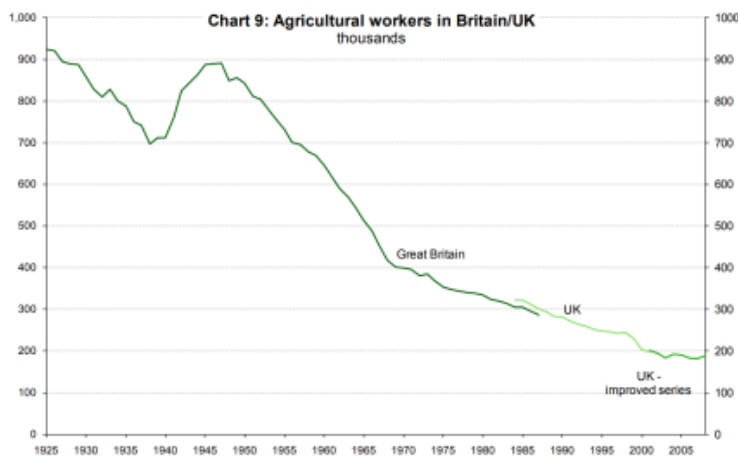


Figure 2 House of Commons Briefing Paper - Agricultural: historical statistics January 2016

- 5.6 The current agricultural workforce can therefore be used as a guide to indicate the number of individuals who would be eligible to occupy such properties.
- 5.7 The UK agricultural workforce in 1984 stood at 700,000, which by 2020 had fallen to 472,000 persons, a fall of 32.5% in 36 years (Defra, 2020). This shows a significant change in the number of agricultural workers since the tie was originally put in place and therefore the market for this type of property has decreased by more than a third.
- 5.8 The national statistics and trends show the overall change in the agricultural sector is unlikely to be reversed.
- 5.9 The Welsh data indicates that in 2017 2% of the Wrexham workforce was involved in agriculture, fishing and forestry. This is lower than the Welsh national average of 3.2%. (Source: *Agriculture in Wales, 2019*).
- 5.10 Welsh Agricultural Statistics 2016 also shows the total people engaged in work on agricultural holdings in Wales in 2019 was just 52,900 compared with 57,553 in 2008 (Farming Facts and Figures Wales, 2020). This 8% reduction in 11 years shows the

diminution in the Welsh workforce and the comparable reduction in potential occupants for dwellings with agricultural occupancy conditions in recent years.

6.0 Other material considerations

Affordability

- 6.1 The applicant has inherited this property from his parents and as part of this process he sought planning consent in May 2013 to build an ancillary 'Granny annexe' (OVE P/2013/0312).
- 6.2 This annex was duly completed after consent was granted on 25th June 2013. This allowed the extension of the dormer bungalow to provide two bedrooms, bathroom and living room.
- 6.3 This property development will add value to the dwelling and as such push beyond the affordability of most agricultural workers.
- 6.4 Two market appraisals were undertaken by reputable local estate agents dated 2nd February and 3rd February 2022. They value the property with the agricultural occupancy condition at between £280,000 and £325,000 (these reports contain commercially sensitive information so have not been included in the application but can be provided on request).
- 6.5 The value of the property is confirmed by the fact that it is within council tax band H and therefore costs £3,552.30 per year in council tax alone.
- 6.6 According to the Welsh Agricultural Minimum wage an average (Grade 3) farm worker should earn £7.66 per hour for a 39 hour week. This amounts to an annual salary of £15,534.48. A Grade 6 worker on the same terms would earn a minimum of £19,063.20.
- 6.7 According to the government mortgage calculator based on the above income the maximum mortgage offered would be £80,065. This would be considered a high risk mortgage as 95% of the income would be going on mortgage and living expenses.
- 6.8 It is therefore hugely unlikely that the average agricultural worker in Wales will be able to afford this property as they would need a deposit of £200,000.

Recent Planning History

- 6.9 This area has changed since planning was granted for the original dwelling in 1989.
- 6.10 The adjacent industrial park has diversified and expanded providing a more commercial setting.
- 6.11 In the past ten years Wrexham County Borough Council have received one application for a new agricultural workers dwelling and 11 applications for removal of agricultural

occupancy conditions of lawful Use Certificates for breaches of condition in respect of an agricultural occupancy condition (of which 10 were approved/granted).

- 6.12 The new dwelling application was refused.
- 6.13 When looking at the recent decisions 3 applications for occupancy condition were within 2 miles of Plas Newdd (Ref P/2016/1129, P2015/0455 and P2014/0464)
- 6.14 Although not a policy requirement this assessment of recent applications confirms the changing nature of the area and the lack of accommodation required for agricultural workers in the immediate Overton area as well as across the county.

7.0 Appraisal

- 7.1 Plas Newydd was granted planning consent in 1989 when there was a strong and growing timber industry.
- 7.2 Over the past 30 years there has been a significant change in the nature of forestry in the area which has meant that there is no longer a need for a forestry worker to reside on the property.
- 7.3 Historic planning policy requires a comprehensive marketing exercise however the emerging planning policy contains no such requirement. The emerging policy was due to start in 2013 and is considered to carry the most weight.
- 7.4 In the absence of current policy requirement, a targeted campaign was undertaken, bearing in mind the changing nature of the area and other recent successful planning condition removals.
- 7.5 Assessments of the current local property market have been undertaken and have revealed very little demand for this type of property. A 7% response to our marketing survey showed very little appetite for this type of rural property with no one interested in a viewing.
- 7.6 The addition of the granny annex to the original dwelling enhances the property and adds value pushing it beyond the affordability of the average farm worker.
- 7.7 The changing nature of Wrexham County and Overton specifically is shown by the amount of approved applications to remove or regularise agricultural occupancy conditions.
- 7.8 The AOC is no longer necessary, relevant to the development or reasonable in all other respects and therefore has outlived its usefulness and as such should be removed.

Appendix 1 Original Planning decision and plans

CYNGOR BWRDEISDREF
Wreccsam Maelor



Wrexham Maelor
BOROUGH COUNCIL

RHOSTYLLEN HOUSE,
RHOSTYLLEN,
WREXHAM,
LL14 4DU

31.08.
38670
40530
F NA
D

In pursuance of its powers under the Acts and Orders referred to below, the Borough Council, as District Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application.

Applicant

Mr. & Mrs. D.C. Rogers

Code Number

OVE 18412

Agent

Casely & Whale Studio 83,
Dunedin,
St. Martin's Road,
Gobowen,
Oswestry, Shropshire

Date received

6th July 1990

Decision date

15th August 1990

Town and Country Planning Acts 1971/72
Town and Country Planning General Development Orders 1988

Grant of Planning Permission

LOCATION AND DESCRIPTION OF DEVELOPMENT
PLAS NEWYDD, LIGHTWOOD GREEN, OVERTON

ERECTION OF DORMER BUNGALOW IN CONNECTION WITH BUSINESS

PARTICULARS OF DECISION PERMISSION GRANTED

- 01 The development to which this permission relates shall begin not later than the expiration of 5 years from the date of this permission.
- 02 The occupation of the building shall be limited to a person or persons solely or mainly employed, or last employed, in the locality in agriculture, as defined in Section 290 of the Town and Country Planning Act, 1971 or in forestry (including any dependents of such person residing with him or her) or a widow or widower of such a person.

REASON(S)

- 01 To comply with Section 41 of the Town and Country Planning Act, 1971, as amended.
- 02 To ensure that the dwelling is only occupied by the family of a bona fide agricultural/forestry worker in accordance with the Council's established planning policies governing residential development in the countryside.

Note(s) to Applicant:

- 01 There shall be no interference with any public or private right of way within, or adjacent to, the application site.
- 02 Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".
- 03 Before any development is commenced on site the applicant should carry

CYNGOR BWRDEISDREF
Wreccsam Maelor



Wrexham Maelor
BOROUGH COUNCIL



Applicant Mr. & Mrs. D.C. Rogers

Code Number OVE 18412

Agent

Casely & Whale Studio 83,
Dunedin,
St. Martin's Road,
Gobowen,
Oswestry, Shropshire

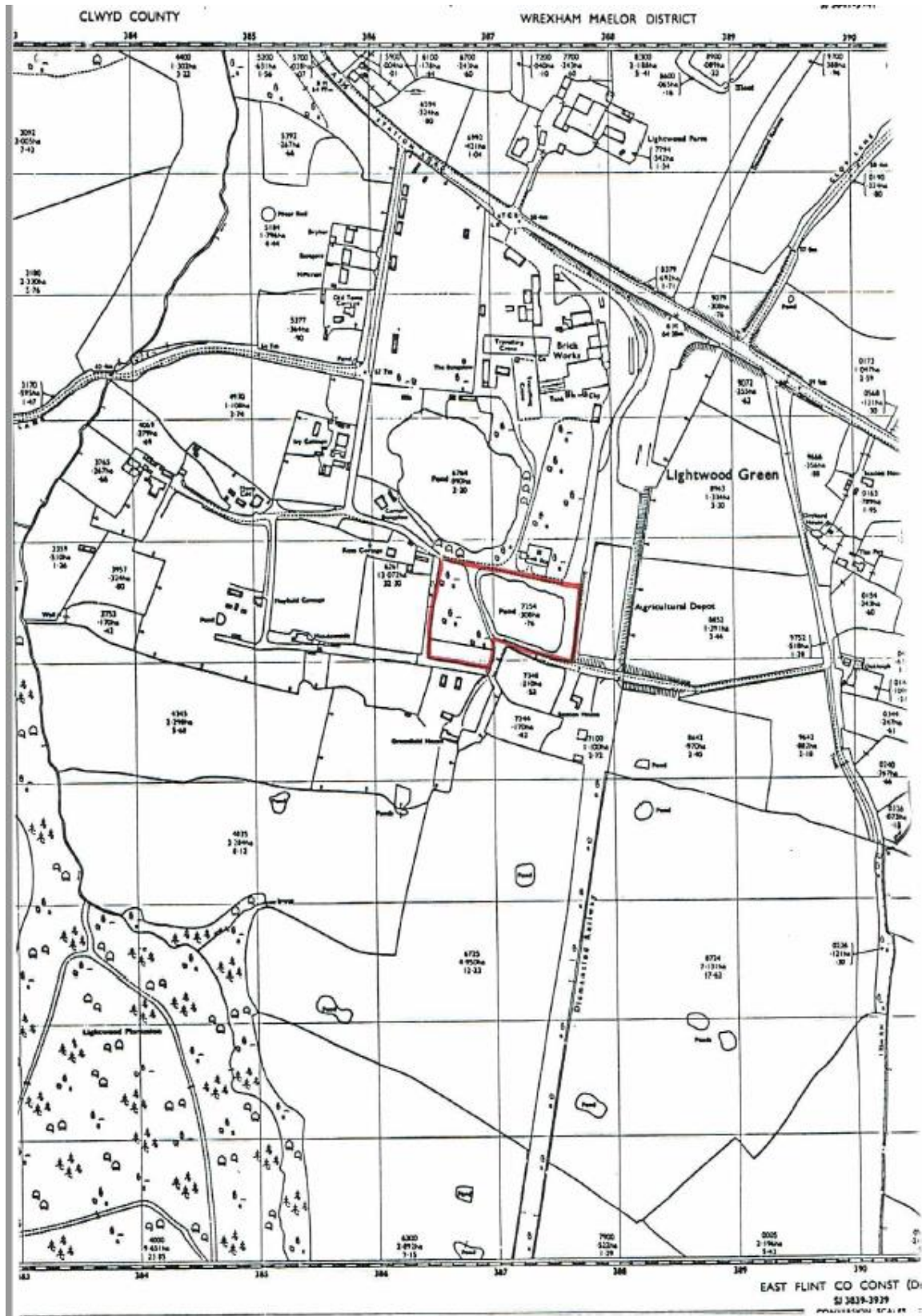
Date received 6th July 1990

Decision date 15th August 1990

- out soil porosity tests in consultation with the Borough Council's Building Control Section in accordance with the procedure laid down in BS 6297 : 1983 (Section 15.3) in order to establish the suitability of the subsoil and to determine the area of land required for the soakaway.
- 04 If it is intended to discharge effluent from the septic tank by other than a soakaway system it will be necessary to contact the National Rivers Authority prior to installation of the tank as a discharge consent pursuant to the Water Act, 1989 may be required.
 - 05 No part of the irrigation or soakaway system should come within 10 m of any watercourse. The resultant discharge of effluent to ground requires consent under the provisions of the Control of Pollution Act, 1974.
 - 06 You are advised in the interests of safety, that smoke detectors should be installed in all new residential accommodation.
 - 07 You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans to the respective Departments of the Council.
 - 08 When preparing detailed drawings and/or implementing this permission you are advised to give full consideration to the housing needs of the disabled.

G. J. Evans

Officer appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information enclosed.



Appendix 2 List of addresses mailed

Address	Street	Town	Postcode
[REDACTED]	Overton	Wrexham	LL13 0LF
[REDACTED]	Station Road	Wrexham	LL13 0AG
[REDACTED]	Wallington Lane	Wrexham	LL13 0AL
[REDACTED]	Wallington Lane	Wrexham	LL13 0AL
[REDACTED]		Wrexham	LL13 0AW
[REDACTED]		Wrexham	LL13 0BH
[REDACTED]	Whitchurch Road	Wrexham	LL13 0BL
[REDACTED]	Whitchurch Road	Wrexham	LL13 0BL
[REDACTED]	Whitchurch Road	Wrexham	LL13 0BL
[REDACTED]		Wrexham	LL13 0BM
[REDACTED]		Wrexham	LL13 0BM
[REDACTED]		Wrexham	LL13 0BN
[REDACTED]		Wrexham	LL13 0BN
[REDACTED]	Bangor Isycoed	Wrexham	LL13 0DB
[REDACTED]	Millbrook Land	Wrexham	LL13 0DB
[REDACTED]	Erbistock	Wrexham	LL13 0DG
[REDACTED]		Wrexham	LL13 0DS
[REDACTED]	Cloy Lane	Wrexham	LL13 0HR
[REDACTED]	Cloy Lane	Wrexham	LL13 0HR
[REDACTED]	Overton	Wrexham	LL13 0HW
[REDACTED]		Wrexham	LL13 0HY
[REDACTED]	Overton	Wrexham	LL13 0LB
[REDACTED]	Overton	Wrexham	LL13 0LB
[REDACTED]	Overton	Wrexham	LL13 0LB
[REDACTED]	Knolton	Wrexham	LL13 0LE
[REDACTED]	Knolton	Wrexham	LL13 0LF
[REDACTED]		Wrexham	LL13 0LF
[REDACTED]		Wrexham	LL13 0LJ
[REDACTED]	Station Road	Wrexham	LL13 0LJ
[REDACTED]	Station Road	Wrexham	LL13 0LJ
[REDACTED]		Wrexham	LL13 0LP
[REDACTED]	Higher Penley	Wrexham	LL13 0NB
[REDACTED]	Burgess Lane	Wrexham	LL13 0ND
[REDACTED]	Burgess Lane	Wrexham	LL13 0ND
[REDACTED]	Burgess Lane	Wrexham	LL13 0ND
[REDACTED]	Wrexham Road	Wrexham	LL13 0PF
[REDACTED]		Wrexham	LL13 0SL
[REDACTED]		Wrexham	LL13 0SN
[REDACTED]		Wrexham	LL13 0SN
[REDACTED]		Wrexham	LL13 0SP
[REDACTED]		Wrexham	LL13 0SP
[REDACTED]		Wrexham	LL13 0SP
[REDACTED]		Wrexham	LL13 0SR

	Woodhouse Lane Wrexham	LL13 OST
	Woodhouse Lane Wrexham	LL13 OST
	Wrexham	LL13 OTF
	Wrexham	LL13 OTF
	Wrexham	LL13 OTF
	Wrexham	LL13 OTF
	Wrexham	LL13 OTP
	Wrexham	LL13 OTU
	Cross Lanes	Wrexham
	Cross Lanes	Wrexham
	Pickhill	Wrexham
	Pickhill	Wrexham
		Wrexham
		Wrexham
		Wrexham
	Sontley	Wrexham
		Wrexham
		Wrexham
		Wrexham
		Wrexham
		Wrexham
	Rodens Hall Road	Wrexham
	Bowling Bank	Wrexham
		Wrexham
		Wrexham
	Bowling Bank	Wrexham
		Wrexham
		Wrexham
		Wrexham
		Wrexham
		Wrexham
	The Old Smithy	Wrexham
	hosyllen	Wrexham
	Cristionydd	Wrexham
	Rhostyllen	Wrexham
		Wrexham
	Halton	Wrexham
		Wrexham
	Chirk	Wrexham
	Colliery Road	Wrexham
	Pen Y Lan	Wrexham
		Wrexham
	Pen Y Lan	Wrexham
	Overton Road	Wrexham
	Rhosymadoc	Wrexham

[REDACTED]		Wrexham	LL14 6LP
[REDACTED]		Wrexham	LL14 6LP
[REDACTED]		Wrexham	LL14 6LP
[REDACTED]	Rhosymadoc	Wrexham	LL14 6LU
[REDACTED]		Wrexham	LL14 6LU
[REDACTED]	Red Hall Lane	Wrexham	LL163 0NA
[REDACTED]	The Trench	Ellesmere	SY12 0LS
[REDACTED]	Lions Lane	Ellesmere	SY12 0LT
[REDACTED]		Ellesmere	SY12 9DS

Appendix 3 Letter and form sent to local farmers

7th February 2022



«Addressee»
«Business_Name»
«Address»
«Street»
«Town»
«Postcode»

Strensham Business Park
Strensham
Worcester
WR8 9JZ

T: 01684 853400
enquiries@carverknowles.co.uk
www.carverknowles.co.uk

Dear «Addressee»

DWELLING WITH AGRICULTURAL OCCUPANCY CONDITION NEAR OVERTON, WREXHAM

Carver Knowles have been instructed to assess the market requirement for an agricultural workers dwelling in the area.

The property consists of a dormer bungalow with three bedrooms, family bathroom, kitchen/diner and living room together with a single storey one bedroom 'Granny Annex'. The property also has an integral garage. There is a wraparound garden and parking area. The property extends to 2.11 acres in total.

The dwelling is subject to an agricultural occupancy condition. The wording of the condition states that: *'The occupation of the building shall be limited to a person or persons solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act, 1971 or in forestry (including any dependents of such person residing with him or her) or a widow or widower of such a person.'*

You may be interested in the property, in which case please could I ask that you complete the enclosed form and return it to me in the supplied pre paid envelope or by email.

If you are not interested a return would still be appreciated to help ascertain demand.

We are continuously updating our mailing list, so if you would like to be removed or if your contact details are incorrect please call us on **01684 853400** or e-mail enquiries@carverknowles.co.uk.

Yours faithfully

Julie Newton BSc (Hons) MRICS FAAV
CARVER KNOWLES
email: julienewton@carverknowles.co.uk

Encs.



CHARTERED SURVEYORS • VALUERS • COUNTRY HOUSES & FARMS • PLANNING & DEVELOPMENT • FINANCE & GRANTS

Registered in England as No 8227538 trading as Carver Knowles
Registered office: 11 Strensham Business Park Worcester WR8 9JZ

**Survey of the need for an agricultural dwelling in the locality
of Overton, Wrexham**

Name and address								
Email address								
Do you operate or work within a farm business?	☐ Yes ☐ No							
If yes, what enterprises are you involved with?	Arable Dairy Pig / Poultry Horticulture Livestock Other	<table border="1"> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> </table>						
Is there a dwelling occupied in association with your farm business?	☐ Yes ☐ No							
If yes, does it have an agricultural occupancy condition?	☐ Yes ☐ No							
Do you have any other dwellings?	☐ Yes ☐ No							
Who occupies the other dwellings?	Employees Family Rented out	No. of dwellings <table border="1"> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> </table>						
Does your farm business require further accommodation for agricultural workers in the future?	Yes, on farm Yes, within 6 miles Yes, other location No	<table border="1"> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> </table>						
	☐ Yes ☐ No							

Are you, your family or your employees currently looking for an agricultural dwelling in the locality to buy or rent?	
What sort of property are you looking for? House House and up to 10 acres House with 10 – 50 acres House with excess of 50 acres	☐ ☐ ☐ ☐
Purchase Price range (tick as many as apply) <£200,000 £200,000 to £400,000 £400,000 to £600,000 £600,000 to £1,000,000 >£1,000,000	☐ ☐ ☐ ☐ ☐
Purchasing position Property to sell Property sale agreed – cash purchaser Property sale agreed – mortgage required Cash purchase	☐ ☐ ☐ ☐
Has your farm diversified?	
Any other comments you wish to make:	

Please confirm that you are happy that your response will be shared with third parties by ticking this box. ☐

For those that do not tick the box the data will be anonymised for analysis.

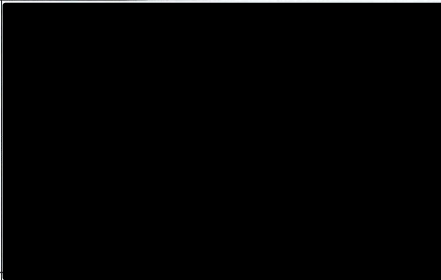
If you have any further queries, please do not hesitate to contact me.

Appendix 4 Responses received

RECEIVED 01 MAR 2022



**Survey of the need for an agricultural dwelling in the locality
of Overton, Wrexham**

Name and address		
Email address		
Do you operate or work within a farm business?	☒ Yes	☐ No
If yes, what enterprises are you involved with?	Arable Dairy Pig / Poultry Horticulture Livestock Other	☒ ☐ ☐ ☐ ☐ ☐
Is there a dwelling occupied in association with your farm business?	☒ Yes	☐ No
If yes, does it have an agricultural occupancy condition?	☐ Yes	☒ No
Do you have any other dwellings?	☐ Yes	☒ No
Who occupies the other dwellings?	Employees Family Rented out	No. of dwellings
Does your farm business require further accommodation for agricultural workers in the future?	Yes, on farm Yes, within 6 miles Yes, other location No	☐ ☒ ☐ ☐
Are you, your family or your employees currently looking for an agricultural dwelling in the locality to buy or rent?	☒ Yes	☐ No

Page 1 of 2

What sort of property are you looking for? House House and up to 10 acres House with 10 – 50 acres House with excess of 50 acres	☒ ☒ ☐ ☐
Purchase Price range (tick as many as apply) <£200,000 £200,000 to £400,000 £400,000 to £600,000 £600,000 to £1,000,000 >£1,000,000	☒ ☒ ☐ ☐ ☐
Purchasing position Property to sell Property sale agreed – cash purchaser Property sale agreed – mortgage required Cash purchase	☐ ☐ ☐ ☒
Has your farm diversified?	No
Any other comments you wish to make:	

Please confirm that you are happy that your response will be shared with third parties by ticking this box. ☒

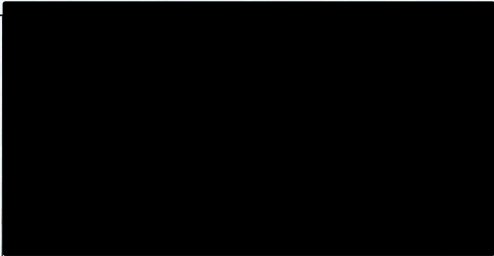
For those that do not tick the box the data will be anonymised for analysis.

If you have any further queries, please do not hesitate to contact me.

RECEIVED 01 MAR 2022



Survey of the need for an agricultural dwelling in the locality
of Overton, Wrexham

Name and address		
Email address		
Do you operate or work within a farm business?	☒ Yes	☐ No
If yes, what enterprises are you involved with?	Arable Dairy Pig / Poultry Horticulture Livestock <i>Beef</i> Other <i>Sheep</i>	☐ ☐ ☐ ☐ ☒ ☒
Is there a dwelling occupied in association with your farm business?	☐ Yes	☒ No
If yes, does it have an agricultural occupancy condition?	☐ Yes	☐ No
Do you have any other dwellings?	☒ Yes	☐ No
Who occupies the other dwellings?	Employees Family Rented out	No. of dwellings ☐ ☒ <i>s/c</i> ☐
Does your farm business require further accommodation for agricultural workers in the future?	Yes, on farm Yes, within 6 miles Yes, other location No	☐ ☒ ☐ ☐
Are you, your family or your employees currently looking for an agricultural dwelling in the locality to buy or rent?	☒ Yes	☐ No

Page 1 of 2

What sort of property are you looking for? House House and up to 10 acres House with 10 – 50 acres House with excess of 50 acres	☐ ☐ ☐ ☐
Purchase Price range (tick as many as apply) <£200,000 £200,000 to £400,000 £400,000 to £600,000 £600,000 to £1,000,000 >£1,000,000	☐ ☐ ☐ ☐ ☐
Purchasing position Property to sell Property sale agreed – cash purchaser Property sale agreed – mortgage required Cash purchase	☐ ☐ ☐ ☐
Has your farm diversified?	
Any other comments you wish to make:	

Please confirm that you are happy that your response will be shared with third parties by ticking this box. ☐

For those that do not tick the box the data will be anonymised for analysis.

If you have any further queries, please do not hesitate to contact me.

RECEIVED 22 FEB 2022

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Survey of the need for an agricultural dwelling in the locality of Overton, Wrexham

Name and address		
Email address		
Do you operate or work within a farm business?	☒ Yes	☐ No
If yes, what enterprises are you involved with?	Arable Dairy Pig / Poultry Horticulture Livestock Other	☒ ☐ ☐ ☐ ☒ ☐
Is there a dwelling occupied in association with your farm business?	☒ Yes	☐ No
If yes, does it have an agricultural occupancy condition?	☒ Yes	☐ No
Do you have any other dwellings?	☒ Yes	☐ No
Who occupies the other dwellings?	Employees Family Rented out	No. of dwellings ☐ ☒ ☐
Does your farm business require further accommodation for agricultural workers in the future?	Yes, on farm Yes, within 6 miles Yes, other location No	☐ ☐ ☒ ☐
Are you, your family or your employees currently looking for an agricultural dwelling in the locality to buy or rent?	☐ Yes	☒ No

What sort of property are you looking for? House House and up to 10 acres House with 10 – 50 acres House with excess of 50 acres	☐ ☒ ☐ ☐
Purchase Price range (tick as many as apply) <£200,000 £200,000 to £400,000 £400,000 to £600,000 £600,000 to £1,000,000 >£1,000,000	☐ ☒ ☐ ☐ ☐
Purchasing position Property to sell Property sale agreed – cash purchaser Property sale agreed – mortgage required Cash purchase	☐ ☐ ☐ ☒
Has your farm diversified?	Barns converted for sheep catering
Any other comments you wish to make: Family farm run by son, who has 2 sons wanting to continue farming, both in relationships.	

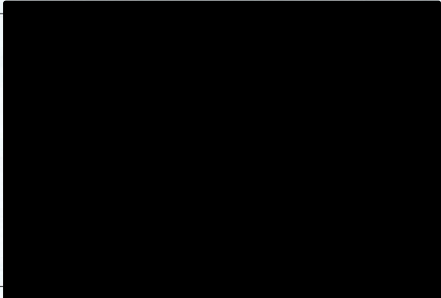
Please confirm that you are happy that your response will be shared with third parties by
ticking this box. ☒

For those that do not tick the box the data will be anonymised for analysis.

If you have any further queries, please do not hesitate to contact me.

RECEIVED
19 FEB 2022

**Survey of the need for an agricultural dwelling in the locality
of Overton, Wrexham**

Name and address		
Email address		
Do you operate or work within a farm business?	☒ Yes	☐ No
If yes, what enterprises are you involved with?	Arable Dairy Pig / Poultry Horticulture Livestock Other	☐ ☐ ☐ ☐ ☒ ☐
Is there a dwelling occupied in association with your farm business?	☒ Yes	☐ No
If yes, does it have an agricultural occupancy condition?	☐ Yes	☒ No
Do you have any other dwellings?	☒ Yes	☐ No
Who occupies the other dwellings?	Employees Family Rented out	No. of dwellings ☐ ☒ ☐
Does your farm business require further accommodation for agricultural workers in the future?	Yes, on farm Yes, within 6 miles Yes, other location No	☐ ☐ ☐ ☒
Are you, your family or your employees currently looking for an agricultural dwelling in the locality to buy or rent?	☐ Yes	☒ No

What sort of property are you looking for? House House and up to 10 acres House with 10 – 50 acres House with excess of 50 acres	☐ ☐ ☐ ☐
Purchase Price range (tick as many as apply) <£200,000 £200,000 to £400,000 £400,000 to £600,000 £600,000 to £1,000,000 >£1,000,000	☐ ☐ ☐ ☐ ☐
Purchasing position Property to sell Property sale agreed – cash purchaser Property sale agreed – mortgage required Cash purchase	☐ ☐ ☐ ☐
Has your farm diversified?	No
Any other comments you wish to make:	

Please confirm that you are happy that your response will be shared with third parties by ticking this box. ☒

For those that do not tick the box the data will be anonymised for analysis.

If you have any further queries, please do not hesitate to contact me.

Julie Newton

From: Julie Newton
Sent: 23 February 2022 09:12
To: [REDACTED]
Subject: RE: Property near Overton

Categories: FileChimp

Dear [REDACTED]

Many thanks for your email.

As outlined in the letter we are yet to be instructed on the sale/letting and have not produced a set of particulars or agreed a guide price yet.

Please could you complete the compliance form and I will update my client accordingly.

Kind regards

Julie

Julie Newton BSc (Hons) MRICS FAAV

Carver Knowles
Strensham Business Park
Strensham
Worcestershire
WR8 9JZ

Tel: 01684 853400

Email: julienewton@carverknowles.co.uk

Web: www.carverknowles.co.uk

My working days are Mondays, Wednesdays and Thursdays. Emails will not be checked on non working days. If your query is urgent please call the office directly.

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Registered office: 11 Strensham Business Park Strensham Worcester WR8 9JZ
VAT registration: GB 142 9332 21

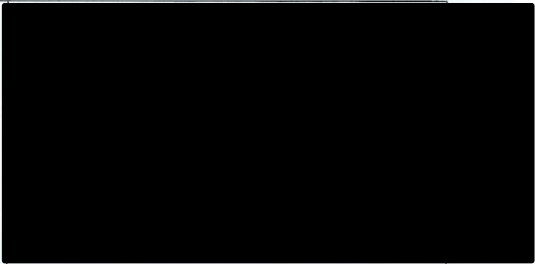
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RECEIVED 01 MAR 2022



Survey of the need for an agricultural dwelling in the locality
of Overton, Wrexham

Name and address		
Email address		
Do you operate or work within a farm business?	☒ Yes	☐ No
If yes, what enterprises are you involved with?	Arable Dairy Pig / Poultry Horticulture Livestock Other	☐ ☐ ☐ ☐ ☒ ☐
Is there a dwelling occupied in association with your farm business?	☐ Yes	☒ No
If yes, does it have an agricultural occupancy condition?	☐ Yes	☐ No
Do you have any other dwellings?	☒ Yes	☐ No
Who occupies the other dwellings?	Employees Family Rented out	No. of dwellings ☐ ☒ ☐
Does your farm business require further accommodation for agricultural workers in the future?	Yes, on farm Yes, within 6 miles Yes, other location No	☐ ☒ ☐ ☐
Are you, your family or your employees currently looking for an agricultural dwelling in the locality to buy or rent?	☐ Yes	☒ No

What sort of property are you looking for? House House and up to 10 acres House with 10 – 50 acres House with excess of 50 acres	X
Purchase Price range (tick as many as apply) <£200,000 £200,000 to £400,000 £400,000 to £600,000 £600,000 to £1,000,000 >£1,000,000	X X
Purchasing position Property to sell Property sale agreed – cash purchaser Property sale agreed – mortgage required Cash purchase	X
Has your farm diversified?	Yes
Any other comments you wish to make:	

Please confirm that you are happy that your response will be shared with third parties by ticking this box. ☒

For those that do not tick the box the data will be anonymised for analysis.

If you have any further queries, please do not hesitate to contact me.

Appendix 5 Response from interested parties

RE: Property near **Overton**, Wrexham

[REDACTED]

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [📧](#)

Fri 20/05/20.

[i](#) You replied to this message on 23/05/2022 08:57.

Dear Julie, I sent a message saying I would like to see the property earlier today, I now know where the property is, I am no longer interested, as I thought it was in **Overton** village. Thank you [REDACTED]

Sent from [Mail](#) for Windows