



Agricultural Appraisals

This is one of a series of local planning guidance notes amplifying local plan proposals in a clear and concise format. It provides a guide to supplementary information required in connection with applications for agricultural and forestry workers' dwellings. These guidelines cannot hope to cover all areas and applicants and agents are advised wherever the circumstances are unusual to discuss their proposals with a planning officer prior to formal submission of an application. When the Council is asked to determine an application for an agricultural or forestry worker's dwelling it will be necessary, in all cases, to establish whether the dwelling is essential for the proper functioning of the enterprise concerned. To this end each applicant is requested to provide an appraisal of the business operation and this should be submitted as part of the application submission.

The information requested on this leaflet must be included in the appraisal to allow proper consideration of the application. It is important that all questions are answered. The term "unit" refers to an agricultural or forestry enterprise.

The Existing Business

- Briefly describe the operation of the unit, giving details of acreage, stock/flock numbers, management details and staffing.
- State number and type of workers e.g. full, part-time, casual, including family.
- What work does each staff member do?
- Where does each member of staff live?

Justification

- Why and whom is the dwelling required? (It is important to demonstrate why the future occupier will need to be available on the unit at all hours of the day.)
- Is there accessible and convenient alternative accommodation?

Future Changes

- Do you anticipate making changes to the operation of the unit in the near future? You should include details of any farm diversification schemes.
- Would the requirement for the new dwelling be dependent on these proposed changes?
- Give the anticipated time scale for the proposed changes.

The Land Holding

- Indicate on a scale plan all the land which comprises the unit. (Land in the applicant's ownership and /or land within a permanent agricultural tenancy should be shown outlined in blue. Any other land under the applicant's control should be outlined or hatched in brown. Give areas in acres/hectares).
- Explain on what basis rented land is held. (The Council's assessment of the proposal will only be based on land on the applicant's ownership or land held on a permanent tenancy).

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Existing Dwellings

- Does the applicant own any existing dwellings?
- If possible locate them on the scale plan, if not, supply the addresses of these dwellings.
- Are these dwellings occupied by persons working on the unit presently under consideration?
- Has a dwelling previously been permitted for an essential worker in connection with this unit? If so, please indicate its position on plan.
- Have any dwellings recently been sold?

Other Local Properties

- Have you investigated the possibility of purchasing existing properties in the locality to fulfil your housing requirements?
- Why were these unsuitable?

Dwelling Required

- What size of dwelling is requested? Indicate number of bedrooms and gross floorspace. (The Council will expect the size of the dwelling to reflect the functional requirements of the unit concerned).

Siting

- Indicate the application site on plan. It should be well related to existing buildings or other dwellings in close proximity to the unit. (Even though a dwelling may be justified on staffing requirements, it may be refused if the siting is not appropriate).

Financial Details

Business accounts and/or projections will not normally be necessary to support applications where the unit is already established. The Chief Planning Officer will request specific information, if and when required.

New Enterprises

In cases where a new unit is proposed or newly established, the applicant will need to demonstrate that it has been founded on a sound financial basis. In these circumstances it will be necessary to indicate what investment will be involved in setting up or completing the unit.

In such cases, where the Council is uncertain about the longer term viability of the unit, it will consider the possibility of granting temporary planning permission for a caravan or other temporary residential accommodation to allow the business to become established.

Appraisal Preparation

You are advised that this information can be submitted in the form of answers to the above questions, or by an appraisal composed by ADAS for the Welsh Office Agricultural Department or by a recognised agricultural consultant.

Consultants should be members of the British Association of Agricultural Consultants or a member of the appropriate division of the Royal Institute of Chartered Surveyors.



For further information contact:

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