



ASSESSMENT OF THE AGRICULTURAL NEED

FOR AN

Rural workers dwelling

AT

**The Groves Farm
Sontley
Wrexham
LL13 0YB**

On Behalf of:

**J H & R Morris
The Groves Farm
Sontley
Wrexham
LL13 0YB**

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1. INTRODUCTION

The report has been commissioned by J H & R Morris, The Groves Farm, Sontley LL13 0YB

The purpose of this report is to provide an objective evaluation of the agricultural business operated by J H & R Morris, in connection with a planning application for an agricultural workers dwelling on land at The Groves Farm, Sontley LL13 0YB.

This report is based on the information obtained during a farm meeting and inspection. The author has inspected the previous three years trading accounts for J H & R Morris.

This report has been prepared, having regard to Technical Advice Note (Wales) 6 – ‘Agriculture’ (abbreviated as TAN (Wales) 6 in the following report). Particular regard has been given to the development for a temporary rural enterprise dwelling.

This report has been prepared by Richard James Corbett. Richard Corbett is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Rural Faculty Chartered Surveyor (Member of the Royal Institution of Chartered Surveyors) and a member of the Central Association of Agricultural Valuers.

2. BUSINESS OVERVIEW

The trading name of the business is J H & R Morris, being a family business based at The Groves Farm, Sontley, land has operated in the locality for a number of generations.

In total, the business farms approximately 95.32 hectares of land.

The business’ main enterprise is a cattle enterprise, comprising of 360 dairy cows and 200 followers including calves.

The Morris family see a positive future for the efficient producer and they do recognise that they need to successfully manage the enterprise in order to operate to their full potential and remain successful in delivering high quality food and products to the consumer.

The investment into the business is a continual process.

The business is managed from The Groves Farm, which has an excellent range of farm buildings available.

The report is intended to appraise the farming enterprise of the business for an application for a residential dwelling at The Groves, in terms of TAN (Wales) 6.

3. LIVESTOCK ENTERPRISE

Dairy

There are 360 dairy cows present at The Groves Farm. The farm's dairy enterprise includes milking and managing the dairy herd daily.

Followers including calf rearing

The business rears up to 200 followers from birth to dairy. Rearing a new-born calf can be extremely challenging and requires much patience and commitment. The key to success is keeping the calf in a comfortable environment, well fed and free of sickness. Calves must be kept in a clean environment with access to a dry and draught free shed area. Calf rearing is intensive as they must be closely monitored and fed frequently.

4. LABOUR

The labour for the business is provided by J H & R Morris. No contracting work is used on the farm. The business owns all of the farm machinery required to run all the enterprises, and all operations are carried out by the applicant.

All workers on the farm are skilled and trained workers. A high standard of both business and practical managements skills are demonstrated by the Morris family. Their ability to combine successful farming and diversification enterprises, business skills and administration aspects of these farming enterprises, demonstrates a high level of skill and commitment from the family business.

Farm work which is carried out on the farm's dairy enterprise include milking and managing the dairy herd and followers, feeding and general husbandry, calving and calf rearing and monitoring calves, providing veterinary assistance when required, crop management, silage and grass production.

The standard labour requirement for the whole agricultural business is summarised below:

Standard labour requirement for the whole
J H & R Morris Farming Business

Enterprise (Head/Hectare)	Standard Man Days per (Head/Hectare)	Total Standard Man Days
48.46 Ha Silage / Hay Cut	2.8	135
33 Ha Wheat/Maize	1.74	57
200 Rearing Cattle	1.2	240
300 Dairy Cattle	4.0	1200
SUBTOTAL		1632
Add 10% Maintenance		163.2
Add 15% Management		244.8
<u>TOTAL</u>		<u>2040</u>

Standard labour data has been taken from the Farm Management Pocketbook by John Nix.

It is generally accepted that 275 standard man days are provided by agricultural workers. Therefore, the standard labour requirement for the whole business is 7.4 full time workers.

7. EVALUATION OF THE BUSINESS IN TERMS OF TAN (WALES) 6 AND PLANNING POLICY WALES

4.4 New accommodation on established rural enterprises

4.4.1 New temporary accommodation should only be allowed to support established rural enterprises providing:

- a. there is a clearly established existing functional need;
- b. the need relates to a full-time worker, and does not relate to a part-time requirement;
- c. the enterprise concerned has been established for at least three years, profitable for at

least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;

d. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; and

e. other normal planning requirements, for example siting and access, are satisfied.

4.5 Second place of accommodation on established farms

4.5.1 The Assembly Government wishes to encourage younger people to manage farm businesses and promote the diversification of established farms. To support this policy objective it may be appropriate to allow a second dwelling on established farms that are financially sustainable where the criteria set out in paragraph 4.4.1 cannot be fully satisfied. The two exceptions to the policy are:

- Where there are secure and legally binding arrangements in place to demonstrate that management of the farm business has been transferred to a person younger than the person currently responsible for management, or, that transfer of management is only conditional upon grant of planning permission for the accommodation. The younger person should demonstrate majority control over the farm business and be the decision maker for the farm business; or,
- There is an existing functional need for an additional 0.5 or more of a full time worker and that person obtains at least 50% of a Grade 2 Standard Worker salary, (as defined by the latest version of the Agricultural Wages Order), from the farm business.

9.3.7 The Welsh Government wishes to encourage younger people to manage farm businesses and promote the diversification of established farms. To support this policy objective it may be appropriate to allow a second place of accommodation on established farms that are financially sustainable in the following situations:

- Where there are secure and legally binding arrangements in place to demonstrate that management of the farm business has been transferred to a person younger than the person currently responsible for management, or, that transfer of management is only conditional upon grant of planning permission for the accommodation. The younger person should demonstrate majority control over the farm business and be the decision maker for the farm business partnership; or
- Where there is an existing functional need for an additional 0.5 or more of a full-time worker and that person obtains at least 50% of a Grade 2 Standard Worker salary (as defined by the latest version of the Agricultural Wages Order), from the farm business.

In these circumstances a rural enterprise accommodation may be considered favourably provided the criteria set out above and in TAN 6 paragraph 4.4.1 (c) - (e) are met. These special policy exceptions will only apply to the first additional accommodation to be attached to an established farm after TAN 6 comes into force and not to subsequent accommodation

TAN 6 gives two examples of where accommodation in the open countryside can be justified. Firstly, a second place of accommodation on an established farm which is financially sustainable, to facilitate the handover of the management of the farm business to a younger farmer. Secondly, a second place of accommodation on an established farm which is financially sustainable, where there is a functional need for a further 0.5 or more of a full time worker and at least 50% of a Grade 2 Standard Worker salary, as defined by the latest version of the Agricultural Wages Order, is obtained from the farm business. (See paragraphs 4.5.1 - 4.5.3).

We feel that the proposed development meets the requirements of TAN6 paragraph 4.4.1 and as such the development for a rural enterprise accommodation should be approved.

Furthermore, there is a functional need for a further 3.03 or more of a full time worker within the farm business.

We feel that the business justifies this, and more particularly the farming enterprises at The Groves Farm would more than satisfy either of the policy objectives.

5. THE PROPOSAL

J H & R Morris proposes providing a residential accommodation at The Groves Farm to support the overall farming business and to enable it to be managed effectively, taking into account animal welfare, farm security and farm safety.

The applicants consider it essential for an agricultural worker to reside at The Groves Farm in order to provide constant supervision of the livestock, both within and out of normal working hours and to attend to emergencies associated with calf rearing and milking.

It can be clearly seen that due to future farm expansions or even unforeseen circumstances which include the 'cross-compliance' restrictions associated with the Single Farm Payment Scheme, increasing farm management will be required in the future and thus more pressure on the labour force.

The proposed dwelling is located on the owner-occupied land to the south of the existing farmstead. This allows a trained stockperson to be within sight and sound of the agricultural buildings. The land is well sheltered and is a well-established route which provides easy access

to the farm buildings. Accommodation in this location would allow the stockperson to have a general overview of the buildings, resulting in enhanced facilities for animal welfare and an improvement in monitoring the cows and the followers and the care and supervision of young calves. The mobile home is also sited very close to calf rearing sheds providing constant supervision of the livestock, both within and out of normal working hours and to attend to emergencies associated with calf rearing.

In order to fulfil the functional need the siting of the accommodation is within the sight and sound of the farm buildings. There is a continual need for a full time skilled worker to carry out important checks and monitor the breeding process.

The site will not only offer the ability for a member of the farm business to live on site which would mean there would be instant cover during periods of illness, injury or holiday but it would increase farm security and bio security measures and most importantly attend to stock.

The dwelling will help to facilitate the transfer of the management control from Mr and Mrs Morris to the next generation of younger farmers. On a farm of this size there needs to be a worker on site at all times to attend to ill or distressed stock. The normal farming working day is unlike that of a normal job as it is a 24 hour job and stockpersons are regularly up early and up late to feed stock, check the calves and look for lambing ewes, ensuring there are no casualties and protect from the possibility of stray dogs who may distress the sheep during crucial stages of the breeding process.

Technical Advice Note 6: Planning for Sustainable Rural Communities

One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any of the individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.

Rural enterprise dwellings include:

- A new dwelling on an established rural enterprise (including farms) where there is a functional need for a full time worker and the business case demonstrates that the employment is likely to remain financially sustainable.
- A second dwelling on an established farm which is financially sustainable, to facilitate the handover of the management of the farm business to a younger farmer.

- A second dwelling on an established farm which is financially sustainable, where there is a functional need for a further 0.5 or more of a full time worker and at least 50% of a Grade 2 Standard Worker salary, as defined by the latest version of the Agricultural Wages Order, is obtained from the farm business.
- A new dwelling on a new rural enterprise where there is a functional need for a full time worker and the criteria in paragraphs 4.5.3 a-e are fully evidenced.

For the purpose of this technical advice note qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises. Development plans may include a broader definition of qualifying rural enterprises where this can be justified by specific local evidence.

4.4 New dwellings on established rural enterprises

4.4.1 New permanent dwellings should only be allowed to support established rural enterprises providing:

- a. there is a clearly established *existing* functional need;
- b. the need relates to a *full-time* worker, and does not relate to a part-time requirement;
- c. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;
- d. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; and
- e. other normal planning requirements, for example siting and access, are satisfied.

4.8 Functional test

4.8.1 A *functional test* is necessary to establish whether it is essential, for the proper functioning of the enterprise, for one or more workers to be readily available at most times. It should relate to unexpected situations that might arise, for which workers are needed to be on hand outside of normal working hours for the particular enterprise. Such requirements might arise, for example, if workers are needed to be on hand night and day to deal with an emergency that would threaten the continued viability and existence of the enterprise without immediate attention. Where there are existing dwelling(s) on the enterprise then the need for additional workers to live on the site for the proper functioning of the enterprise must be demonstrated to be essential.

4.9 Time test

- 4.9.1 If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant. Where there is currently no dwelling associated with the rural enterprise the worker for whom there is a functional need for new accommodation must be a full-time worker. With the exception of second dwellings on established farms, it must not relate to a part-time requirement, or a requirement that does not relate to the enterprise. If this is a second (or further) dwelling, all existing dwellings must also be occupied by full-time workers for whom it is essential that they also remain on site for functional reasons, or by workers and their dependents last employed in a rural enterprise.

4.10 Financial test

- 4.10.1 The rural enterprise and the activity concerned should be financially sound and should have good prospects of remaining economically sustainable for a reasonable period of time, usually at least 5 years.
- 4.10.2 Evidence of actual or potential economic performance will be required. To assess economic sustainability it will be necessary to show the business has a reasonable prospect of providing a market return for all operators for the amount of management and manual labour inputs, including the job for which the rural enterprise dwelling is being sought, for at least five years from the anticipated completion of the proposed development. This should be assessed on the basis of what is a realistic income for the skills of the operator. A financial test is also necessary to assess the size of dwelling which the enterprise can afford to build and maintain. Dwellings which are unusually large in relation to the needs of the enterprise, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise rather than of the owner or occupier which are relevant to determining the size of dwelling that is appropriate.
- 4.10.3 There may be some cases in which the planning circumstances of the site are such that, if a new permanent dwelling is approved, it will be appropriate for the planning authority to consider making permission subject to a condition removing some of the permitted development rights for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be justified by the functional requirement, and affect the continued viability of maintaining the property for its intended use given the income which the enterprise can sustain. However, such conditions should only restrict or remove the availability of such specific permitted development rights as are relevant to the circumstances, rather than to be drafted in terms which withdraw all those in a Class.

4.11 Other dwelling test

- 4.11.1 Evidence must be provided to demonstrate that there is no other dwelling(s) or buildings suitable for conversion, which are available to meet the need. If there are existing dwelling(s) on the enterprise it needs to be shown why these cannot be used to meet the needs of the enterprise for a resident worker, and why labour or residential arrangements cannot be re-organised to ensure that the existing accommodation meets the needs of the enterprise without the need for a further dwelling.
- 4.11.2 In cases where the planning authority is particularly concerned about possible abuse, it may be helpful to investigate the history of the enterprise to establish the recent pattern of use of land and buildings and whether, for example, any dwellings or buildings suitable for conversion to dwellings have recently been sold. Such a sale could constitute evidence of lack of need.

4.12 Other planning requirements test

- 4.12.1 Rural enterprise dwellings should satisfy the usual planning requirements in terms of design, sustainability and access. The siting of the proposed dwelling should relate closely to the activities for which there is a need. In most cases this will mean that the new dwelling should be sited in close proximity to existing buildings and in the case of dwellings for agricultural enterprises, should not be isolated from the farmstead or in locations that could encourage farm fragmentation. Local planning authorities should resist planning applications for rural enterprise dwellings that are prominent in the landscape.
- 4.12.2 Careful consideration needs to be given to minimising the environmental effects of new rural enterprise dwellings. Opportunities to generate on site power and heat should be explored. Particular attention needs to be given to the avoidance of impacts on ground and surface water, as in most cases, it will not be possible to connect to mains drainage.

4.13 Occupancy conditions

- 4.13.1 Where the need to provide accommodation to enable rural enterprise workers to live at or near their place of work has been accepted as justifying isolated residential development in the open countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need. For this purpose planning permission should be made subject to an occupancy condition as set out below:

The occupancy of the dwelling shall be restricted to those:

- a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;

- b. who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);
- c. widows, widowers or civil partners of the above and any resident dependants.

8. POLICY CONTEXT

EVALUATION OF EXISTING BUSINESS AGAINST NATIONAL & LOCAL PLANNING POLICIES

In view of the tests laid down in TAN 6 and considerations of Local planning Guidance, J H & R Morris demonstrates there is an essential need for an agricultural workers dwelling.

Functional test

Functional need to reside on a holding is principally determined by the nature and scale of the enterprises operated and the operations, which out of necessity, have to be carried out to effectively manage and supervise them. Providing essential care to animals at short notice is an example of where functional need can arise in this instance, the overall business is a diverse livestock business and these livestock enterprises and enterprises from which the functional need arises.

In evaluating the farm business in terms of TAN 6 it is prudent to look at the business as a whole which we have throughout the report. However we feel that to assess the needs of the business, especially with regards to the application site location at The Groves. We need to provide a background to the farm businesses which comprises of two partners. There is one house owned by the farming business which is located at The Groves.

The business' main enterprise is a cattle enterprise, comprising of 360 dairy cows and 200 followers including calves. This enterprise requires constant supervision to ensure action can be taken in a medical emergency or if calves fall ill.

The essential need for a worker to reside at The Groves must relate to providing essential care for livestock at short notice. The emphasis for continued animal welfare is based on preventative management and good husbandry. The aim, through good stockmanship and attention to detail, is to minimise the risk of infection, thus to avoid the need for treatment of disease and parasite infestation where possible.

It must be realised that nearly all of the farming operations activated by the applicant (as described below) require at least two workers working together at one time to complete the tasks. It must also be realised that in order to provide the care and attention needed then it is

absolutely necessary to live on the farm. Living on the farm allows the farm workers to be proactive and to be available every hour of the day and night to carry out the necessary activities.

The applicants have run an agricultural enterprise at The Groves for many years. Due to the farming enterprises the business is heavily reliant on the current farm workers every day and night to continue the operation of the business whilst living on site. This full time labour has been absolutely necessary, bearing in mind the need for continuous effective management and supervision to provide the essential care for the animals (24 hours per day), along with other on-farm operations, and the need for good farm security. The proposal to continue to locate a dwelling and additional farm workers at The Groves would be the most suitable solution.

The essential need to reside at The Groves must relate to providing essential care for livestock at short notice. The emphasis for continued animal welfare is based on preventative management and good husbandry. The aim, through good stockmanship and attention to detail, is to minimise the risk of infection, thus to avoid the need for treatment of disease and parasite infestation where possible.

The proposed application will not only offer the ability for an agricultural worker to live on site which would mean there would be instant cover during periods of illness, injury or holiday but it would increase farm security and bio security measures and most importantly attend to stock.

It is essential that someone is available on site day and night to assist with all livestock duties. Stock that are housed require regular monitoring to ensure their safety and welfare.

Each enterprise requires different management operations at different times of the year, every day involving effective management and supervision and the need for the essential care of the animals. A summary of some of the managerial requirements which are carried out by the applicant over a 12 months period (24 hours per day) are as follows.

Cattle

Vaccinate cattle on a regular basis.

Observing the general health of the cattle every day.

Sort out the thinner stock to bring up the body score.

Feed twice daily over a 12 month period.

Cleaning/scraping the yards twice a day over a 12 month period.

Treat for internal parasites.

Calves all year round. Numerous occasions calves need constant help 4 times (day and night) to aid the milk consumption from their mothers.

Lice control.

Castration of the male cattle.

Creep feeding.

Weaning cattle.

Marketing the cattle. Regular inspection and grading/weighing the cattle

De-horning the cattle.

De-worming the cattle.

Blood testing for TB.

It must be noted that the activities required to manage the livestock are exhaustive and the above described activities are only a few. In addition, each activity requires the collection of the stock from the land, penning the stock, and returning the livestock on completion of the activity. It must also be noted that the level of work in managing the livestock is dependant on a number of uncontrolled factors, the main being weather conditions. Examples include a hard winter which can put tremendous strain on the workforce, and variable summers which can affect the harvesting plans on a daily basis.

It must also be noted that a large amount of time is utilised off the farm by transporting the livestock to and from the markets, transporting the livestock to the other land, and transporting casualties to the vet etc.

Time is also taken up by hay making which can take up a number of weeks in the summer months, weather dependant.

The above described activities are only part of the essential work required to function the business to allow it to operate. Other operations include machinery operations on the land to produce good grass production to accommodate the livestock. These include rolling, chain harrowing, control of weeds (cutting), spreading manure, mowing, turning the cut grass, silaging, hay making (small bales being labour intensive), reseeding/ploughing and other operations.

Other operations carried out by the business include the annual draining of the land, boundary maintenance, building maintenance and machinery maintenance.

It must also be noted that farmers are being increasingly affected by government legislation, the main legislation being cross-compliance and the ever increasing farm assurance schemes. In order to claim the government support (known as single farm payment) farmers have to comply with the ever-increasing European directives, this is resulting in extra work being required on the farm which demand ever increasing standards of animal welfare. The most recent directive requiring sheep farmers to double tag all their sheep with electronic tags.

Farmers have a required duty to be custodians to the countryside, and thereby are required to preserve the land and maintain it for the benefit of conservation. Therefore this requires further work over and above the normal farming operations.

In order to carry out the demands of all the farming operations by the applicants business, then it is absolutely vital to have a full time worker present on the farm every hour of each day and night throughout the year, both within and out of normal working hours, and to attend to the never ending care of the livestock at short notice, including livestock emergencies that would otherwise cause serious mortality. Although the lambing of sheep (4 months of the year) requires intense supervision every hour of the day and night, this is only a small percentage of the work required 24 hours per day. It must be noted that a farmers working hours is not '9 to 5' but every hour of each day and night with no one hour being alike. There is a duty under European Directive to protect the livestock from theft or injury by intruders under animal welfare grounds, and by having a worker present this would very much help the applicant to control these measures. The emphasis for continued animal welfare is based on preventative management and good husbandry, and the aim through good stockmanship and attention to detail is to minimise the risk of infection. Care has been taken to site the dwelling in a position to guard the land at the same time and provide essential supervision to the lambing land. This is critical in this case given the secluded location and it's proximity to the public highway.

It must also be realised that in order to provide the care and attention needed then it is absolutely necessary to live on the farm. Living on the farm allows the farm workers to be pro-active and to be available every hour of the day and night to carry out the necessary activities.

It is therefore essential that a full time farm worker is required to be living on site on the farm (24/7) in order for the farm to continue as a working farm and to achieve and maintain the high levels of husbandry and farm management needed.

Time test

The agricultural assessment clearly highlights that for the size and scale of the current farm enterprise an agricultural workers dwelling is required for the farm business. The Standard Man Days calculation in the assessment specifies the need for there to be at least 7.4 full time workers for a farm enterprise of this scale.

In order to meet the functional needs of the business we feel a dwelling should be located at The Groves and the proposed dwelling site indicated would satisfy the criteria.

Financial Test

A copy of the applicants farming accounts for the years ending 2016, 2017 and 2018 (both Profit & Loss Accounts and Balance Sheet Accounts) have been enclosed.

Other dwelling test

ACCOMODATION OPTIONS

1.0 Use of the existing dwelling at The Groves Bungalow

The existing dwelling is in the ownership of JH & R Morris and is occupied by the four members of the Morris family.

This option is therefore not an option for the provision of a permanent dwelling at The Groves.

2.0 Conversion of an Agricultural Building

- All agricultural buildings are modern farm buildings and are fully utilised for the farm business and therefore not available, nor suitable, for conversion.

Therefore this option cannot be considered as there are no buildings suitable for residential conversion.

3.0 Residential Dwelling in the Local Area

- The town is approximately four miles away
- The essential functional need to have a dwelling would not be satisfied by living this far from the farm.

No suitable dwellings have become available in these areas for the housing of an agricultural worker.

This option is therefore not suitable.

4.0 New Permanent Dwelling on Site

- The business is an established business and therefore a permanent dwelling can be justified.
- The dwelling would provide security to the farm and to the applicant's investment.
- The location is within sight, sound and easy access and close proximity of existing dwellings.
- The location overlooks the agricultural buildings and therefore persons would be able to monitor stock and be able to deal with veterinary emergencies as soon as they arise

This is therefore the most suitable option for the farm business

Other planning requirements test

In order to satisfy planning policies the dwelling is located within sight and sound of the farm buildings. The location site of the dwelling has been considered carefully in line with current planning policies. The farm workers dwelling will utilise existing access to the farm.

Occupancy conditions

We are prepared to accept the following occupancy condition:

The occupancy of the dwelling shall be restricted to those:

- a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;
- b. who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);
- c. widows, widowers or civil partners of the above and any resident dependants.

9. CONCLUSION

Having assessed the agricultural business, I consider the nature and scale of the livestock enterprises makes it essential for the proper functioning of the enterprise for an agricultural workers accommodation to be erected on the farm holding, to be located at The Groves Farm.

The holding and agricultural activities concerned have been established for many years and are profitable and financially sound and have a clear prospect of remaining so.

The siting of the proposed accommodation will enable the functional needs of the business to be met and the security of the holding to be improved.

Having assessed the whole business against the criteria for agricultural workers, accommodation as highlighted in Technical Advice Note (Wales) 6, I consider that the business satisfies the criteria.

These are covered in paragraphs 4.5.1-4.5.3 of TAN 6. They set out exceptions where a second place of accommodation may be approved without the need to pass the functional tests for new accommodation set out elsewhere in TAN. One of these exceptions which may be relevant in this case is:

Where there are secure and legally binding arrangements in place to demonstrate that management of the farm business has been transferred to a person younger than the person currently responsible for management, or, that transfer of management is only conditional upon grant of planning permission for the accommodation. The younger person should demonstrate majority control over the farm business and be the decision maker for the farm business;

The above also appears in Planning Policy Wales (paragraph 9.3.7).

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