

RURAL WORKERS DWELLING APPRAISAL

**IN RESPECT OF AN OUTLINE PLANNING
APPLICATION FOR A PERMANENT DWELLING
AT:**

PINCHMORE BUILDINGS

**Nr Willesley, Wiltshire
SN16 0PA**

ON BEHALF OF

TANGENT ESTATES LIMITED

Carter Jonas

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Date: Decmeber 2025

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APPENDICES

- Appendix 1 - Holding Plan
- Appendix 2 - 3 years Profit & Loss Accounts (Confidential)
- Appendix 3 - Accounts Analysis (Confidential)

## 1.0 INTRODUCTION

- 1.1 Instructions were received from Tangent Estate Limited (“The Applicant”) to prepare a Rural Workers Dwelling Appraisal to assess the need for a permanent dwelling to support the existing and established business at Pinchmore Buildings within the relevant policy context. Therefore, this report is provided in support of a planning application submitted to Wiltshire Council.
- 1.2 This report is prepared by Nicola Quick BSc (Hons) MRICS FAAV who undertook a site visit and has had several conversations with the Applicant since to fully understand the business. Nicola is a Rural Chartered Surveyor and Agricultural Valuer and therefore has the appropriate knowledge to undertake this appraisal. This report is prepared on behalf of the applicants and is based on information supplied by them.

## 2.0 BACKGROUND

- 2.1 Pinchmore Buildings are located at the end of the farm track off Tetbury Road which links onto the A433 at Westonbirt to the village of Sherston. Whilst the town of Malmesbury is located just under six miles to the east.
- 2.2 Pinchmore Buildings and surrounding land has been owned by Tangent Estates Limited since November 1999. A plan showing the agricultural holding is available at **Appendix 1**.
- 2.3 The site is located within the Sherston Avon Nitrate Vulnerable Zone and the Cotswolds Area of Outstanding Natural Beauty/ National Landscape. The site is not within any other statutory designations nor a flood risk zone.
- 2.4 Below details the previous planning applications made at the site:

| App Ref:        | Description:                                                                         | Decision : | Date:    |
|-----------------|--------------------------------------------------------------------------------------|------------|----------|
| N/04/02086/FUL  | Erection of new Agricultural Livestock Building                                      | Approved   | 03.11.04 |
| N/05/02156/S73A | Erection of Agricultural Livestock Building - Revised Scheme/ Retrospective 04/02086 | Withdrawn  | 21.09.05 |

- 2.5 The holding is classified as Grade 3 on the Agricultural Land Classification map. The boundaries around the fields are mostly well established hedges. The soil is classified as lime-rich loamy and clayey soils with impeded drainage.

## 3.0 THE BUSINESS

- 3.1 Tangent Estates Limited run a mostly a Pedigree Aberdeen Angus herd (“Easton Grey’s Aberdeen Angus”) with 5-10% Pedigree Belted Galloway’s. Approximately 65 suckler cows with spring and autumn calving. Then they rear the calves. A third of the bulls are castrated and sold as stores. The remaining bulls are sold as yearlings at 12-24 months old privately to dairy farmers. Whilst the heifer calves (produced via sex semen) are either kept as replacements, sold privately or retained as store cattle. They undertake embryo harvesting to utilise on their own cows to produce the highest quality offspring.
- 3.2 They also run a small flock of Pedigree breeding ewes (Kerry Hills & Hebreidean) which they lamb indoors in the spring. They sell lambs via livestock markets and occasionally some breeding ewes when they are not required for replacements.
- 3.3 All of the livestock is Pedigree and therefore registered with their respective Societies detailed below:

[Home - Aberdeen-Angus Cattle Society](#)

[Home - Belted Galloway](#)

[Kerry Hill Sheep Society – kerryhillsheepsociety.com](#)

[The Hebridean Sheep Society Website](#)

- 3.4 The cattle are housed generally from October to May (8 months). The straw is stack and spread onto the land.
- 3.5 No dehorning is required, and the cows are foot trimmed two to three times a year.
- 3.6 The farm is Red Tractor farm assured (<https://redtractor.org.uk/assurance/standard-categories/beef-and-lamb/>), and the business is part of a high health scheme for premium cattle scheme: <https://www.sruc.ac.uk/business-services/veterinary-laboratory-services/premium-cattle-health-scheme/> which is “one of the largest Cattle Health Certification Standards (CHECS) licensed schemes with an effective programme of testing and management to control multiple infectious diseases in cattle.”
- 3.7 The farm is currently TB clear therefore testing every 12 months. However as most of the cattle are being sold on for breeding or to be fattened elsewhere after 60 days of their TB test, pre-movement testing is required before the livestock moves off the farm.
- 3.8 They undertake weight records and inter-muscular scanning of their cattle to provide accurate Estimated Breeding Value (EBV). EBV's are a prediction of an animal's genetic merit for a specific trait, indicating how its offspring will perform compared to the breed average. They undertake this to enhance the value of the herd and ensure they are producing the best animals which feeds into their breeding programme.
- 3.9 The farm is entered into a Higher Tier Countryside Stewardship agreement.
- 3.10 The farm makes their own silage (2 to 3 cuts a year), the straw produced is used for bedding for the cattle and the holding extends to approximately 388.65 acres.

## 4.0 RELEVANT PLANNING POLICY

### 4.1 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF, December 2024) is the overarching national development control policy in which there is the assumption in favour of sustainable development.

There are 12 core planning principals running through the NPPF which includes supporting a thriving rural community and supporting the transition to a low carbon future.

Paragraphs 82, 83 and 84 of the NPPF under Rural Housing states:

*“82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.*

*83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should*

*identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.*

84. *Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*

- a) **there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;***
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential building; or*
- e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area”*

Paragraphs 88 and 89 of the NPPF under Supporting a Prosperous Rural Economy states:

*“88. Planning policies and decisions should enable:*

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

89. *Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”*

There is no specific definition of the term “essential need” and in the absence of any more detailed guidance in the NPPF we also refer to the former Planning Policy Statement 7 – Sustainable Development in Rural Areas (now superseded).

Annex A of this document has been the method of determining the criteria against which the planning application for agricultural/equestrian dwellings should be considered prior to the introduction of the NPPF.

It states that the following criteria must be met in order to justify a permanent agricultural worker dwelling:

- i) There is clearly an established existing functional need.
- ii) The need relates to a fulltime worker, or one who is primarily employed in agriculture and does not relate to the part-time requirement.
- iii) The unit and agricultural activity concerned has been established for at least three years have been profitable for at least one of them are currently financially sound and have a clear prospect of remaining so.
- iv) The functional need could not be fulfilled by any other existing dwelling on the unit or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned and
- v) Other planning requirements e.g. in relation to access or impact on the countryside are satisfied.

## 4.2 WILTSHIRE COUNCIL

The property falls under the jurisdiction of Wiltshire Council.

Wiltshire Core Strategy (adopted January 2015) - The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026.

The relevant policy is detailed below:

### ***Core Policy 48 - Supporting rural life Dwellings required to meet the employment needs of rural areas***

*Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence...*

Wiltshire Council submitted the Wiltshire Local Plan to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. The Inspectors held a Focussed Hearing Session considering the Duty to Co-operate on Tuesday 24th June 2025. The Inspectors' Post Hearing Letter was published on the 4th July 2025. Details of the next stage of the Examination process have not yet been advertised. However we do not believe this will significantly change the policy for Rural Workers Dwellings.

## 4.3 SHERSTON NEIGHBOURHOOD PLAN 2006 to 2026

The property falls within the parish of Sherston, which has an adopted Neighbourhood Plan made in May 2019.

The relevant policy is detailed below:

### **Objective 4:**

*The Plan will seek to provide for the housing needs of the community. It will do this through:*

- *Allowing an appropriate amount of development in selected locations – to include houses for sale on the open market, affordable rented and shared equity housing, and sheltered elderly persons accommodation;*

- *Ensuring that all such development includes a mix of house types capable of meeting the identified local need;*
- *Considering the redevelopment of existing brown field development opportunities first;*
- *Supporting the provision of a replacement dwelling for the local vicar in an appropriate location*

There is no specific mention in the Plan relating to Rural Workers Dwellings but they wish “facilitate opportunities for new and existing businesses” and this is “appropriate development”.

## 5.0 ASSESSMENT OF ESSENTIAL OR FUNCTIONAL NEED

### Animal Welfare

- 5.1 Referring to the welfare of farmed animal’s regulation, there is ‘5 freedoms’ which a stockman of enterprise must adhere to which include:
- Freedom from hunger and thirst – access to fresh water and diet to maintain full health.
  - Freedom from discomfort – providing an appropriate environment such as a shelter.
  - Freedom from pain, injury or disease – prevention or rapid diagnosis and treatment.
  - Freedom to express normal behaviour – providing sufficient space, proper facilities and company of the animal’s own kind.
  - Freedom from fear and distress – be ensuring conditions and treatment which avoid mental suffering.
- 5.2 For the proper functioning of a livestock enterprise, the key is to ensure that someone is within immediate access of the animals to deal with emergencies at all times. They need to be within sight and sound of the yard in order to react to emergency situations and monitor the animals. In order to fulfil the duties of the welfare code there is a requirement for someone to be onsite on a 24/7, 365-day basis to take a responsible role of the duties of the yard. In order to provide fresh water and regular feeding it is more beneficial to have a property on site to maintain the welfare of the animals.
- 5.3 A functional need of the proposed dwelling arises where “animals or agricultural processes require the essential care at short notice” and there is a requirement to “deal quickly with emergencies that could arise cause serious loss of crops or products”. Given the established business, there is a functional requirement for a suitably skilled and competent worker to be available at the premises at all times.
- 5.4 Under PPS7 it was usual to calculate the standard man hour or standard man day requirements for a holding based on livestock numbers. For commercial scale operations, standard bench marking data is available from books such as the Agricultural Budgeting and Costing books or the John Nix Farming Management Book.
- 5.5 The Standard Man Days (SMD) system can be used to provide a general estimate on the farm labour requirement. A labour unit of one person is assumed to work 2,200 hours per year. This might be thought of as 45 standard working weeks of 39 hours after holidays, illnesses etc. have been deducted, plus an average 10 hours overtime for each of these weeks. These total hours are converted into 275 notional ‘Standard Man Days’ of 8 hours. This figure obviously includes average overtime but can be increased by further overtime working.
- 5.6 Every enterprise on the holding requires a number of SMDs for each unit of production (per hectare, per horse/animal etc.). The total SMD requirement for each enterprise is thus found by multiplying the size of operation. The total labour needed on the holding is the sum of all the individual enterprises. An additional 15-20% has then traditionally been added to account

for general maintenance, repairs and management. The total SMD requirement is then divided by 275 to find the number of full-time employees that will be required.

5.7 This system can work well when the labour requirement is fairly constant during the year. However when labour is seasonal, as with most field operations, it does not show the 'peaks and troughs' that are crucial in labour planning. It also reflects that daylight hours, soil conditions, rainfall etc. will alter the amount of time available for fieldwork during the course of the year.

5.8 The additional 20% for general maintenance, repairs and management covers the below tasks:

- Maintenance to agricultural buildings and fields.
- Animal welfare checks.
- Annual inspections
- The additional requirements of the High Health Scheme
- Business analysis, farm paperwork etc.
- Fencing.
- Repairs (water trough leaks etc.).

5.9 Please see below for the Labour Requirement Calculation based on the below stock list and bench marked against labour requirements reported in the Agricultural Budgeting and Costing Book, 100<sup>th</sup> Edition – May 2025:

| Enterprise                                                 | Hours per animal per year | Total |
|------------------------------------------------------------|---------------------------|-------|
| 65 Suckler Cows including field work, single suckled       | 18                        | 1,170 |
| 20 Stores (sold between 12-24 months) including field work | 14                        | 280   |
| 20 Weaned calves (between 6-12 months)                     | 6.5                       | 130   |
| 20 Heifers                                                 | 16                        | 320   |
| 2 Stock Bulls                                              | 16                        | 32    |
| 60 Breeding Ewes (lamb with ewe up to 6 months old)        | 3                         | 180   |
|                                                            |                           |       |
|                                                            | Sub -Total (hours)        | 2,112 |
| 20% general maintenance, repairs and management            |                           | 423   |
| Total (hours)                                              |                           | 2,535 |
| Standard Man Equivalent                                    |                           | 1.15  |

5.10 All of the above information proves there is a labour requirement for more than one person to be on site to take care of the animals at the site. This does not consider the additional time spent on the high welfare standards they achieve for their various schemes.

5.11 There is no existing residential property with the holding and there are no suitable properties available in the immediate vicinity.

## Security

5.12 There has been several break in's – mainly stealing fuel. This has triggered the farm to erect CCTV cameras mainly as a deterrent, but this does not assist with the response time to deal with animal welfare matters.

## **6.0 FINANCIAL ASSESSMENT**

- 6.1 Please see Appendix 2 for three years of Profit and Loss Accounts and analysis at Appendix 3.
- 6.3 The Business is VAT registered.

## **7.0 CONCLUSION**

- 7.1 In conclusion, it is demonstrated that the Applicant has an established livestock business with high welfare standards and outstanding breeding which complies with current planning policy, showing there is a clear functional and financial need for a permanent dwelling on the holding.
- 7.2 We hope Wiltshire Council can show their support for a sustainable business by recommending this application for approval.

## **8.0 DISCLAIMER**

- 8.1 Neither the whole nor any part of this report may be reproduced in any document, circular or any other statement without the prior written consent of Nicola Quick of Carter Jonas, as to both the form and context in which it will appear.
- 8.2 This report has been prepared by Nicola Quick who is a Member of the Royal Institution of Chartered Surveyors and a Fellow of the Association of Agricultural Valuers.



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Date: 9 December 2025