

AGRICULTURAL JUSTIFICATION STATEMENT

**To support a Planning Application
for a Temporary Agricultural Worker's Dwelling**

At

**PARSLOE FARM
RODBOURNE
MALMESBURY
SN16 0EX**

On behalf of

**MR JOHN VINCENT
("the Applicant")**

Prepared by:

**AJW LAND & DEVELOPMENT LTD
OLD BARN
RODBOURNE
MALMESBURY
WILTSHIRE SN16 0ES**

8th July, 2026

1.0 INTRODUCTION

This Appraisal has been prepared at the request of Mr J Vincent in support of an application for a temporary agricultural worker's dwelling at Parsloe Farm, Rodbourne, Malmesbury. This report should be read in conjunction with the Planning Application and Plans submitted by Mr Simon Chambers of LPC (Trull) Ltd.

The report has been produced and based on information provided by the Applicant, farm records and Standard Costings where appropriate.

Mr John Vincent is a partner in the farm business with his father, Mr Howard Vincent who are both protected under the Agricultural Holdings Act 1986 by succession. The Applicant lives (with Landlord's consent) in the farmhouse at Parsloe Farm (shaded blue on the Ordnance Survey plan at Appendix 1). The Applicant also owns a further 200 acres of arable farmland and buildings (shaded pink on the Ordnance Survey plan at Appendix 1). The dairy enterprise includes a 250 milking herd with replacement animals and calves.

The planning application is located on the farmland that is own by the Applicant (see paragraph 4 for further details).

This assessment of agricultural need has been undertaken by Mr Anthony Wright MRICS FAAV.

2.0 PLANNING POLICY

1.1 National Planning Policy Framework

This report takes into account Planning Policy for dwellings in the countryside. Paragraph 84 of the NPPF states that:

“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;”*

In this instance, paragraph (a) applies.

Guidance on the NPPF is provided in the Planning Practice Guidance. It is worth noting that the Planning Practice Guidance has not been updated to reflect the changes in the NPPF 2024, therefore, the text relevant to paragraph 84 is:

“Considerations that it may be relevant to take into account when applying paragraph 79(a) of the NPPF could include:

- Evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal*

health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);

- The degree to which there is confidence that the enterprise will remain viable for the foreseeable future;*

- Whether the provision of an agricultural dwelling on site is essential for the continued viability of a farming business through the farm succession process;*

- Whether the need could be met through improvements to existing accommodation on site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and*

- In the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.”*

1.2 Wiltshire Core Strategy (adopted January, 2015)

Policies include:

Core Policy 48 states that:

“Residential development will not normally be permitted in the countryside unless it meets the requirement of Core Policy 44 (Rural Exception Sites). However, additional dwellings may be justified in certain circumstances when they are required in the interests of supporting rural employment”.

Core Policy 48 relates to supporting rural life and supports the need for dwellings which are required to meet the employment needs of rural areas.

“Dwellings required to meet the employment needs of rural areas outside the defined limits of development of the principle 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 agricultural 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.”

1.3 Assessment of the Policies

The main points to consider in addressing the Applicant's need for temporary agricultural worker's accommodation on the application site are:

- If there is an essential, functional and necessary requirement to remain living on site, or in close proximity to their place of work.
- If there is confidence about the viability of the enterprise for the foreseeable future.

This application for a temporary agricultural dwelling meets the requirements of the planning policy mentioned above on both a National and Local level and is further explained in this report.

3.0 SITE VISIT

The site inspection was carried out on 2nd April 2026 at which the Applicant gave factual information about the business which is detailed within this report.

4.0 THE FARM

4.1 Situation

The Vincent family have been farming Parsloe Farm since 1974. The Applicant's father took occupation in 1974. The Applicant became a partner in the farm partnership and moved into the farmhouse in 2016. The farm is situated in the village of Rodbourne, 3 miles to the south of Malmesbury town. The village has good access to the M4 Motorway with Junction 17 being within a short travelling distance.

The Applicant's father, Mr Howard Vincent has an Agricultural Holdings Act (AHA) tenancy over part of Parsloe Farm (shaded blue on the Ordnance Survey plan at Appendix 1) with Mr John Vincent enjoying the right of succession. The holding comprises a three bedroom farmhouse which the Applicant occupies. The Applicant is married with two children. The business currently employ two full time farm workers of which one is housed at the farm in a cottage which forms part of the AHA tenancy.

The AHA tenancy also comprises the milking parlour, dairy and some farm buildings to house fodder, cows and effluent.

To the north (approximately 390 metres) of the main farmstead is a range of farm buildings (identified on the Ordnance Survey plan shaded pink at Appendix 1) which is owned by the Applicant. The farm buildings house some of the milking herd, the replacements and calves as there is not sufficient buildings or room for expansion at the main farmstead being on top of a hill. Currently there is no residential accommodation at these farm buildings. All heifers and cows that are due to calve are moved from these buildings to the home farmstead so they can be looked after during calving. Once calved they are walked back down the hill to the buildings to the north. By having accommodation at the proposed site; the movement of heavily pregnant animals will stop as they can be overseen 24 hours a day as accommodation is provided on site for staff to assist with calving and then looking after the calves for the first 4-6 months. The applicants vet advised that less stress would be put on the cows if they remained at the existing sheds rather than walked up a hill to the home farm. The applicants vet has written support for this application.

The Applicant is looking to house one of his full time workers to continue to maintain the high standards.' The opportunity is being taken then to provide much needed tied accommodation that will support the business by improving the essential animal welfare and security. The temporary accommodation is fully in sight and sound of the main buildings.

In addition the Applicant also:

- (i) Owns 200 acres (80 hectares) of arable and pastureland (shaded yellow on the Ordnance Survey plan at Appendix 1) which surrounds the farm buildings where the proposal will be situated. The arable land is utilised for growing crops to feed the livestock.
- (ii) Rents 100 acres (40 hectares) of pastureland (shaded blue on the Ordnance Survey plan at Appendix 1) which forms part of the AHA tenancy and a Farm Business Tenancy with the same Landlord. The pastureland is utilised for grazing and the production of fodder.

4.2 Services

The farm buildings adjacent to the proposed site are connected to mains water and electricity.

4.3 Farming Enterprise

John Vincent is an experienced dairy farmer situated at Parsloe Farm and has been expanding the dairy herd since he became a partner in the business and moved into the farmhouse.

The Applicant has approximately 412 head of cattle on site at any one time:

- The Dairy Cows – approximately 250 head.
- Replacement heifers – 80 head which will eventually be introduced into the milking herd.
- Calves – approximately 80 head which are either introduced into the milking herd or raised for beef production.
- Bulls – 2

Out of the 300 acres, 200 acres of farmland occupied by the applicant is pasture which is utilised for fodder production and grazing and 100 acres is arable utilised for the growing of maize to feed the cattle.

The Applicant currently employs two farm workers of which one lives away from the farm.

The farm worker that lives away will need to live on site to monitor the livestock, provide food and water, clean out sheds and provide general day to day management of the livestock. The milk is currently contracted to Cadburys. The Applicant is a member of a number of assurance schemes including Red Tractor which ensures that the highest standards and best practices are met on the farm.

All farming operations on the holdings shown on the Ordnance Survey Plan at Appendix 1 are carried out by the Applicant and the existing employees.

Accommodation is required on the Applicant's holding to allow an existing employee that lives away to carry out and fulfil responsibilities. There are a large number of young calves housed requiring the need for close husbandry. This can be improved further if that specific employee was living on site and ensure Red Tractor standards will continue to be met.

Having accommodation on site will help retain existing staff which, in turn, benefits the economics of the business and the welfare of the livestock. The provision of accommodation for a farm worker is essential to encourage the employment of reliable and experienced staff.

5.0 LABOUR REQUIREMENTS

The labour requirement of the business is detailed below and collated using data from the John Nix Farm Management Pocketbook 2026, 56th Edition. The Standard Workday Calculations are set out below:

	Number of animals/ hectares	Standard work days required (per animal/ per hectare)	Enterprise Total
Calves (0- 12 months)	80	1.7	136.00
Dairy Cows (AYR)	250	4.36	1090.00
Dairy Replacement	80	2.9	232.00
Bulls	2	3.57	7.14
Spring cereals/ maize	40	1.79	71.60
Grassland Production	81	0.93	75.33
Hay	0	0	0.00
Silage 2 cuts	81	3.57	289.17
Total Enterprise Requirement			1901.24
Allowance for farm maintenance		15%	285.186
Total			2186.426
Standard work days provided by 1 person			275
TOTAL LABOUR REQUIREMENT			7.95

The table above has adopted the system of one labour unit providing 275 notional “Standard Working Days” of 8 hours. Therefore the current labour requirements at Parsloe Farm is 7.95 labour units per year. This is 4 full time staff short and demonstrates not only is onsite accommodation required but the need for further staff and housing for the farm business.

6.0 NECESSITY FOR A DWELLING

6.1 Policy

At a national level, the NPPF provides guidance for sustainable development within rural areas. The Wiltshire Core Strategy provides guidance on a local level.

Firstly, the proposal must be sustainable. The Applicant has a long-standing history and association with farming since taking on the farm business from his father who has been a tenant and owner of the Property since 1974. The business now requires a member of staff to permanently live on site to improve health and welfare of the animals and improve security at the farm buildings situated away from the main farmstead.

Other than the existing farmhouse and farm workers cottage, there are no additional dwellings at Parsloe Farm which a farmworker could occupy. The “essential” requirement for a rural worker to be living at their place of work is discussed throughout the report. The “essential” need arises as an appropriate level of management and supervision is required for the cattle and calves to ensure good husbandry practices continue.

6.2 Local Properties Available

Within a 3 mile radius of Parsloe Farm there are limited properties available to rent. These are outlined below:

Property	Location	Rent per calendar month
3 bedroom, terraced house	Malmesbury	£1,350
3 bedroom, terraced house	Malmesbury	£1,400
3 bedroom, semi detached	Malmesbury	£1,650

All of the properties are available on a short term let only. A temporary dwelling on site will give any employee the guarantee of accommodation.

These properties are not suitable due to the location and the need to be on site or within close proximity to the livestock.

The business cannot justify the investment in a property off site which does not fulfil the operation’s essential needs and the provision of a temporary property on site is the only viable and affordable option.

6.3 Animal Welfare

The Animal Welfare Act 2006 imposes a duty of care on the farmer towards their livestock – therefore anyone responsible for an animal must take reasonable steps to make sure the animal's needs are met.

The welfare of farmed animals is additionally protected by the Welfare of Farmed Animals (England) Regulations 2007 (S.I. 2007 No. 207A) which are made under the Animal Welfare Act. Schedule 1 of the Welfare of Farmed Animals (England) Regulations 2007 details the specific requirements for staffing and livestock inspection and general conditions under which farmed animals must be kept. Any animal which appears to be ill or injured must be cared for appropriately and without delay; where they do not respond to such care, veterinary advice must be obtained as soon as possible. In order to meet the legislative requirements for the welfare of farmed animals, it is necessary for the Applicant to provide facilities to tend to sick and injured animals as soon as possible and without delay.

The Farm Animal Welfare Council have provided a framework for good animal, welfare and stockmanship known as the Five Freedoms:

1. *Freedom from Hunger and Thirst – By providing ready access to fresh water and a diet to maintain full health and vigour.*
2. *Freedom from Discomfort – By providing an appropriate environment including shelter and a comfortable resting area.*
3. *Freedom from Pain, Injury or Disease – By prevention or rapid diagnosis and treatment.*
4. *Freedom to Express Normal Behaviour – By providing sufficient space, proper facilities and company of the animal's own kind.*
5. *Freedom from Fear and Distress – By ensuring conditions and treatment which avoid mental suffering.*

In order to meet the requirements of the Animal Welfare Act 2006, the Welfare of Farmed Animals (England) Regulations 2007 and the Five Freedoms, it is necessary for an onsite farm worker's accommodation be provided at Parsloe Farm allow the Applicant to have comfort that the highest animal welfare is being carried out at a farmstead situated away from the existing farmhouse and farm workers cottage and to allow the Applicants farther to reduce some of his responsibility and allow the existing farm worker to take on the Applicant's fathers current responsibilities.

The Applicant has no husbandry issues raised by Government bodies or the Applicants Landlord.

7.0 FINANCIAL STANDING

The business is long established and financially sound. The Applicant has sets of accounts which can be provided on request.

8.0 CONCLUSION

The Applicant is looking to sustain the business through the housing of a full-time employee to meet the demands of the business and to maintain the high welfare standards.

In terms of the local development plan policies and the National Planning Policy Framework, there is a necessary and essential functional need for a full-time worker to live on site. The profitability and sustainability of the business is established and the business cannot be supported through other or alternative accommodation.

A J Wright

8th July 2026

.....
A.J. Wright MRICS FAAV

RICS Registered Valuer
for and on behalf of
AJW Land & Development Ltd
Old Barn
Rodbourne Rail Farm
Rodbourne
Malmesbury
Wiltshire
SN16 0ES

Date