

Annex G: Additional Information Required to Justify Planning Permission (SWDP 19)

Additional information required to justify planning permission (SWDP 19 - Tests for rural workers' dwellings / occupancy conditions)

The National Planning Policy Framework, paragraph 55, states that local planning authorities should avoid allowing isolated new homes in the countryside unless there are special circumstances such as: "the essential need for a rural worker to live permanently at or near their place of work in the countryside".

This "essential need" should be evidenced, to demonstrate that it is essential to the proper functioning of the enterprise for one or more workers to be readily available on site during the majority of the time.

1. Functional need for a dwelling

Evidence will be required to prove that any additional dwelling proposed for the operation of the farm / rural enterprise is necessary because:

- a. For reason of animal welfare, security of animal stock or other stock, security of buildings or machinery, or the maintenance or delivery of essential processes, a full-time worker is required to live on the unit for most of the year.
- b. No other dwellings are available within or adjacent to the site or a nearby settlement that can meet the required need.
- c. Existing residential accommodation on the unit will be expected to be retained for operation of the rural enterprise, and linked to the rural enterprise by a legal agreement.

2. Economic sustainability of the enterprise

Evidence will be required to establish the following:

- a. (in the case of a proposal for a permanent dwelling) that the existing enterprise is economically viable and has clear prospects of remaining as such; or (in the case of a proposal for a temporary dwelling) that the new or proposed enterprise has been planned on a sound financial basis; and
- b. That the size of the dwelling proposed is commensurate with the established functional requirement of the enterprise.

Occupancy conditions

In order to ensure that the dwellings are kept available for meeting need for as long as it exists, occupancy conditions will be placed on the dwelling. The condition will only allow occupation by someone solely, mainly, or last working in agriculture, forestry or another essential rural enterprise in the area as a whole and not just on that particular unit.