SOUTH HOLLAND DISTRICT COUNCIL

APPLICATION FOR AGRICULTURAL DWELLING

An application for an agricultural dwelling must be accompanied by this Questionnaire, duly completed. The purpose of the Questionnaire is to obtain information which will enable the Authority to determine whether a need for an agricultural dwelling has been conclusively shown.

The application must also be accompanied by an assessment of the agricultural need prepared by a professional party or agency, together with a business plan. The latter should also be prepared by an independent party or agency.

This Questionnaire could, in fact, be completed by those engaged in preparing the assessment of the need and/or the business plan.

Please note that not all the questions given below may be appropriate. However, all those which do have a bearing upon the application should answered.

If you experience difficulty in answering any of the questions, please do not hesitate to contact the Planning Department of this Authority.

QUESTIONNAIRE

A. Particulars of Existing Holding

1. **Please specify type of holding -**

   Horticultural

2. **Please specify total area of holding (please indicate size of parcels of land if physically distinct and separated from each other by other land not in your ownership).**

   Owns 1acre and rents 2.5 acres from Surfleet United Charities.
   Rents 3 acres annually for bulbs and flowers.
   Works for grandfather – Mr D Coxen who farms about 80 acres.

   Please enclose a map to a recognisable scale showing the extent of the holding.

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Planning & Development
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3. **Please give details of acreage owned or tenanted -**
Please note that if the land is not held on a secure basis e.g. mowing or grazing licence, the business may not be sustained for a reasonable period.

As no. 2.

4. **Please give details of any cropping with acreages.**

Please indicate amount of quota if applicable and area and location of land set aside -

Please specify what markets the crops are grown for - stock feed, human consumption, etc -

Please indicate areas of grassland and whether the grassland is temporary or permanent and conserved for hay or silage -

4½ Acres *Daffodil bulbs*
(3 acres first year / 1½ acres second year)
2 Acres *Intensive vegetable production*

No quotas. No setaside.

5. **Please give details of numbers of livestock if any - numbers should be supplied of type (cattle, sheep, pigs, etc) and further broken down into breeding and other animals.**

Please supply details of quotas if animals are produced for sale, please indicate:-

(a) Average numbers on holding at any one time

(b) Numbers produced per annum, age and weight at sale.

(c) For which market they are produced for.

N A

6. **Please give details of persons employed - please specify the tasks or role of each employee -**

Members of Family and seasonal staff when required.

Please give details of their home location and its distance from the agricultural holding -

7. **Please give details of husbandry practices which significantly add to the functional requirements e.g. pedigree stock, high value crops, automatic equipment for watering, feeding or ventilation, calving patterns, etc -**

Intensive flower production, mainly daffodils, forcing in glasshouses followed by lillies.

8. **Please describe any housing systems which may be labour intensive e.g. cow sheds as opposed to loose housing -**

2 glasshouses 100' x 60' with manual irrigation, ventilation and heating systems. Temperature controlled stores utilised for treatment of bulbs, cooling prior to forcing to produce flowers for Christmas and continuing the flower production until March.

9. **Please specify any special marketing or other arrangements which may add to labour requirements or lead to unsocial hours -**

All flowers taken to depot for distribution to markets. Need to be on hand to regulate heating, irrigation and ventilation systems.

10. **Please give details of any existing dwellings on the holding (who occupies them and on what tenure) and whether any dwellings have been sold separately from the holding in the last five years –**

None.

11. **Please specify size and use of existing agricultural buildings on the holding and show their location on a scaled plan. Details should also be supplied of any recent investments in farm buildings, etc -**

(a) ***Glasshouses*** *- Two 3 bay structures, each 17.5m x 30.5m, hot water pipe heating, overhead spray lines, manual vents, 1 Powrmatic oil fired heater.*
2 Brick Boiler Houses with corrugated asbestos roofs, each containing an oil fired boiler.

(b) ***Glasshouse*** *- Two bay structure, 11.5m x 27.6m, hot water pipe heating, overhead spray lines, manual vents. Brick Boiler House with corrugated asbestos roof containing oil fired boiler.*

(c) ***Cold Store*** *- 13m x 6.8m, construction under corrugated asbestos roof.*

(d) ***Tractor Shed*** *- 18.5m x 10m of steel framed construction, part brick infill.*

(e) ***Sterilising Building*** *- 6.2m x 10m of similar construction to Tractor Shed.*

(f) ***Open Fronted Building*** - *17.4m x 8m*

(g) ***Cold Store*** - *13.8m x 5.1m, construction under corrugated asbestos roof.*

(h) ***Packing Shed*** - *17.4m x 7.3m, of brick construction under corrugated asbestos roof.*

NB ***The glasshouse (b) has been utilised by Mr D Coxen but in the future will be available for the sole use of the applicant.***

12. Please give details of any fixed equipment -

There are three oil fired boilers and one Powrmatic oil fired heater. Compressors and equipment for Cold Stores.

13. Please give details of services (electricity, water, sewage disposal) and any waste handling systems and storage -

Water, electricity and drainage are available.

Waste – The bulbs are reclaimed by planting out in the land to recover the bulbs.

14. Please specify whether there is any storage of chemicals (fertilisers, pesticides, herbicides and insecticides) on the holding -

Purchased and utilised as required.

15. Please give details of theft or vandalism which may have occurred on the holding in the last 5 years. Have any incidents been reported to the Police?

January 2002 - tractor window broken.

Trailer stolen. Power washer stolen. 2 motor bikes stolen.

NOTE: This information may contribute to the applicants case but will not, by itself, by sufficient to justify a new dwelling.

16. Please give details of any diversification or non-agricultural enterprises (if any) on the holding -

N/A

B. **Particulars of Proposal**

The Proposed Dwelling

1. **Please state who is intended to occupy the proposed dwelling and what is their current occupation -**

The applicant, David Snaith, bulb and flower grower, and Hayley Day, a Secretary.

2. **Please state where that person currently resides -**

The applicant currently lives at home in Coalbeach Lane, Surfleet, and his intended partner lives at Fleet Hargate.

3. **Please state whether the proposal is intended to replace an existing dwelling -**

No

4. **If so, please state where the existing dwelling is located and why it is non-suitable for the applicants needs -**

N A

5. **Please state what is intended will happen with the existing dwelling**

N/A

6. **Please state why the proposed dwelling is needed -**

(a) New agricultural/horticultural.
(b) Changes in nature of business.

7. **Please state the proposed ground floor area of the proposed dwelling and why a dwelling of the particular size and type is required –**

A reasonable sized three / four bedroomed dwellinghouse to provide accommodation for the applicant and his future family.

8. **Please state why it is necessary for the proposed dwelling to be built in the location proposed -**

The dwellinghouse is to be located at the closest point to the nursery buildings.

9. **If security or additional security is one of the reasons for the dwelling, please provide details as to why it is considered security will be a problem or present a difficulty -**

Various items have been stolen over recent years and it is considered that a dwelling on the nursery will improve security.

10. **Please state whether consideration has been given to any alternative form of residential accommodation on the site pending the establishment of the agricultural enterprise on a firm and viable basis -**

Personal Circumstances

1. **Has the applicant any experience or formal training and/or qualifications in agriculture? Please provide details -**

The applicant has been building up his flower business in recent years and it is now at a stage where it requires full time management and there is no other accommodation on the site. Over the past eight years the applicant has been involved in agriculture and horticulture, working for his grandfather, and within a family environment dealing with all aspects. More recently he has been establishing his own flower business and is conversant with all aspects for the production of bulbs and flowers.

2. **Has professional advice been taken in setting up the agricultural enterprise? If so, please provide details - (Your attention is drawn to the fact that the application for an agricultural dwelling must be accompanied by an assessment of the agricultural need prepared by a professional party or agency) -**

The horticultural enterprise has been built up over the past three years under the guidance of his grandfather and now is sufficiently established to enable a sustained growth.

The Proposed Agricultural Holding

1. **Please state type of holding -**

Horticulture

2. **Please give total area of holding (Please indicate size of parcels of land if physically distinct and separated from each other by other land not in applicants ownership) -**

Owns 1acre and rents 2.5 acres from Surfleet United Charities.
Rents 3 acres annually for bulbs and flowers.

Please enclose a map to a recognisable scale showing the extent of the holding.

3. **Please give details of acreage owned or tenanted -**

As No. 2

Please Note that if land is not held or likely to be held on a secure basis e.g. mowing or grazing licence, the proposed business may not be sustained for a reasonable period.

4. **Please give details of any cropping with acreages -**

4½ Acres	*Daffodil bulbs*
	(3 acres first year 1½ acres second year)
2 Acres	*Intensive vegetable production*

No quotas. No setaside.

Please indicate intended markets for the crops -

As existing.

Please indicate areas of intended grassland and whether grassland will be temporary or permanent -

N/A

Please indicate intended areas of woodland -

N/A

5. **Please give details of intended numbers of livestock (if any), specifying type and those to be used for breeding purposes. If the livestock are intended, ultimately, for sale, please indicate which markets they will be produced for -**

N/A

6. **Please give details of persons to be employed on the holding - please specify the intended tasks or role of each employee -**

Members of the Family and seasonal workers when required at planting and harvesting.

Please give details of their present home location and distance from the intended holding -

7. **Please give details of intended husbandry practices which may involve specific functional requirements e.g. pedigree stock, high value crops, etc -**

The enterprise is primarily for the production of flowers from the nursery and outdoor daffodils. Intensive vegetable crops are also produced.

8. **Are any housing systems intended which may be labour intensive - such as cow sheds as opposed to loose housing? If so, please specify -**

(a) ***Glasshouses*** - *Two 3 bay structures, each 17.5m x 30.5m, hot water pipe heating, overhead spray lines, manual vents, 1 Powrmatic oil fired heater.*
2 Brick Boiler Houses with corrugated asbestos roofs, each containing an oil fired boiler.

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NB ***The glasshouse (b) has been utilised by Mr D Coxen but in the future will be available for the sole use of the applicant.***

9. **If any special marketing or other arrangements are envisaged which may entail unsocial hours of working or involve specific labour requirements, please specify -**

Flowers to be delivered to transport depot.

10. **If the proposed holding is an extension of an existing holding, please show on a scaled map the relationship of the extension to the existing holding -**

N/A

11. **If new agricultural buildings are intended to be erected, please specify size and specific use and show their location on a scaled map -**

None

12. **Please give details of any fixed equipment which it is intended to install -**

N/A

13. **Please give details of the intended services (electricity, water, sewage disposal) and any intended storage of waste.**

Water, electricity and drainage are available.

14. **If a programme for the erection of agricultural buildings is involved, please give details of time scale -**

N/A

15. **If irrigation or temperature controlled facilities are envisaged, please give details -**

The existing manual systems for irrigation and ventilation in the glasshouses. The oil fired boilers require constant attention. Existing compressors and machinery for the Cold Stores.

16. **Are any crops/livestock envisaged which require essential care at short notice? If so, please give details -**

Flower production requires the maintenance of heating and ventilation systems to cater for the fluctuations in weather.

17. **If it is intended to store chemicals (fertilisers, pesticides, fungicides, herbicides and insecticides) please specify details -**

Purchased as required.

Financial Considerations

1. **Please ensure an independent business plan of the proposed new or expanded agricultural enterprise (this should form part of the assessment of the agricultural need supplied by the professional agent) is provided giving details of anticipated annual turnover, overheads and net profits.**

Note: **Annex E (Paragraphs E5 and E9) of Planning Policy Guidance Note No. 7 "The Countryside and the Rural Economy" January, 1992, states that a functional test in regard to agricultural need will be necessary in all cases and that where a functional test alone is not conclusive it may be appropriate also to supply a financial test.**

Thus, while the Authority would expect a business plan to be submitted with the application, it reserves the right to request the submission of financial information of a more detailed nature for such information may be an important element in establishing that intentions to engage in farming enterprise are genuine and are likely to be capable of being sustained for a reasonable period of time.

Accounts for three years ending 5th April 2002 are attached.

Over the last two years considerable expenditure has been undertaken in the purchase of bulbs, namely 16 tonnes of Golden Harvest, 8 tonnes for Fortune, 8 tonnes of Carlton and then a further 6 tonnes of Fortune, splits for planting and 5 tonne of Carlton. All these daffodil bulbs have been purchased to build up stock for the production of flowers.

Farming Equipment

At the present time the applicant utilises his grandfather equipment for cultivating, planting and harvesting purposes and also works on his grandfather's farm, details of his earning for the tax year ending 5 April 2000, 2001 and 2002 are attached hereto.

2. **Please specify degree of financial commitment to the proposed new or expanded agricultural enterprise. Has a residential or commercial mortgage has been sought? Please give details –**

A mortgage will be sought on the basis of the applicant's own earnings.

Investigations have shown that it is possible to obtain finance for a suitable dwelling.

3. **Please indicate whether the business plan has been endorsed by the Financial Institution providing the loan facilities -**

Accounts showing earnings are attached.

4. **It is normal practice for the Local Planning Authority in granting planning permission for an agricultural dwelling to oblige the applicant to enter into a Section 106 Obligation - a <u>legal</u> arrangement or contract limiting the occupation of the dwelling to a person employed in agriculture or forestry and if need be, preventing the separation of the holding from the dwelling. Has a check been made to establish whether planning conditions or a Section 106 Obligation would entail a problem with regard to mortgage availability?**

If no check has been made, it is considered advisable one should be made and this Authority advised of the outcome.

<u>Note:</u> For your assistance, a draft of a standard Section 106 Obligation is enclosed with this Questionnaire.

The site for the dwelling will be acquired from his grandfather who owns the adjoining nursery and land. The applicant utilises the nursery and buildings owned by his grandfather but these will remain in separate ownership to the dwelling and site and, therefore, the applicant cannot enter into a Section 106 obligation which ties the proposed dwelling to the nursery and adjoining land.

You may if you wish, add any further information which you consider relevant to the issue of an agricultural need for the proposed dwelling.

It is appreciated that the Nursery is located in the centre of the village, but with the current policy of not allowing any further unrestricted dwellings, it is necessary to apply for a dwelling subject to an agricultural habitation clause. The applicant cannot afford to compete in the open market to purchase a non-restricted property in the vicinity of the Nursery. His financial circumstances will only permit the borrowing of sufficient funds to erect a suitable dwelling on land to be provided by his grandfather.