



RURAL WORKER AND SUCCESSION FARM DWELLINGS GUIDANCE


Supplementary Planning Document


Exmoor National Park Authority

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1. INTRODUCTION

- 1.1. The Exmoor landscape that is so valued today for its beauty and apparent wildness, in reality, has evolved and continues to evolve as a result of both the climate and thousands of years of land management. Woodland clearance, heathland burning, land drainage and grazing by animals - particularly cattle and sheep have, over generations, led to the intimate pattern of fields, moor and woods that contribute to the scenic beauty and landscape character of Exmoor National Park. Farming and woodland management have helped to create Exmoor's distinctive landscapes and the Exmoor National Park Authority recognises that sustainable farming and land management are essential to the conservation of Exmoor's landscapes and to maintain the fabric of the farming community.
- 1.2. The Exmoor National Park Authority is conscious of the challenges facing farmers and understands that in order to continue the land management practices that have shaped Exmoor's distinctive landscapes that it may be necessary for a rural worker to live close to their place of work, and in such instances, a dwelling may be required.
- 1.3. PURPOSE OF THIS GUIDANCE NOTE: This guidance note intends to assist those who are seeking to provide a rural worker or succession farm worker's dwelling so their business can thrive and will contribute to the conservation of the Exmoor National Park.
- 1.4. The starting point of this guidance note is the Exmoor National Park Local Plan policies, which along with any neighbourhood plans, forms the development plan for the Exmoor National Park. Planning law requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.¹

¹ Material considerations can include (but are not limited to): overlooking/loss of privacy; loss of light or overshadowing; parking; highway safety; traffic; noise; effect on listed building and conservation area; layout and density of building; design, appearance and materials; government policy; disabled persons' access; proposals in the Development Plan; previous planning decisions (including appeal decisions); and/or nature conservation.

- 1.5. Planning applications for rural workers' or succession farm workers' dwellings will be assessed against the Exmoor National Park Local Plan policies, which are set out in full in the Exmoor National Park Local Plan², as well as this Guidance note, which is a material planning consideration in all planning decisions. The National Planning Policy Framework (NPPF)³ is also a material planning consideration
- 1.6. National policy⁴ is that in rural areas, housing should be located where it will enhance or maintain rural settlements, and that new isolated homes in the open countryside should be avoided unless there are special circumstances, including for the essential needs of rural workers to live permanently at or near their place of work in the countryside.
- 1.7. It is important to emphasise that housing in the open countryside for rural workers is an exception to national policies of restraint for new development outside settlements. This is particularly the case in National Parks, which have the highest status of protection for landscape.
- 1.8. Policies in the Local Plan therefore focus new build development in settlements identified in policy GP3.⁵ However, recognising that the housing needs of the farming community may arise outside of settlements, Local Plan policies make provision for rural workers' and succession farm workers' dwellings⁶ where they are essential for the needs of the farm business and where the need cannot be met through existing or planned development; through:
 - a) the extension or subdivision of an existing home;
 - b) the conversion of an existing building in accordance with policy HC-D7 Conversions to Dwellings in the Open Countryside or policy HC-D5 for an Extended Family Dwelling;
 - c) the provision of a temporary residential caravan in accordance with policy HC-D11⁷ of the Local Plan.
- 1.9. The Local Plan provides great flexibility for housing on farms including through the provision of a local need dwelling through a conversion, for a part time rural

² <http://www.exmoor-nationalpark.gov.uk/planning/planning-policy>

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ Ibid

⁵ GP3 SPATIAL STRATEGY

⁶ The Exmoor National Park Local Plan has introduced greater flexibility for farm enterprises through a policy for Succession Farm Dwellings – an additional dwelling on a farm holding. The intention of the policy is to enable the older generation to reduce work through working part time (minimum of 0.5 full time equivalent), and the younger generation to assume responsibility for the full-time role on the farm.

⁷ Policy HC-D11 Residential Caravans

worker (see policy HC-D7); as well as through Extended Family Dwellings (Policy HC-D5), which provide an opportunity, where there are existing traditional buildings on a farmstead that have the potential for conversions to dwellings, for families to provide support to each other through living close by. This may for example allow older farmers to retire and a younger generation to take on responsibility for the farm business; it may also provide support for the older generation in their retirement through the younger providing care and thereby improving the social wellbeing of the farming community⁸. The policy is set out in full in appendix 1.

- 1.10. The diagram overleaf provides a summary of the process for a planning application for rural workers' and succession farm workers' dwellings. Please note that the policies will need to be read and complied with in full should an application be made. Policy HC-D9 Succession Farm Workers, HC-D10 Rural Worker Dwellings and HC-D5 Extended Family Dwellings Criteria are set out in full in appendix 1. Local Plan policies HC- D7 Conversions to Dwellings in the Open Countryside, and HC-D8 New Build Dwellings in the Open Countryside will also need to be complied with where appropriate, and are also set out in full in appendix 1 of this document. Further text and explanation is provided in the Exmoor National Park Local Plan. A summary of these policies and their requirements are set out in appendix 2.
- 1.11. The definition of a rural worker is provided for in policy HC-D9, and for a succession farm worker in policy HC-D10 of the Local Plan and these are set out below for the purposes of this guidance document.

⁸ Policy HC-D5 provides that extended family dwellings will need to be occupied by a person(s) (and their dependents who can demonstrate that:

- a) the occupier of the associated existing dwelling or the new dwelling has a minimum period of 10 years or more in the last 30 years permanent and continuous residence in the parish or an adjoining parish; and
- b) they are immediate family by virtue of being a direct descendent or antecedent of the permanent occupier of the associated existing dwelling; or
- c) exceptionally, they are a dependent relative who has an essential need to live close to another person, the need arising from age, family or medical reasons.

A RURAL WORKER

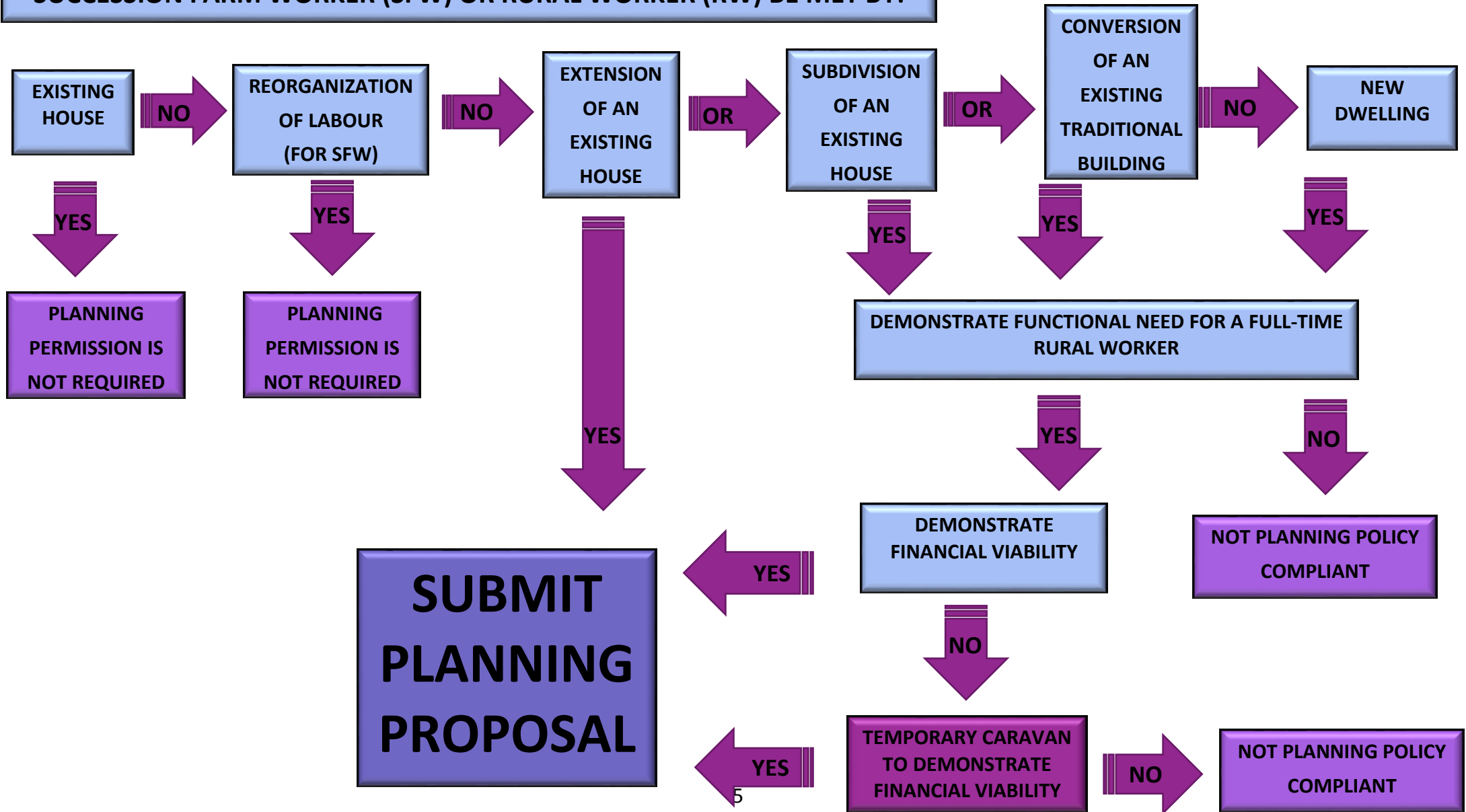
A rural worker in agriculture, forestry or other land based rural enterprise operating in the locality who is engaged in actual physical work, actively contributing to the management of land.

A SUCCESSION FARM WORKER

A succession farm worker is a person younger than the person currently responsible for management of the farm business who has or is intended to have majority control over the business and be the decision maker. The farm business has secure and legally binding arrangements in place to this effect and, to demonstrate that the farm business is jointly held.

RURAL WORKER AND SUCCESSION FARM DWELLINGS GUIDANCE

CAN AN IDENTIFIED REQUIREMENT FOR AN ON-SITE DWELLING FOR A SUCCESSION FARM WORKER (SFW) OR RURAL WORKER (RW) BE MET BY:



STRUCTURE OF GUIDANCE

1.12. The remainder of this guidance note is set out as follows:

Section 2 – Functional and Financial Tests: An assessment of the business as a whole must be undertaken in order to conclude whether there is an essential need to have a full-time rural worker on site (or in the case of a Succession Farm Dwelling, 0.5 or more of a full-time worker). This section provides further details on these tests.

Section 3 - Size Requirements: This section sets out the size requirements for a rural worker's or succession farm worker's dwelling and provides guidance for cases where a larger dwelling is justified.

Section 4 – A New Dwelling - Consideration of Location, Siting, and Design: A successful scheme for a new dwelling in the open countryside needs to ensure that it is located and sited in a way that functionally relates to the farm buildings, but also positively responds to landscape character, features and elevations. The design of the building(s) is/are essential in contributing to conserving the scenic beauty of the National Park.

2. FUNCTIONAL AND FINANCIAL TESTS

Specific information on the functional and financial tests can be found in Annex 2 of the Local Plan (Rural Land Based Worker Dwellings).

Rural land-based businesses are businesses that manage the land in a way that conserves the National Park's special qualities. These can be defined as farming enterprises based on primary food production, rural estates, forestry, mixed enterprises (e.g. with equestrian activities and/or game shooting) and other businesses that manage the land for conservation and/or recreation, which have benefits for health and well-being. Rural land-based businesses must also need to be located in the open countryside due to the nature of their operations.

FUNCTIONAL REQUIREMENT

- 2.1. A proposal for new housing on land-based enterprises, will need to be accompanied by evidence to show that the enterprise contributes to the conservation or enhancement of the National Park in accordance with policies GP1 and CE-S1 (Landscape and Seascape Character) of the Local Plan, and provides for green infrastructure that incorporates measures to enhance biodiversity in accordance with policy CE-S3 Biodiversity and Green Infrastructure. For farming enterprises, this will generally be an extensive farm⁹ with grazing livestock farming (beef suckler cows and breeding ewes) typical of the upland hill farming practices that have contributed to Exmoor's distinctive landscapes.
- 2.2. The 'essential need' for a rural worker dwelling will need to be justified by a functional requirement for at least 0.5fte for a succession farm worker, or for at least 1 or more full time rural workers to be readily available to attend to the needs of the business for most of the year (day and night). The 'needs of the business' include the efficient operation of the farm/enterprise including the essential care of livestock and responding to any emergencies should they arise.
- 2.3. The nature of the forestry economy on Exmoor, means that it is very unlikely that there will be situations where there is an essential need to live on a woodland holding and to be on call for most of the day or night.

⁹ As opposed to more intensive farming that requires additional feeding and indoor-housing of livestock. This has little benefit for the management or appearance of Exmoor's landscape, which has been shaped by the extensive grazing practices of cattle and sheep breeds which are common to Exmoor and have influenced landscape character. (please see paragraph 7.57 of the Exmoor Local Plan 2017-2031)

- 2.4. Whether the operational needs of the holding are essential in any particular case will depend on the needs of the individual farm, forestry, or rural land-based enterprise and not on the personal preferences or circumstances of any of the individuals involved. In some cases, it will be as appropriate for rural workers to live in nearby villages or hamlets, where they can reasonably access the site within a reasonable time and at short notice.

FINANCIAL TEST

- 2.5. A financial test is also necessary so that a realistic approach can be taken to the level of profitability of an enterprise and whether it can sustain a dwelling without compromising the ability to meet all normal outgoings on the holding. It is important to be able to show that the holding/enterprise and the activity concerned with it, is profitable/viable. A long-term view will be taken in assessing whether an operation is viable and has a clear prospect of remaining sufficiently profitable to finance the dwelling costs and the full time employment of the person occupying it. In order to demonstrate this, for permanent dwellings, the business unit and agricultural activity concerned will need to have been established for three years, having been profitable for at least one of them.
- 2.6. A business appraisal will be required to accompany the planning application. The appraisal should set out how the enterprise meets the functional and financial tests for a new dwelling and how the business is proposed to develop. The appraisal should include for example; submission of actual accounts, comprising the trading and profit and loss, and the balance sheet figures, with all the normal costs of the enterprise, including labour and purchase costs; an assessment of information such as costs of stock, feed, vet care, transport, marketing, electricity, insurance, accountants, water charges, repairs, land rent and financing charges will be required. The cost of the business appraisal will be the responsibility of the applicant. The Authority will consider the information provided and all other evidence submitted with the application, and may also seek additional advice from a qualified consultant prior to determining the application.
- 2.7. In some instances where viability cannot yet be demonstrated, it may be more appropriate to seek planning permission for a temporary caravan. This would then enable the applicant to build their business so that they can then demonstrate the long term viability of the farming enterprise. In such instances, a business plan

which includes financial forecasts will be required to set out how the business is proposed to develop over the next three years.

- 2.8. Additional Rural Worker Dwellings: Many farms will have operated for a number of years on the basis of a single farmhouse. However, changes to the business, such as expansion of the holding and/or increases in stock, or a change to the nature and scale of the enterprise, may lead to an essential need for an additional worker to be on site.
- 2.9. Proposals should demonstrate whether any existing dwelling is suitable and can be reasonably held to be available to meet the needs of a holding for a rural worker to live on site. In addition, however, occupancy restrictions will be imposed on all existing dwellings on the holding to ensure that these are not capable of being separated from the enterprise unrestricted dwellings and then sold on the open market.
- 2.10. Succession Farm Dwellings: The Exmoor National Park Local Plan has introduced greater flexibility for farm enterprises through a policy for Succession Farm Dwellings. The intention of the policy is to enable the older generation to reduce work through working part time (minimum of 0.5 equivalent), and the younger generation to assume responsibility for the full-time role on the farm (though they may not yet work full time). The policy only applies where a second dwelling is sought. It is recognised that the existing farmhouse will meet the current essential need where the older (and sometimes younger) generation live.
- 2.11. The functional requirement for a succession farm dwelling should be for at least an additional 0.5 of a full time worker: either the younger generation gradually building up their role on the farm, or the older generation reducing their input into the farm operation. It will need to be demonstrated that the additional need cannot be met in any other way, including through the re-organisation of labour responsibilities.
- 2.12. The Local Plan policy HC-D10 Succession Farming – Second Dwellings on Farms sets a series of tests the application will need to meet; including demonstration that the farm will succeed to the next generation through legal Partnership Agreements, so that the farm holding or business is in joint ownership/partnership. These legal arrangements are necessary to justify the need for a second dwelling for succession planning, and are likely to avoid the need for a further legal agreement (S106 planning obligation) to be required as part of the planning permission.

- 2.13. For a succession farm worker dwelling, a business appraisal will therefore be expected to demonstrate a need on the farm for not less than 1.5 full time workers – which will include the existing functional requirement for a full time worker together with half a full time worker to justify the need for a second dwelling (i.e. the succession farm dwelling).
- 2.14. The business appraisal will also need to demonstrate viability for at least five years after completion of the proposed dwelling to show how the business will effectively operate and develop under a succession farming partnership agreement. Although, the assessment of the existing viability will be on the basis that the agricultural unit and related activity(ies) have been established for at least three years, and being profitable for at least one of those years (see paragraph 2.6 for details on what information is required); in order to demonstrate viability for at least five years after completion of the dwelling, details on how the business is proposed to develop under the succession arrangements is required to demonstrate successful succession and continuation of the business. This will need to include details of changes over how the partnership agreement is to be enacted including how the split of labour may change as well as any proposed increases or changes in land, stock or machinery and financial forecasts where appropriate.

The circumstances that are **NOT** likely to lead to a successful proposal for a permanent rural worker/ succession farm worker dwelling are:

- where a significant component of the business depends on an insecure or short term tenancy;
- A profit of at least 1 in the last 3 years or more cannot be shown;
- there is insufficient or unreliable income or the long term viability is questionable;
- there is an inadequate and/or weak business appraisal that does not show clear prospects of the business being sustained for a reasonable period of time;
- the essential need to live on the holding is not clearly demonstrated;
- another dwelling has the potential to meet the need.

Full-Time Rural Worker Methodology: The agricultural appraisal to establish the need for a full-time worker for a farming enterprise should be based on **industry standard labour data – The two main guides are** The Agricultural Budgeting and Costing Book (ABC) (which includes 2 methods: their own and the Farm Business Survey (FBS method); and the John Nix Farm Management pocket Book. The Equine Business Guide (EBG) should be used specifically for equine enterprises.

With regard to wages and hours per year, the following calculations are currently used:

- a) **The ABC (own method)** has a Standard Man Days (SMD) multiplier and uses **2,200 hours per year (and also allows for an additional 15-20% for general maintenance, repairs and management) which equates to a notional 275 SMD’s.**
- b) **The FBS is based on hours per head and uses 1,900 hours, but includes an allowance within their figures for overhead activities).**
- c) **The EBG allows for 2,225 hours which equates to a notional 278 SMD’s.**

It is important that baseline data is used for transparency. If site-specific anomalies need to be accounted for then this should be clearly set out in a footnote or equivalent; for example, halving a figure if stock are only on site for 6 months. Prior agreement with the planning authority is advised before including such anomalies in any calculation.

2.15. The table below summarises the evidence required for a functional and financial appraisal and the requirements for the business appraisal.

Summary of Evidence required for Functional and Financial Tests and Business Appraisal¹⁰.	RWD	SFWD
Functional Test		
Enterprise contributes to the conservation or enhancement of Exmoor National Park in accordance with GP1 and CE-S1 (Landscape and Seascape Character) of the Local Plan, and provides for green infrastructure that incorporates measures to enhance biodiversity in accordance with policy CE-S3 Biodiversity and Green Infrastructure	X	X
Enterprise is extensive in nature	X	X
1+ worker required to be readily available to attend to the needs of the business day and night	X	
At least an additional 0.5 + (fte)workers required to be readily available to attend to the needs of the business day and night		X
Evidence on who is to live in the proposed dwelling and where they live now?		X
Evidence to show that there is no suitable alternative housing provision (section 2.16) <ul style="list-style-type: none"> ○ the potential to use existing dwellings on the holding or in the locality; ○ opportunities for the extension and/or subdivision of existing dwellings on the holding; 	X	X

¹⁰ This list is not exhaustive and other evidence may be considered appropriate.

Summary of Evidence required for Functional and Financial Tests and Business Appraisal¹⁰.	RWD	SFWD
<ul style="list-style-type: none"> ○ any other permissions for houses that have not been taken up or developed; ○ any existing buildings suitable for conversion; and ○ whether previous houses/plots on the holding have been sold off. 		
Evidence to show that the need cannot be met through the re-organisation of labour.		X
Financial Test		
Business unit and agricultural activity concerned established for at least three years, having been profitable for at least one.	X	X
A business appraisal is required to show: <ul style="list-style-type: none"> - How enterprise meets functional and financial tests - Description of the current/proposed farm enterprise including its extent, operations, infrastructure, labour force, and any proposed changes - How any proposed changes are to be funded and sustained. - How business is proposed to develop - Submission of accounts for three years showing a profit for at least 1 in 3 	X	X
Where viability over three years cannot be demonstrated a business plan may be submitted for a temporary dwelling or caravan setting out how the business is proposed to develop over three years	X	
A copy of a legal partnership agreement to show that the farm holding is in joint ownership/partnership.		X
Details on how the business is proposed to operate under the succession farming partnership to show that the business can continue to be sustained for at least 5 years from post completion of the proposed dwelling under the succession partnership.		X

OTHER OPPORTUNITIES TO MEET HOUSING NEED:

2.16. When the functional test has been proved, the number of workers needed for operating purposes will be based on the scale and nature of the enterprise and the essential operational need to be on site. **In order to justify a new rural worker dwelling or a succession farm dwelling, an applicant must be able to demonstrate that all other opportunities to meet the need have been explored** as follows:

2.17. Existing dwellings: Proposals should demonstrate that other potentially available dwellings on the holding are totally committed or unsuitable. Proposals should also provide evidence to demonstrate the extent to which existing accommodation (for rent or sale) in the local area are both unsuitable and unavailable.

Extensions and Subdivisions: For additional rural worker dwellings or succession farm dwellings, the opportunity for the extension and/or subdivision of the existing farmhouse will also need to be considered, as this avoids the need for a new build

dwelling and may provide a satisfactory independent dwelling for a rural worker. This is a particularly suitable and cost-effective solution when the occupants of the proposed additional dwelling are related to the occupants of the existing farmhouse.

- 2.18. Policies HC-D14 Subdivision of Existing Dwellings and HC-D15 Extensions set out detailed criteria for this approach. For traditional buildings, regard should be had to the historic character of the dwelling particularly if it is a designated heritage asset such as a listed building. In such cases extension and/or subdivision may not be appropriate (policy CE-S4 Cultural Heritage and Historic Environment). Any new dwelling created through the subdivision of an existing dwelling will have a Principal Residence condition imposed. This means that it must be occupied as a persons' sole or principal home. The functional and financial test would need to be met for the subdivision of a dwelling but not for an extension. An affordable dwelling may also be considered as an alternative solution (Please see Policy HC-S2 and HC-S3).
- 2.19. Similarly, if there is a site or building already with planning permission for a dwelling on the holding; then justification will be required to show why this is not suitable for the essential need for a rural worker or succession farm dwelling.
- 2.20. Temporary dwellings: If an existing dwelling, or the extension/subdivision of an existing dwelling on the holding, cannot meet the need for a rural worker then in certain circumstances, particularly for a first dwelling on a holding, a temporary dwelling should be applied for. A temporary dwelling may also be a practicable means for establishing the need for an additional rural worker on a holding where the functional and financial requirements cannot be fully met. This would allow for the expansion/growth of the business over a three-year period, to enable the need for a permanent dwelling to be demonstrated. A temporary dwelling may be a caravan or other low cost and easily removed/dismantled structure that requires minimal ground works and that meets the definition of a caravan.¹¹ Annex 2 of the Local Plan provides further information on temporary dwellings.
- 2.21. Conversions/Change of Use of Existing Buildings: Conversions can provide a beneficial reuse of redundant or disused rural buildings, particularly traditional buildings on farmsteads. The conversion of a structurally sound existing building has advantages over a new build in terms of minimising the visual impact on the

¹¹ Caravan Sites and Control of Development Act 1960 (Section 29) and Caravan Sites Act 1968 (Section 13)

landscape, and reducing site waste and the quantity of building materials required. This option will normally be preferred over new build, providing that the building is both visually and functionally related to the existing farmstead, and the conversion does not have an adverse impact on the character of the building. Many farm buildings adjoining a listed farmhouse will also be listed under the curtilage and a listed building consent would then also be required. While some traditional buildings may not be suitable for conversion, however, if there are potential buildings available, then applicants are encouraged to discuss their suitability with the National Park Authority in advance of making a planning application. Historic England have published guidance¹² on the conversion of traditional farm buildings and this should be referred to where a conversion of a traditional farm building is being considered.

- 2.22. Local Plan policies also provide opportunities to convert existing buildings or holiday lets on farmsteads to either an extended family dwelling or a local affordable dwelling. Such dwellings do not require an agricultural appraisal to justify the need for an additional dwelling and again may provide a preferable approach for some applicants.
- 2.23. The extended family dwellings policy requires the person living in the dwelling, or the existing dwelling on the farm, to have a 10-year local connection to the parish or adjoining parishes. For both extended family dwellings and affordable dwellings there is also flexibility to change the occupancy between a holiday let, an extended family dwelling or a local affordable dwelling. A local affordable dwelling must be occupied by someone in housing need, who is unable to afford to rent or buy on the open market, and has a proven local connection (this can include a need to live close to their place of work).
- 2.24. It should be demonstrated that a suitable dwelling is not available, feasible or practical, as part of any justification for a new dwelling. As provided in paragraph 2.4; in some cases, it will be as appropriate for rural workers to live in nearby

¹² <https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/>

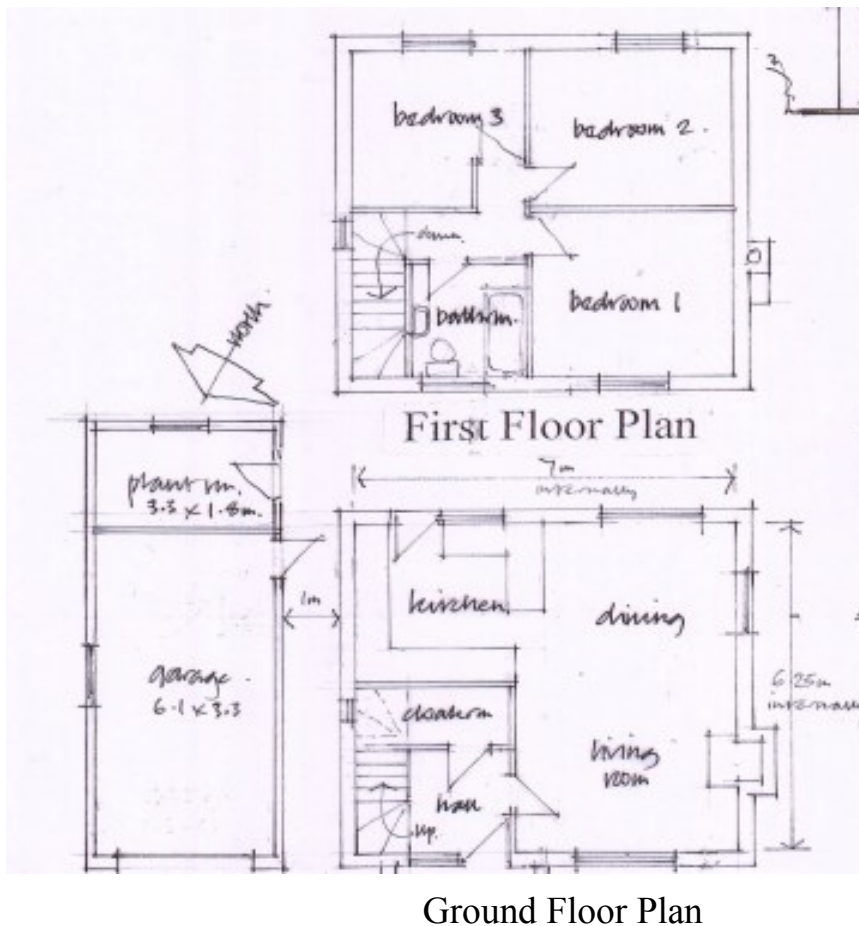
villages or hamlets, where they can reasonably access the site within a reasonable time and at short notice

3. SIZE REQUIREMENTS FOR A RURAL WORKER OR SUCCESSION FARM DWELLING

3.1. It will normally be expected that an application for a rural worker or succession farm worker's dwelling will fall within the 93sqm in accordance with policies HC-D9 and HC-D10. For rural worker dwellings, the gross internal area of 93sqm or less will be required unless it is demonstrated that a larger dwelling is required in which case:

- a) the size of the dwelling will be commensurate with the needs of the holding
- b) a larger dwelling can be sustained by the farm business; and
- c) the proposed dwelling would be affordable in perpetuity to a rural worker

3.2. – For succession farm dwellings the case for a dwelling larger than 93sqm will only be considered in exceptional circumstances, and the above tests (a-c) would apply



Example of a three bed 90sqm dwelling (not to scale).

THE SIZE OF THE DWELLING WILL BE COMMENSURATE WITH THE NEEDS OF THE HOLDING: JUSTIFICATION FOR A LARGER RURAL WORKER OR SUCCESSION FARM WORKER DWELLING

- 3.3. A larger rural worker dwelling, or succession farm worker dwelling may be permitted for one or two reasons:
- a) there may be a justifiable need for additional business space required to serve the needs of the enterprise such as a boot room, shower room, office and or utility room; and/or
 - b) exceptionally, additional habitable space may be justifiably required beyond 93sqm for residential use such as an additional bedroom.

In both cases, the considerations set out below would need addressing.

A Larger Dwelling can be Sustained by the Farm Business: The Business Case for additional business space and/or habitable space

- 3.4. Consideration of the business case for the proposed dwelling would be provided for in the functional and financial tests (see section 3) as part of the business appraisal. However, further evidence may be required in relation to the justification for a larger dwelling arising from additions to, or increases in size to, the habitable space and/or additional business space. The need for a larger dwelling must be evidenced to show it can be sustained by the farm business. Information regarding the size of the holding including proportions of land ownership and farm business tenancies would be required. This should show any changes over time and demonstrate a maintenance or increase in overall acreage and associated farm buildings. Evidence of investment over the last 5-10 years that demonstrates a commitment to the business would be considered favourably.–This could include for example investment in machinery, livestock, land or buildings.
- 3.5. In considering the business case for additional space, only income relating solely to the farm business will be considered. Incomes derived from diversification or other activities will not usually be considered, when they do not contribute functionally to the farming activity and therefore do not demonstrate the sustainability of the farming enterprise in its own right.
- 3.6. Personal circumstances are unlikely to be considered¹³. A dwelling if permitted would be there as a permanent addition to the farm holding and therefore personal circumstances that may apply at the time of submitting a proposal for a

¹³ unless exceptionally and clearly relevant for example for someone with a physical disability

larger dwelling may not apply in the future. The justification for a larger dwelling must therefore relate to the needs of the enterprise and/or size of the holding.

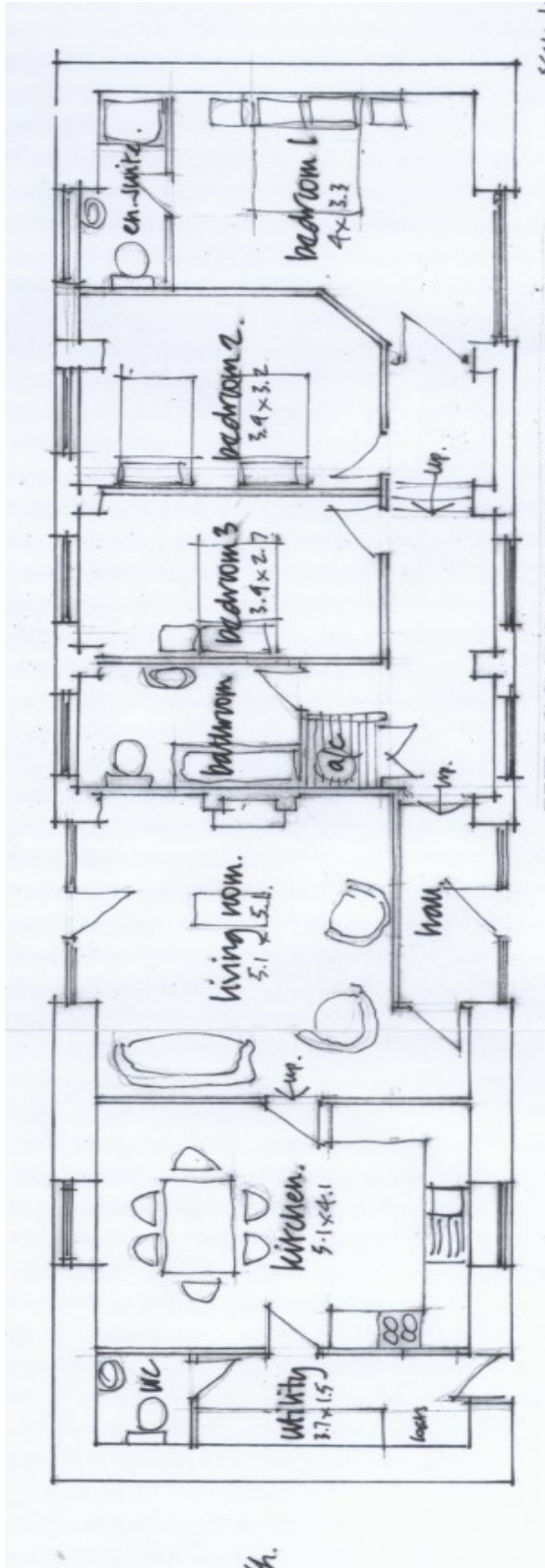
The Proposed Dwelling Would Be Affordable in Perpetuity to a Rural Worker

- 3.7. If a larger dwelling were considered necessary, then it would need to be demonstrated that the dwelling would remain affordable to other rural land based workers over the longer term. To clarify, this does not mean the dwelling is an 'affordable home' as provided for in HC-S2 and HC-S3 but is reasonably affordable for those on a rural worker salary. In determining whether there is evidence of need for a larger dwelling, it is advised that pre-application advice is sought from the Authority before any designs are drawn up.

THE MAIN DWELLING ON THE FARM HOLDING

- 3.8. The main dwelling or farmhouse is financially and functionally integral to the business, potentially serving as the main family home.
- 3.9. It is recognised that there may be a difference between a proposed 'main' dwelling, where there is no existing dwelling(s) to serve a farm or other rural land-based enterprise; and additional dwellings needed to provide for workers employed by an established rural land-based enterprise, which already has an existing dwelling(s). A main dwelling will be a larger dwelling. Therefore, where there is an existing dwelling that is smaller than 93 sqm on the holding, then an additional larger dwelling may be proposed as the 'main' dwelling.
- 3.10. For additional business space the requirement for each room for the operation of the business would need to be demonstrated. A range of between 10-20sqm (gross internal area) may be considered reasonable.¹⁴ The application would also need to show that the required business space could not be reasonably accommodated within existing buildings, which lie within the group of farm buildings on the farm holding.

¹⁴ Planning applications for rural workers and succession farm workers' dwellings have been analysed for Exmoor National Park. Based on this evidence, in assessing the need for additional 'business space', 20sqm maximum is deemed a reasonable size. This is based on previous sizes required for ancillary business space in planning applications over the past nine years.

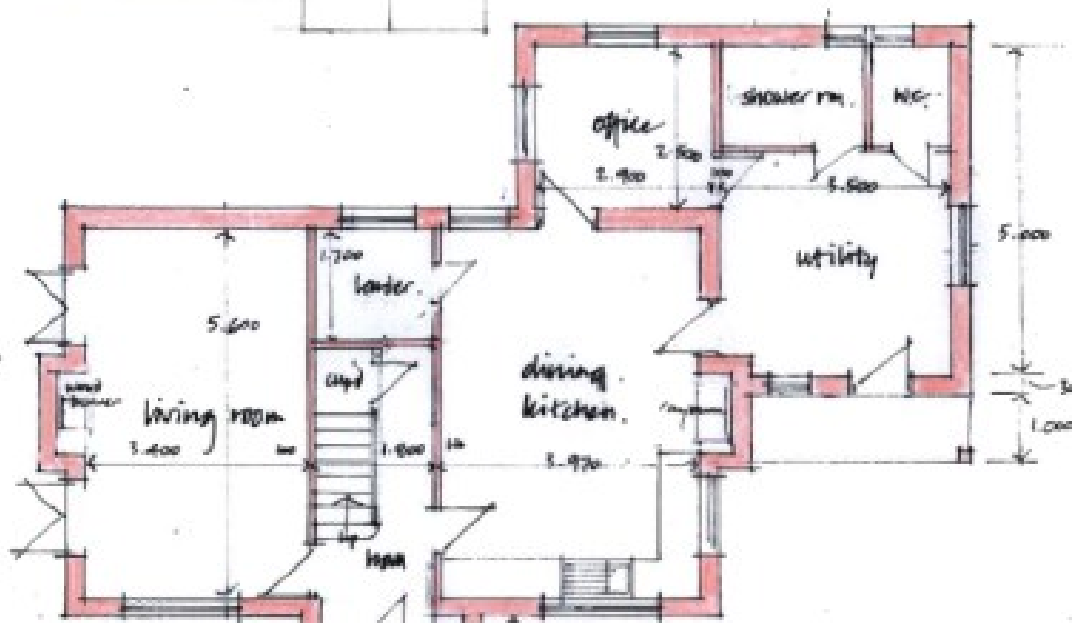
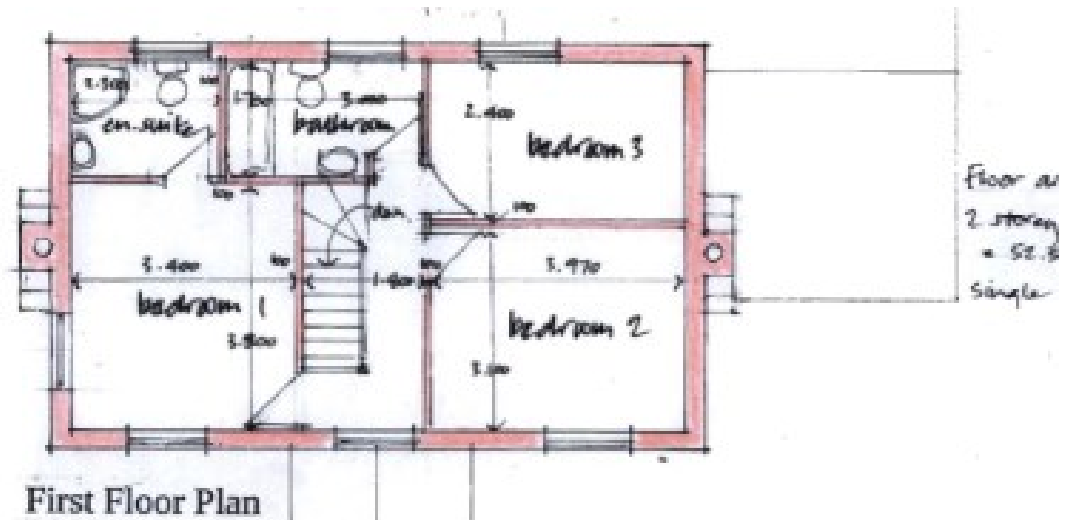


Example of a barn conversion to form a larger Rural Worker Dwelling (116sqm) with additional utility and WC (not to scale).

- 3.11. Additional habitable space (e.g. more bedrooms and/or living space) will only be justified for a main/only dwelling, and if required the business appraisal will need to demonstrate that the farm holding is capable of sustaining the need for a larger dwelling. The business appraisal will therefore need to demonstrate that the farm holding is productive and profitable, and is operating as a single entity, and not as part of a larger enterprise comprising two or more farm holdings. Personal circumstances would not be a material consideration.¹⁵
- 3.12. If exceptionally, additional habitable space can be justified then this could include an additional bedroom and in such instances a range of between 106-115sqm (gross internal area) may be considered an appropriate benchmark.¹⁶ The nationally described space standards is that, for instance 115sqm provides a four bedroom, seven person, two-storey dwelling.
- 3.13. If both additional business and habitable space is demonstrated as a requirement for a larger dwelling and this can be justified; then this could result in a dwelling of up to a maximum of 135sqm (gross internal area). All dwellings are required to be of an appropriate design and materials to ensure they sit in the landscape. The design, configuration and appearance of the dwelling should be acceptable and comply with policy CE-S6 Design and Sustainable Construction Principles – further guidance is available in Section 4.

¹⁵ unless exceptionally and clearly relevant for example for someone with a physical disability

¹⁶ Technical housing standards – nationally described space standards provide for 106sqm (gross internal area) for a four bedroom, six person, two storey dwelling or 115sqm (gross internal area) for a four bedroom, seven person, two storey dwelling.



Ground Floor Plan

Example of a larger Rural Worker Dwelling of 130sqm with additional office, shower room, WC and utility (not to scale).

ADDITIONAL DWELLINGS ON THE FARM HOLDING

- 3.14. A second rural worker dwelling or a succession farm worker dwelling would be expected to be smaller than the main dwelling, up to a maximum size of 93sqm. However, in some instances further space may be deemed necessary for the purposes of the farm business. If additional business space is required, that cannot be reasonably accommodated within the 93sqm then an application would need to demonstrate that the additional space would be necessary to the operation and used for the purposes of the farm business.
- 3.15. In any application it would be necessary to demonstrate that the required business space could not be accommodated within existing buildings, which lie within the curtilage of the farm holding or reasonably within the main dwelling. The location, size and functional use of the main dwelling would therefore need to be taken into account and the following questions would be considered:
- Does the main dwelling have an office (or the space for an office) for the farm business? Could the main dwelling reasonably accommodate a farm office?
 - Is the main dwelling well-related to the proposed dwelling?
 - Is it practicable for the business spaces to be shared?
- 3.16. If the main dwelling is not large, for example is 93sqm or less, and is not capable of providing additional space for the operation of a farm business such as an office space, a utility or a boot room, that could reasonably be shared, then the proposed second/additional dwelling may be justified in seeking such additional space. The need for additional space or each room would then need to be demonstrated. A range of between 10-20sqm is considered reasonable. This could result in a dwelling of up to a maximum of 113sqm (gross internal area).
- 3.17. Exceptionally, there may be justification for additional habitable space beyond 93sqm, where an existing dwelling is smaller than 93sqm. In such instances, the tests laid out for the justification for additional habitable space for a main dwelling as set out in paragraphs 3.11-3.13 would apply. By default, the larger dwelling would then become the main dwelling on the holding.

PERMITTED DEVELOPMENT RIGHTS

- 3.18. As rural worker and succession farm dwellings are in the open countryside, a condition restricting permitted development rights for extensions is necessary to protect the character and appearance of the landscape. For similar reasons, and to

ensure that the size of the dwelling is commensurate with the functional requirements of the farm, or rural land-based enterprise, a condition is also necessary to control the floor space of the dwelling. This means that planning permission will be required for any extension.

3.19. A restriction may also be applied where there is an existing dwelling on the farm and a larger/main dwelling is proposed. The restriction on permitted development rights will apply to the existing dwelling so as to avoid two larger dwellings in the open countryside.

EXTENSIONS TO EXISTING AGRICULTURAL OR FORESTRY WORKER DWELLINGS

3.20. The policy requirements for rural worker dwellings will also apply to any application for the extension or enlargement of existing dwellings with an agricultural or forestry worker occupancy condition. The key considerations for such proposals would be whether the extension:

- would lead to the dwelling becoming unaffordable to rural workers over the longer term¹⁷;
- is commensurate with the needs of the holding; and
- would meet with the residential extensions policy HC-D15.

3.21. In some cases, agricultural worker dwellings may have become separated from the original holding for which they were built and are either associated with a relatively small holding or no holding at all. In such cases it is unlikely that any extension to increase the gross internal area of the dwelling over 93sqm would be justified as commensurate with the needs of the holding. It is recommended that pre-application discussions with planning officers should be undertaken before a planning application for an extension is submitted.

3.22. If an extension can be justified in accordance with policy HC-D9 Rural Workers, it should either provide an increase in floorspace to 93sqm gross internal area, or have regard to this guidance in terms of the additional space that may be considered necessary and commensurate with the functional requirements of the holding if the internal area is to exceed 93sqm. Extension proposals should also have regard to policies CE-D4 Extensions and HC-D15 Residential Extensions.

¹⁷ To clarify, this does not mean the dwelling is an 'affordable home' as provided for in HC-S2 and HC-S3 but is reasonably 'affordable' for those on a rural worker salary.

SUMMARY

3.23. A summary of the evidence required to justify a larger dwelling that has a gross internal area larger than 93sqm is set out in the table below.

Evidence required to justify a larger dwelling
1. Consideration of the business case in a business appraisal including evidence of need for at least 1 full time equivalent (fte) rural worker or at least 0.5fte succession farm worker.
2. Information regarding the size of the holding including proportions of land ownership and farm business tenancies showing any changes that have occurred that demonstrate a maintenance or overall increase in acreage and associated farm buildings over the last 5-10 years.
3. Evidence of investment over last 5-10 years.
4. Evidence that the farm holding can sustain a larger dwelling, including: that the holding is substantial in size; is productive and profitable; and is operating as a single entity, and not as part of larger enterprise comprising two or more farm holdings.
5. Information on whether the proposed dwelling is to be the main dwelling or if not, then how many other dwellings are on the holding and details of their size (gross internal area) and composition of rooms.
6. Justification for the need for each room or additional space i.e. office, utility, boot room and/or shower room.
7. Evidence that any required additional space could not be reasonably accommodated in existing buildings on the farm holding
8. Information on whether any business uses (such as a farm office) could be shared with a main dwelling and any other dwellings on the farm holding

4. A NEW DWELLING - CONSIDERATION OF LOCATION, SITING, AND DESIGN

- 4.1. Where the need for a new rural worker or succession farm dwelling is proven, the proposal should demonstrate that the location, siting and design of the dwelling are acceptable. The proposed dwelling should be functionally related to the farmstead and positively respond to the character and appearance of the surrounding landscape. Designs that do not reflect the traditional form, siting and materials of existing dwellings on Exmoor, can appear incongruous or intrusive in the landscape.
- 4.2. Successful siting and design are necessary to conserve the scenic beauty of the National Park so that the dwelling is not elevated in the landscape but rather is integrated and sited below the skyline. Traditionally, farmhouses have integrated well with the landscape because the landscape itself has generally dictated their siting and design in terms of their functional use, shelter, availability of materials, and access.

LOCATION & SITING

- 4.3. The Landscape Character Assessment Supplementary Planning Document¹⁸ provides some key guidelines for locating and siting new development in the open countryside together with specific planning guidelines for each landscape character type. It is advised that this document is referred to when considering the siting of a new dwelling.
- 4.4. In summary the key guidelines that should be considered for new dwellings in the open countryside, are:

<p>Minimise the visibility of the development and negative impacts on landscape character</p>	<ul style="list-style-type: none"> • Ensure that new development fits with the surrounding landscape through avoidance of sites on skylines and prominent spurs of land, particularly within or where they would impact on LCT A (<i>High Coastal Heath</i>) and LCT D (<i>Open Moorland</i>). • Consider the prominence of the site when seen from popular viewpoints such as hill summits, car parks, settlements and public rights of way. Choose a less prominent site, if possible. • Consider how new development is sited in relation to any nearby buildings in terms of scale, massing and form.
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¹⁸ <http://www.exmoor-nationalpark.gov.uk/Whats-Special/landscape/landscape-character-assessment-2018>

	<ul style="list-style-type: none"> • When siting a new building, ensure it is well-related to existing building groups. • Materials and colours should be carefully selected to appear recessive against the landscape backdrop. Wooded or well-treed backdrops may help to reduce the visibility of a building by providing a background which is relatively easy to blend into. • Minimise external lighting and light spill from buildings.
<p>Work with the form and existing features of the landscape</p>	<ul style="list-style-type: none"> • Aim to site new buildings in folds of the landform to provide screening, shelter and better visual integration with the landscape. • Make use of existing contours, minimising earthworks and the need for cut and fill. • On sloping sites, align new dwellings parallel with contours to reflect the landform, and avoid siting development high up on open slopes. • Retain existing landscape features (e.g. field boundaries, trees, hedges, hedgebanks and streams), especially those which link the site to the surrounding landscape. • Use existing access tracks where possible, rather than new ones. • Locate new dwellings in the context of existing buildings to form a group, and to create a sense of continuity between old and new farm buildings. Archaeological considerations may need to be taken account of -for example, in instances where modern buildings may detract from the historic character and nature of the group
<p>Identify opportunities to enhance landscape character</p>	<ul style="list-style-type: none"> • Where screening is required, use tree species in traditional patterns to enhance landscape character. • Use traditional patterns of hedges and hedgebanks to help screen and integrate development and access tracks and enhance landscape character.
<p>Consider the landscape and visual impacts of all parts of the development, not just buildings</p>	<ul style="list-style-type: none"> • Make sure that boundary and surface treatments are low-key and respond to the rural character, and do not visually stand out e.g. the choice of materials for parking areas and tracks should be naturally muted tones. • Retain existing gateways, gateposts etc. and avoid widening lanes and entrances, in order to retain the character of rural lanes and tracks. • Consider the impacts of the proposed new development on all aspects of tranquillity, including sound and movement.

- 4.5. As the summary of key guidelines shows, a great deal of care will be needed to position a new rural worker or succession farm dwelling successfully. For an additional rural worker dwelling or a succession farm dwelling, choosing a plot close to the existing farmhouse will substantially reduce its landscape impact. This proximity can also reduce the cost of installing new utilities such as electricity, drainage and telecommunications; the provision of access. Where there is no existing farmhouse, a new dwelling should be located in sight and sound of the main farm building group, so it is both visually and functionally related to these buildings. A site separated, or remote from existing farm buildings, accessed separately from those buildings, or in a visually intrusive location, will not be acceptable.
- 4.6. Siting of the dwelling should respect traditional patterns of development particularly in relation to the traditional layout of historic farmsteads. The historic significance of the existing farmstead may indicate a particular design response or that an alternative site may be preferable – for example where it is related to more modern agricultural buildings on the holding or there are archaeological considerations. Opportunities should be taken, to orientate the dwelling so that it maximises natural light and heat gain and is sheltered from the prevailing wind.
- 4.7. In accordance with policy CE-S6 on new holdings, the National Park Authority will seek to ensure that a permanent dwelling will positively contribute to its setting in terms of siting, massing, scale, height, orientation, density and layout. This may be close to or in the position for which a temporary dwelling or mobile home was initially permitted. Where the position of a temporary dwelling or caravan is considered the most appropriate, alternative temporary housing may be necessary whilst the new dwelling is being built. Therefore, careful consideration needs to be given to the siting of a temporary dwelling. Where existing buildings are proposed for conversion, the proposed dwelling must still be well related to the building group on the holding.
- 4.8. Applicants are recommended to discuss proposals with Planning Officers in advance of submitting a planning application, particularly if the proposed location and siting of the dwelling does not correspond to the guidance above.

DESIGN PRINCIPLES

4.9. The design refers to how the new dwelling should look, and should be considered in the context of the proposed location and siting. These suggestions are aimed primarily at designs that reflect traditional Exmoor farmhouses and will be suitable for most circumstances. This does not mean that more innovative designs will not be considered if the location and siting is appropriate or the location requires a particularly sensitive approach. However, pre-application planning advice is strongly advised in this instance. The principles of design and sustainable construction are set out in policy CE-S6 of the Local Plan and any application should show how these principles have been incorporated or considered.

Scale, Form & Massing

- 4.10. The general form and shape of traditional Exmoor farmhouses in the open countryside is relatively long and low –these are utilitarian dwellings that reflect their functional and practical purpose. It is advisable that as far as possible, new buildings reflect these traditional styles to be compatible with landscape character and less exposed to climatic factors.
- 4.11. On sloping sites, split level designs can help the building relate appropriately to the surrounding landform whilst avoiding the need for inappropriate over-engineered platforms and the need for extensive cut-and-fill.
- 4.12. To produce a more successful and realistic design of a traditional Exmoor farmhouse, the following factors should be considered:
- The traditional scale of a building is around 5 metres in depth. The proposed dwelling should sit well in the landscape and respond to the Exmoor vernacular.
 - Roof form and pitch – traditional roof forms are generally dual-pitch roofs with gable ends. The eaves should be open and project over the walls by at least 150mm to provide greater protection against the prevailing wind. Chimneys are a traditional feature and should be incorporated as part of the roof form – the style of chimney should be influenced by the local vernacular style as they can often be a significant architectural feature of some traditional houses on Exmoor.
 - Dormers – in one-and-a-half storey houses, dormer windows will allow the first floor to go into the roof space and should provide sufficient light and ceiling height for the rooms on the first floor. Flat roof dormers will not be permitted. Dormers should also align with windows on the lower storey.

- 4.13. Single storey dwellings may occasionally be appropriate where they can help to minimise any adverse impacts on the landscape and where this may produce a design response that reflects the form and character of traditional farm buildings on a farmstead, which would result in a mass of smaller, lower buildings better able to be set into the landscape. However, care should be taken to avoid replicating what has become the typical ‘agricultural worker’s bungalow’ in past years. Designs should generally be consistent with traditional farmhouses in the locality unless particular circumstances indicate an alternative response may be needed. In some sensitive locations, individual houses could be built into hillsides or have green roofs. This solution can be successful in minimising impacts on visual amenity and landscape character.
- 4.14. For mobile homes/temporary dwellings, style and design options are more limited. Nevertheless, attempts must be made to find a suitable site and location along with an appropriate design.

Porches

- 4.15. Enclosed porches are considered to be part of the gross internal area of the dwelling and therefore will be calculated as part of the 93sqm. However, open porches do not form part of the 93sqm calculation and may provide an opportunity to incorporate a traditional feature of many Exmoor farmhouses, and serve a practical purpose e.g. for storing boots and firewood, and provide shelter to remove outdoor clothing. The scale of the porch should be proportionate to the dwelling, so that it does not dominate the main elevation of the building.

Materials and Detailing

- 4.16. Generally, natural stone, render or timber should be used for external walls. Although natural stone is preferred, where it is unavailable, rendered external walling with a pale colour-washed roughcast finish may be acceptable as it can harmonise well with both the landscape and existing vernacular buildings, as will the use of traditional roof coverings. Policy CE-S6 Design & Sustainable Construction Principles requires the use of traditional materials such as stone, and roof coverings – natural slate or clay tiles or natural sustainable building materials, such as timber. There are many examples of slate wall hangings on Exmoor, which were used to weather-proof walls facing the prevailing south-westerly wind.
- 4.17. Openings: Windows should be recessed, and accord with the character of the area, for example simple side-hung casements with vertical emphasis which are typical

of traditional farmhouses on Exmoor may be appropriate where the solid wall area should dominate the proportion of openings to wall area. Traditional wooden sashes may also be appropriate.

- 4.18. In summary, new dwellings should have a clear, simple geometric form with a limited palette of natural materials. Any architectural detailing should be simple and robust; avoiding ornamentation or intricate detail. Any contrast in materials and/or colour should be modest to ensure it complements the landscape setting and traditional buildings in the locality.

House to Plot Ratio

- 4.19. Traditionally, farmhouses often have a very modest curtilage or garden plot as they were generally built as part of a compact farm building group. Modern day living requirements can often result in a different layout to that seen on historic farmsteads. Therefore, care should be taken on the design and area of the plot, to ensure that the residential nature of the dwelling and any domestic outbuildings, and the curtilage is designed so that their arrangement is compatible with the farmstead and the landscape character of the area. The context of the site is an important consideration.
- 4.20. The curtilage, including provision of access within the site and areas for car parking and turning may also involve levelling, cutting and/or filling, and therefore can potentially have as much impact as the house itself. Parking should be carefully positioned to the rear or the side of the house to minimise visual impact in the wider landscape.

Outbuildings

- 4.21. Opportunities for the reuse of existing buildings as domestic outbuildings or additional business space should be considered in locations where there are existing traditional farm buildings that are redundant or under-used, and well-related to the proposed dwelling.
- 4.22. New outbuildings should be small-scale, single-storey and subservient to the main house and curtilage so they do not dominate the plot. The form of the building and materials used should respond to the main dwelling and harmonize with the landscape.

- 4.23. Outbuildings should be used for purposes incidental to the dwelling such as garages or workshops¹⁹, and may also accommodate home offices.²⁰ This avoids the need to locate the office space within the dwelling, particularly in cases where the farm business is not sufficient to demonstrate the need for a larger dwelling.
- 4.24. Outbuildings, including garages, should be detached and separate from the main dwelling and not in a position that could be linked to the main dwelling in any form. This is because a linked building would constitute part of the dwelling floorspace and may well exceed the floorspace requirements for rural worker and succession farm dwellings. Siting outbuildings in a way that means they have natural surveillance from the main dwelling but do not unnecessarily add to the bulk or massing of the dwelling will most likely contribute to a successful scheme.

Landscaping (see key planning guidelines for landscape above)

- 4.25. New dwellings together with their associated curtilage and any outbuildings should provide opportunities to enhance wildlife. Any landscaping should aim to enhance local ecological networks and be compatible with local landscape character. Planting should enhance the rural setting of the house and help to integrate it with the landscape and farmstead.

Access

- 4.26. An access shared with the farm will usually be expected, where it can be achieved practicably. New access tracks should therefore be avoided unless the existing farm access is unsuitable for reasons of safety and cannot be reasonably adapted to meet safety concerns or highway requirements. Any proposals for new access tracks should comply with highway safety standards and be rural in character and sensitive to the surrounding landscape by avoiding looking formal or over-engineered.

Sustainable Resources

- 4.27. Provision of on-site low carbon or small-scale renewable energy is encouraged in accordance with policy CC-S5 Low Carbon and Renewable Energy. Such schemes could also provide a practical solution to dwellings that are temporary and/or off-grid. Some holdings will have their own sustainable source of wood for use as a source of fuel for heating – biomass/woodfuel boilers may be eligible for grants

¹⁹ Policy HC-D15 Outbuildings

²⁰ Policy SE-D1 Home Based Businesses

and may be considered as part of the farm business (non-domestic) or as domestic scheme.

4.28. External lighting: applicants will need to check whether their proposed site lies within the Exmoor Dark Sky Reserve core zone, or critical buffer zone, as different policy approaches apply for these particular areas to ensure the protection of the Dark Sky Reserve.²¹ In other areas of the National Park, external lighting should only be incorporated for reasons of safety and security, and should ensure that light spillage is minimised.

Design Considerations – Additional Space Justified for the Needs of the Business

4.29. It is important that in those circumstances where additional space can be justified by the needs of the business [section 3], particularly additional business space, that it is sympathetically designed and proportionate in massing and form to the proposed habitable space of the dwelling. The additional space can be added in to the original design- if the dwelling has not yet been built -or as an extension, if it is for an existing dwelling.

4.30. This may be achieved by breaking the larger floorspace into smaller elements. A two or one and a half storey main dwelling can be enlarged by single storey additions to the side or rear.

4.31. It is recommended that the single storey addition is designed as:

- a side extension with a roof whose form, pitch and materials matches the main dwelling; or
- a rear lean-to extension with roof pitch and materials matching the main dwelling; or
- a wrap-around extension to the rear and side with roof pitch and materials matching the main dwelling; this may be the best solution where a larger area is justified to ensure the overall scale and massing of the dwelling is appropriate.

PREPARING A PROPOSAL

4.32. When preparing a development proposal, it is important that consideration is given to policies contained within the Local Plan. It is recommended that pre-application advice is sought from National Park Authority Planning Officers regarding the proposal and the need for any further information that may be

²¹ Policy CE-S2 Protecting Exmoor's Dark Night Sky

required to support the planning application. Further information is available on the [Planning Advice](#) webpage.

- 4.33. The services of suitably qualified professionals to assist in the preparation of a planning application, including any agricultural appraisals, drawings, structural reports etc. is strongly advised.

5. APPENDIX 1: LOCAL PLAN POLICIES

HC-D5 EXTENDED FAMILY DWELLINGS CRITERIA

- 1. An Extended Family dwelling will only be permitted through the change of use of an existing traditional building in accordance with CE-S5 Principles for the Conversion or Structural Alteration of Existing Buildings, and in close association with an existing dwelling:
 - a) in settlements within the curtilage of an existing dwelling; or
 - b) a farmstead within an existing group of buildings.**
- 2. The dwelling size will be in accordance with HC-S2 A Balanced Local Housing Stock.**
- 3. Extended Family dwellings will be occupied by a person(s) (and their dependents) who can demonstrate that:
 - a) the occupier of the associated existing dwelling or the new dwelling has a minimum period of 10 years or more in the last 30 years permanent and continuous residence in the parish or an adjoining parish; and
 - b) they are immediate family by virtue of being a direct descendent or antecedent of the permanent occupier of the associated existing dwelling; or
 - c) exceptionally, they are a dependent relative who has an essential need to live close to another person, the need arising from age, family or medical reasons.**
- 4. A planning obligation will be secured to ensure that the intended occupants meet the requirements of the Extended Family occupation in this policy and to tie the dwelling(s) to the main house to ensure that they are not sold off separately.**
- 5. The variation of a planning obligation which restricts the occupancy of an Extended Family dwelling as set out in this policy will only be permitted where the occupancy of the dwelling is limited by agreement to local persons as defined in HC-S1 Housing, and HC-S3 Local Occupancy Criteria for Affordable Housing, or as a holiday let where the proposal is in accordance with HC-D13 Replacement of Holiday Occupancy Conditions and Extended Family Ties.**
- 6. Where permission is granted a condition will be attached removing permitted development rights in accordance with HC-S2 A Balanced Local Housing Stock.**

HC-D7 CONVERSIONS TO DWELLINGS IN THE OPEN COUNTRYSIDE

- 1. In the open countryside the change of use of a non-residential building(s) to a dwelling(s), will be permitted where:
 - a) the need for the dwelling(s) cannot be met within the existing housing stock, from sites/buildings already with planning permission or through the acceptable extension and/or subdivision of an existing dwelling; and
 - b) it is in accordance with CE-S5; and
 - c) in the case of local need accommodation, the building is located in a hamlet or farmstead where there is an existing dwelling. The intended occupants will meet the local need criteria in HC-S3 and a planning obligation will be secured to ensure that occupancy of the dwelling(s) is confined to persons in local housing need in perpetuity; or**

d) in the case of ‘extended family accommodation’, the building is located in a farmstead within an existing group of buildings, in close association with an existing dwelling and the proposal otherwise accords with HC-D4; or
e) in the case of a rural worker or succession farm dwelling, the building is well related to existing buildings on the holding. The occupancy of a rural worker dwelling will be limited to a person(s) able to demonstrate a proven essential need for the accommodation in accordance with HC-D9 or, for a succession farm dwelling, the occupancy requirements in HC-D10.

2. In the case of buildings within an existing agricultural, or other primary business responsible for land management, a change of use will only be permitted where it can be demonstrated that the agricultural use of the existing building(s) to be reused is redundant.

3. Where permission is granted a condition will be attached removing permitted development rights in respect of extensions in accordance with HC-S2 and in respect of alterations in accordance with CE-S5.

HC-D8 NEW BUILD DWELLINGS IN THE OPEN COUNTRYSIDE

1. New dwelling(s) in the open countryside will only be permitted where:

a) the accommodation is designed to meet a proven need for a rural worker in accordance with HC-D9 or succession farm worker in accordance with HC-D10 that cannot be met:

i. within the existing housing stock including through the subdivision of an existing dwelling, from sites/buildings already with planning permission; or
ii. through the provision of a temporary residential caravan in accordance with HC-D11; or
iii. the conversion/change of use of an existing building in accordance with CE-S5 and HC-D7;

b) the dwelling is well related to existing buildings on the holding such that the dwelling and farm buildings operate as a single entity; and
c) the design and layout of the development meet the requirements of CE-S6 and the size will be in accordance with HC-D9 or HC-D10 as appropriate.

2. Where permission is granted a condition will be attached removing permitted development rights in respect of extensions.

3. Where permission is granted for a new dwelling on an agricultural or forestry holding that has an existing dwelling(s) under the control of the applicant which needs to be used in connection with the enterprise, a condition will be attached to ensure that the occupancy of any existing dwelling(s) is also limited to persons able to demonstrate a proven essential need for that accommodation.

HC-D9 RURAL WORKERS

1. New housing to meet the needs of rural workers in the open countryside will only be permitted in accordance with HC-D7 Conversions to Dwellings in the Open Countryside, or HC-D8 New Build Dwellings in the Open Countryside, and where:

- a) it is justified by a proven essential functional need for a full time rural worker in agriculture, forestry or other rural land based enterprises to live permanently at or near their place of work;**
- b) in the case of agriculture or other rural land based enterprises, the business is proven to be financially viable in the long term, it is extensive in nature, the land management activity contributes to the conservation or enhancement of the natural beauty and wildlife of the National Park and is in accordance with the tests set out in Annex 2 of this Plan;**
- c) where the need for a dwelling is proven, a planning condition will be attached to ensure that occupancy of the dwelling(s) is confined to a rural worker in agriculture, forestry or another rural land based enterprise operating in the locality; and**
- d) the gross internal area will be 93sqm or less unless it is demonstrated that a larger dwelling is required in which case, the size of the dwelling will be commensurate with the needs of the holding, it can be sustained by the farm business and it would be affordable for the essential need in perpetuity.**

HC-D10 SUCCESSION FARMING - SECOND DWELLINGS ON ESTABLISHED FARMS

1. New housing to meet the needs of succession farmers in the open countryside will be in accordance with HC-D7 Conversions to Dwellings in the Open Countryside, or HC-D8 New Build Dwellings in the Open Countryside. A new second dwelling on a single farm holding within the open countryside will only be permitted where:

- a) the accommodation is designed to meet an existing proven functional need for an additional 0.5 or more of a full time agricultural worker to live permanently at their place of work on an established enterprise;**
- b) the business is proven to be financially viable in the long term, it is extensive in nature and where the farming activity contributes to the conservation or enhancement of the natural beauty and wildlife of the National Park and is in accordance with the tests set out in Annex 2 of this Plan;**
- c) a planning obligation will require that there are secure and legally binding arrangements in place to demonstrate that:
 - i) the farm business is jointly held; or**
 - ii) management of the farm business has been transferred to a person younger than the person currently responsible for management; or**
 - iii) transfer of management will take place on planning permission being granted for the dwelling;****
- d) the need cannot be met in any other way including through the re-organisation of labour responsibilities;**
- e) the design and layout of the development meet the requirements of Policy CES6 Design and Sustainable Construction Principles;**

f) the gross internal area will be 93sqm or less unless, exceptionally, it is demonstrated that a larger dwelling is required, in which case the size of the dwelling will be commensurate with the needs of the holding, and that it can be sustained by the farm business in perpetuity; and

g) a planning condition is attached to ensure that occupancy of the dwelling(s) is confined to rural workers in accordance with Policy HC-D9 Rural Workers.

2. The policy will apply only to a single additional succession farm dwelling to be attached to an established farm after adoption of this Plan. Permission will not be granted for subsequent succession farm dwellings on the holding.

6. APPENDIX 2: POLICY CHECKLIST

In the open countryside the change of use of a non-residential building to a dwelling or a new build dwelling will be permitted where:	HC-D7 Conversions	HC-D8 New Build Dwellings	HC-D5 Extended Family Dwellings
The need for the dwelling cannot be met within the existing housing stock including from sites/buildings already with planning permission or through the acceptable extension and/or subdivision of an existing dwelling or through the conversion or subdivision of an existing building	X	X	
The need for the dwelling cannot be met through the provision of a temporary residential caravan in accordance with Local Plan policy HC-D11 Residential Caravans		X	
A change of use of an existing agricultural building will only be permitted where that use is shown to be redundant.	X		X
For Extended Family Dwellings, the occupier of the associated existing or intended dwelling has a minimum of 10 years+ permanent and continuous residence in the last 30 years, in the parish or adjoining parish; and they are immediate family; or exceptionally, they are a dependent relative who has an essential need (arising from age, family or medical reasons) to live close to another person*.			X
The building is well related to existing buildings on the farm holding and operates as a single entity	X	X	X
A planning obligation will be secured and come into force prior to commencement of works to ensure the intended occupants meet the requirements of the Extended family occupation*, and to tie the dwelling to the main house.			X
A condition will be attached removing permitted development rights.	X	X	X
Where there is an existing dwelling on the farm holding, under control of the applicant which needs to be used in connection with the enterprise, a condition will be attached to ensure the occupancy of that dwelling is limited to persons who have a proven essential need for that accommodation.	X	X	

RURAL WORKER AND SUCCESSION FARM DWELLINGS GUIDANCE

Requirements for Policy HC-D9 Rural Worker Dwelling (RWD) and HC-D10 Succession Farm Worker Dwelling (SFWD)	HC-D9 RWD	HC-D10 SFWD
Proven essential functional need for a full time rural worker to be readily available to be on site for most of the year (day and night) to attend the needs of the business through for example the essential care of livestock, and therefore has a need to live permanently at or near their place of work	X	
Proven essential functional need for an additional 0.5 or more of a full time agricultural worker		X
Business proven to have long term financial viability, is extensive in nature, and contributes to the conservation or enhancement of the National Park.	X	X
Attached planning condition to ensure the occupancy of the dwelling is for a rural worker	X	X
The gross internal floorspace will be a maximum of 93sqm unless a larger dwelling can be justified (see section 3)	X	X
Demonstration that the need cannot be met in any other way including through the re-organisation of labour responsibilities.		X
Required planning obligation to ensure succession farming is legally binding		X
Only one single succession farm per each established farm unit.		X