

PRESS RELEASE



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Planning Opportunities in Rural Areas

Obtaining planning consent for a new build farmhouse or farm workers dwelling has become increasingly difficult over recent years. Planning Policy Statement 7 (PPS7) provides the planning framework for such applications, but local planning authorities have been ever more stringent in their application, often now employing external agents to assess the criteria on their behalf.

BCM, rural property consultants based in Sutton Scotney, have recently had two considerable successes in this field. The first involved a client who owns 500 acres of bare land in North Hampshire. BCM had already advised the client through a sustained programme of farming investment, largely driven by changes to the Common Agricultural Policy post 2005. As a result of this investment, a main farm complex of buildings had been established, which included a grain store, livestock housing and farm office. Having established this, BCM were able to advise their client in applying for permission to build a farmhouse at the farm complex. After extensive negotiations consent for the farmhouse was granted.

In a second instance, BCM have recently advised another client, who purchased a farm which had insufficient housing allocation for the enterprises already being carried out. BCM again made extensive representations to the local planning authority and, as a result, the client was granted consent for a further four farm workers dwellings

In conclusion, Andrew Bays, a partner at BCM, said "The purpose of PPS 7 was to make sure that farmhouses and farm workers dwellings were only built in the countryside where they were justified. It has become increasingly difficult to persuade planning authorities of such justifications. BCM's recent successes, however, show that it is still possible, providing a detailed application is offered and robustly argued. BCM's focus on rural issues such as these, means we are expertly positioned to help potential applicants."

Partners: Iain Curry Andrew Bays Henry McCowen Ros Foreman Alastair Wilson James Fraser