

From Planning to Permission: Securing homes for rural and agricultural workers

Whilst there may be the opportunities to explore using permitted development rights to obtain seasonal, temporary or permanent accommodation this is not always possible or desirable and a full planning application is required.

Justifying a rural worker's dwelling, is particularly difficult as functional need and financial viability often come under the microscope in addition to the usual planning considerations – highways, ecology, heritage, drainage, contamination, landscape, dwelling size and design, and more recently, Biodiversity Net Gain (BNG). Therefore, Tom's advice to readers is to make sure you have someone who understands and is suitably

qualified and experienced in rural enterprises (not just planning) who is able to advise you on the chances of success and the strategy for working toward a permanent dwelling. The last thing you want to do is pursue a case

that has no hope and can potentially cost a lot, both financially and emotionally.

Bloomfields has a demonstrable track record for advising on how best you should approach getting rural worker dwellings on your site. Scan the QR

codes to view just a selection of our "full planning" success stories. See our website for successful outcomes relating to seasonal workers accommodation and or getting dwellings on-site using Class Q permitted development.

"Obtaining planning permission for an agricultural or rural worker dwellings can be the difference between whether an existing or potential business is able to operate efficiently, flourish or even exist."

Says Tom Ogden, Director at Bloomfields Chartered Town Planners and Lambert & Foster.



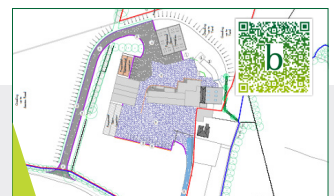
New dwelling to support fruit farm



Justice indeed for agricultural dwelling



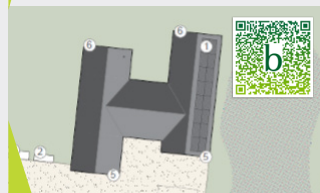
New horticultural worker's permanent dwelling



Dwelling with new farm infrastructure



New Permanent 4 bedroom AOC dwelling



Large 180m² farm worker's dwelling approved



Farm worker's temporary dwelling for suckler cow enterprise



Unique rural worker's temporary dwelling on 6 acres

Contact your local Bloomfields office for a no-obligation discussion about your planning needs