

# Appendix 10: Housing on Farms

## Occupational Dwellings

### Introduction

1. It is recognised that agricultural, forestry and other occupations associated with rural-based enterprises sometimes require one or more workers to live on or near the site. Inevitably farms and rural enterprises change over time and the need for a tied dwelling may cease and the status of the dwelling then needs to be reviewed. Applications for the building of new rural occupational dwellings need careful assessment in order to prevent abuse of the planning system. The system of granting occupational dwellings and, when required, considering the removal of occupational conditions, must be fair and based on an accurate assessment of the needs of the enterprise.

### Size of Permitted Occupational Dwellings

2. In locations where market housing is not normally permitted, occupational dwellings are justified on their functional need. Should the need disappear, they will default to become rural affordable housing. It is accepted that, for example, there may be a need for a farm office or wet room as part of the development, and this will be taken into account. As a starting point it is proposed that rural occupational dwellings should aim for a maximum gross internal floorspace of 100 m<sup>2</sup>, for consistency with the maximum size allowed for single plot affordable housing exception sites and as a reasonable figure given that 100 m<sup>2</sup> is considered by the Homes and Communities Agency to be the size of property needed to meet the needs of 6 persons, and is larger than the national average of 76 m<sup>2</sup> for new dwellings. For dwellings that will be the principal dwelling for a rural enterprise an appropriately larger dwelling may be acceptable. Applicants will need to make the case for a larger amount of floorspace on a case by case basis.
3. Similarly any outbuildings will need to be justified and permitted development rights for the dwelling will normally be taken away, as is the case for exception site dwellings.
4. Given the importance of the landscape of Clapham Parish which straddles the border of the Yorkshire Dales National Park and the Forest of Bowland AONB the dwellings will need to comply with both the [CcN Design Guide](#) and the [Yorkshire Dales National Park Design Guide](#).