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**RURAL PLANNING LIMITED**

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 FAO Steve Baughen

**INDEXED**

Your ref: TM/11/01602/FL  
 Our ref: RLH/AA/TM/11/13  
 Date: 25 July 2011

**REFERS TO CONFIDENTIAL FINANCIAL INFORMATION**

Dear Mr Baughen

**PLANET PLANTS, BACK LANE, IGHTHAM**

I refer to your letter of 05 July 2011 requesting agricultural advice on the further planning application submitted on behalf of Mr and Mrs R McKenna for the erection of a detached dwelling for occupation by the horticultural manager and partner of Planet Plants Nursery.

You will recall that an earlier application was submitted under TM/10/02923/FL and subsequently withdrawn. It was the subject of my letter dated 08 December 2010. I advised that suitable on-site accommodation was warranted in principle here under the functional test of Annex A of PPS7, being essential for the proper ongoing operation and development of the nursery.

With regard to the Annex A financial test I commented:

- whether the unit and activity concerned has been established for at least three years: this had just been achieved, as trading commenced 02 May 2007. Gross sales had risen from just £8,837 in the first year to £66,524 in 2009/10;
- whether it has been profitable for at least one year: this had been achieved but only marginally so, in the finalised accounts, by way of £2,285 profit in 2009/2010 (net of employee wages, depreciation, and loan payments), after significant losses in the first two years whilst stocks were built up;
- whether it is currently financially sound and has a clear prospect of remaining so: this is usually assessed on the basis of providing at least a sufficient livelihood (related to equivalent typical agricultural earnings) for a principal full-time owner/manager, after meeting the costs and investment requirements of the business.

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Even if that had not been the case, and the net profits had largely resulted from actual sales, as indicated above the size and cost of the dwelling proposed would be a fair degree greater than appears to be warranted in relation to the functional needs of this unit, or what the business itself could reasonably afford.

Consequently I consider the case for a permanent dwelling on this site, and particularly one of the large size and cost proposed, remains premature as matters stand.

I hope this is of assistance but please let me know if you require any further advice.

Yours sincerely



Richard Lloyd-Hughes MRICS  
Rural Planning Limited