

The logo for the Farm Retail Association is centered at the top. It features the words "FARM" and "RETAIL" in a large, red, hand-drawn font, stacked vertically. Below them, the word "ASSOCIATION" is written in a smaller, green, hand-drawn font inside a green brushstroke-like shape. The entire logo is set against a white background.

**FARM
RETAIL**

ASSOCIATION

Conference - 2nd March 2022

***“Planning Permission & Business Rates
Top Tips”***



DAVIES & CO.

CHARTERED SURVEYORS

Planning Permission

- **FARM BUILDINGS – GPDO (2015) CLASS R PDR**
- **PRE-APPLICATION ADVICE**
- **CASE STUDY - Whites Nurseries**



GDPO (2015) – Permitted Development Class R – Flexible Commercial Uses



Class R - Real Opportunities!

- Farm Buildings - Retail
- Expansion of existing retail to play barn, restaurant
- The zone balance – retail, adventure, play barn, education
- Increase customer dwell time
- Not retrospective!



USE CLASSES CHANGES IN ENGLAND FROM 1ST SEPTEMBER 2020

	OLD USE CLASS	NEW USE CLASS
FARM SHOPS	A1	E
FARM SHOP (<280m²) AND AT LEAST 1 KM AWAY FROM SIMILAR SHOPS	A1	F2
CAFES	A3	E
OFFICES AND LIGHT INDUSTRY	B1	E

Pre-Application Advice

Highways

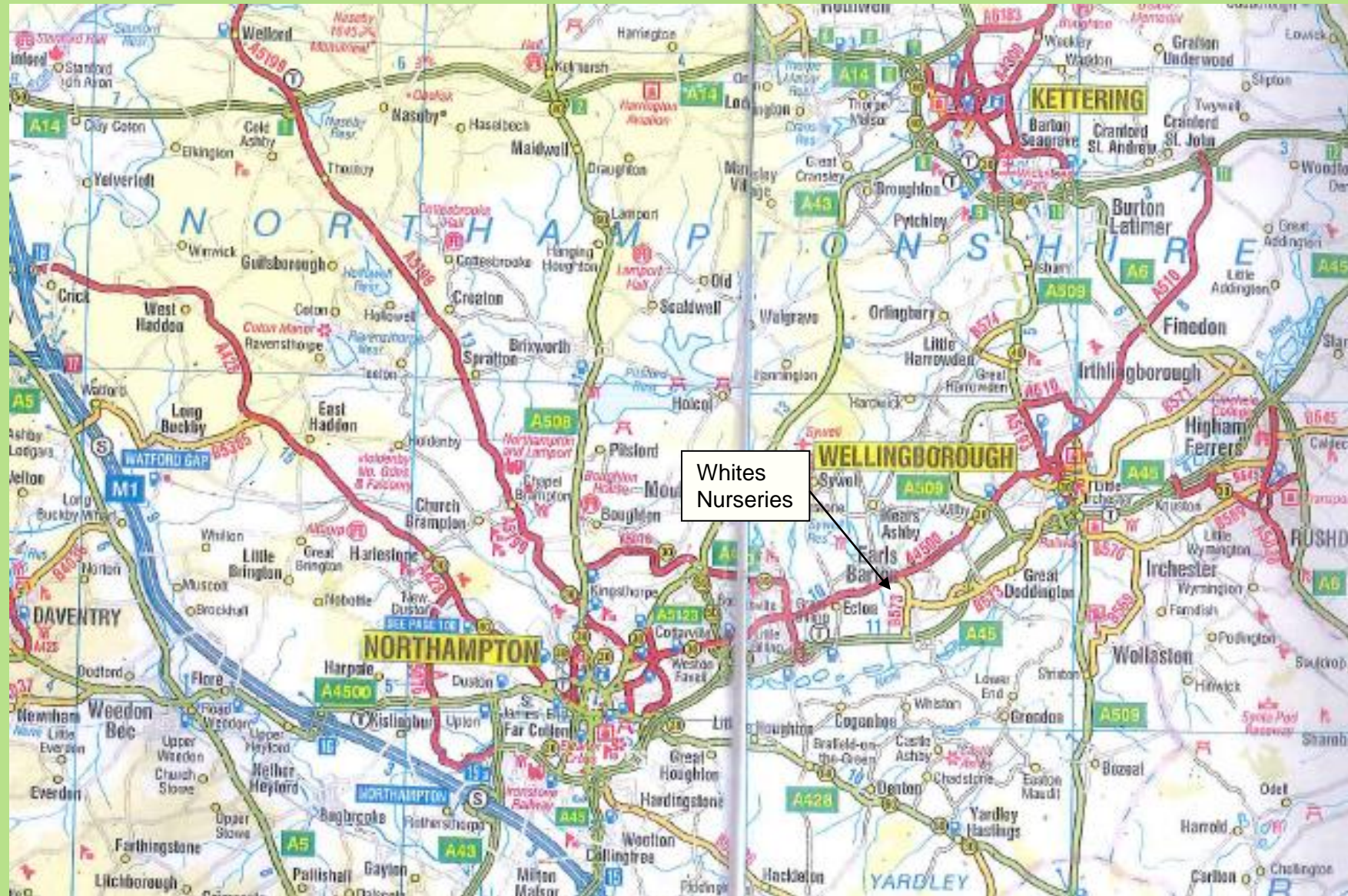
- Existing (Farm) and Proposed Traffic Flow
- Farm Access – Visibility Sight Line
- Accident Statistics/Speed Survey
- Sustainability – Public Transport – Facilities

Planning Policy

- The Development Plan
- NPPF (2021)
- Green Belt/AONB



Whites Nurseries, Northamptonshire



Whites Nurseries

- 46 acres permanent pasture land with farmhouse
- Traditional farm buildings - 800 sqm
- Existing fruit and vegetables wholesale business with farm shop (no Planning Permission)
- Secure Planning Permission to extend existing farm shop and provide café and butchery to give 'added value' to customer experience and dwell time

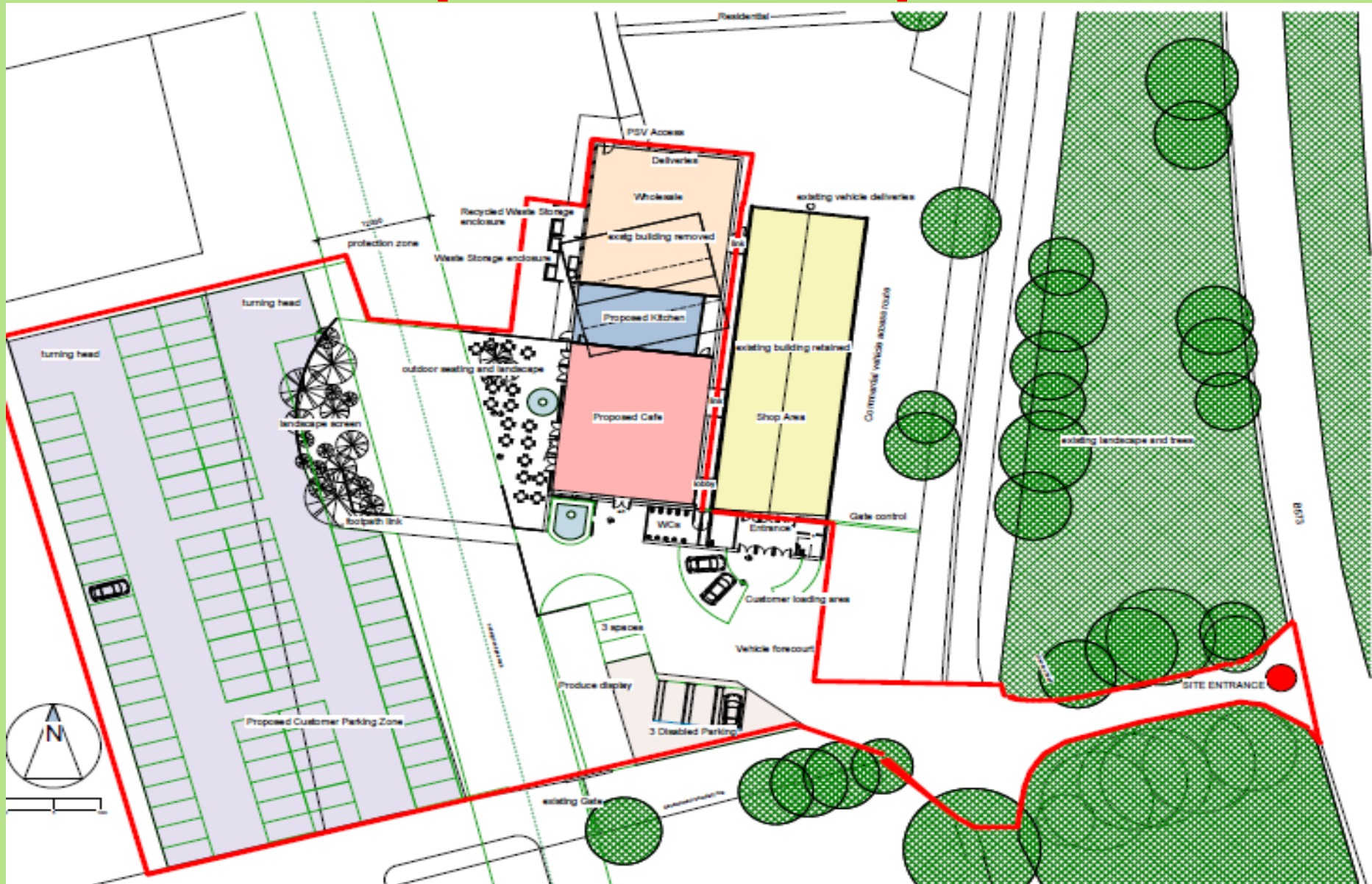


Whites Nurseries

Earls Barton, Northants



Proposed Development



1 Proposed Site Plan
1:200

Whites Nurseries

- **The Planning Statement / Consultations**
 - **Highways – B573/A45**
 - **Planning Policy – NPPF (2021), Wellingborough Local Plan**
 - **Employment Job Creation**
 - **Social Cohesion – Local Businesses**
 - **Earls Barton Parish Council**
 - **Planning Committee - lobby**
 - **Planning Conditions (Pre-commencement)**



BOROUGH COUNCIL OF WELLINGBOROUGH

Council Offices, Swanspool House, Doddington Road, Wellingborough NN8 1BP

Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004

OUTLINE PLANNING PERMISSION

Name and address of agent:

**Mr Barry Davies
Davies & Co
Victoria House
31-33 Victoria Street
Kettering
Northamptonshire
NN16 0BU**

Name and address of applicant:

**Whites Nurseries Limited
Aggate Way
Earls Barton
Northampton
Northamptonshire
NN6 0EP**

Part I – Particulars of application

**Date Valid:
6 February 2019**

**Application Number:
WP/18/00741/OUT**

Location:

Whites Nurseries, Aggate Way, Earls Barton, Northampton, Northamptonshire, NN6 0EP

Description:

Outline application with all matters reserved for demolition of existing portal frame building and redevelopment for a business/retail use including a new cafe, butchery, kitchen and outdoor seating area, construction of WCs, lobby to shop and visitor car parking - revised description and plans

Whites Nurseries Earls Barton, Northants



Whites Nurseries Earls Barton, Northants



Planning Permission - Top Tips!

- **Highways – Always negotiate before application submitted**
- **Protected Designated Areas – Green Belt, AONB!**
- **Engage with Local Ward Councillor and Parish Council**
- **National and Local Plan Policy – what policies are supportive?**
- **Monitor the application, engage with the Planning Officer!**
- **Always attend the Planning Committee Meeting**
- **Be prepared for the application to be refused**
- **The key to winning an appeal is never submit anything that you have not submitted to the LPA!**

Business Rates

- FARM RETAIL – RATEABLE VALUES
- DEFINITION OF 2017 RATEABLE VALUE & VALUATION METHODS
- INFORMATION NEEDED TO ASSESS THE RATEABLE VALUE
- PAYMENT OF BUSINESS RATES – ENFORCEMENT/LIABILITY ORDER
- RATEABLE VALUE 2017 – SHOULD YOU APPEAL?
- REVALUATION - 2023



Farm Retail - Rateable Values

Farm shop	County	RV 2010	RV 2017	% Change
Back to the Garden	Norfolk	£5,400	£27,750	414%
Blacker Hall Farm Shop	West Yorkshire	£8,700	£32,000	268%
Court Farm Shop	Gloucestershire	£5,500	£8,800	60%
Foxholes Farm Shop	Hertford	£9,600	£14,000	45%
Hartley Farm Shop And Cafe	Wiltshire	£14,000	£14,000	0%
East Knitsley Grange Farm Shop	Durham	£6,000	£18,250	204%
Lobbs Farm Shop,	Cornwall	N/A	£26,500	N/A
Lathcoats Farmshop	Essex	£19,000	£19,000	0%
The Farm Shop Rumwell Farm	Somerset	£20,500	£84,500	312%
Red Bank Farm Shop	Merseyside	£4,000	£6,000	50%
Runcton Farm Shop,	West Sussex	£25,000	£34,000	36%
Saddleback Farm Shop	Berkshire	£11,000	£20,250	84%
Four Shires Farm Shop	Staffordshire	£2,450	£2,450	0%
Westlands Farm	Hampshire	£2,650	£17,750	570%

Note: new threshold for Small Business Rates Relief (SBRR) £12,000 with effect from 1st April 2017

Definition of Rateable Value & Valuation Methods

Schedule 6 - LGFA 1988

The Rateable Value is the yearly rent the property might reasonably be expected to be let for in the open market.

April 2017 (Physical) – April 2015 (Economic)

Valuation Methods:

- Open Market Rental (per sqm)
- Receipts & Expenditure – ‘Profits Basis’



Information Needed to Assess the 2017 Rateable Value and Appeal?

- **Primary Evidence - Tenure**
 - **Lease (Landlord & Tenant Act 1954)**
 - **Tenancy Agreements (AHA 1986/Farm Business Tenancy)**
- **Scale Plans of the Land and Buildings (GIA)**
- **Capital Improvements in last 10 years**
- **Planning History**
- **Truly Comparable Evidence – Location, Scale, Design**

Summary valuation for
**Farm Shop, Swithens Farm, Swithens Lane,
Rothwell, Leeds, LS26 0BT**

Description

Farm shop and play area

Local authority LEEDS

Local authority
reference

2282902560264

Base rate

£52.5 per m²/unit

Transitional

Relief

certificate

issued No

Valuation

scheme
reference

389415

Special

category code

096G

Effective date 1 April 2017

List alteration

date 12 March 2019

SCAT CODE

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Workshop	479.06	£52.50	£25,151
Ground	Workshop	197.62	£52.50	£10,375
Total		676.68		£35,526

Narrative
incorrect

Valuation

Total value:

£35,526

Rateable value (rounded down)

£35,500

Summary valuation for

**Moor Farm Shop, Ruyton Road, Baschurch,
Shrewsbury, Shropshire, SY4 2BA**

Description

Shop and premises
Local authority SHROPSHIRE
Local authority
reference
440216001780000

Valuation
scheme
reference 407776
Special
category code 249G
Effective date 1 April 2017

Base rate
£90 per m²/unit:
Transitional
Relief
certificate
issued No

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Ground Floor Sales	125.4	£90.00	£11,286
Ground	Kitchen	32.08	£63.00	£2,021
Ground	Production Area	26.66	£45.00	£1,200
Ground	Internal Storage	15.35	£45.00	£691
Ground	Staff Toilets	3.13	£0.00	£0
Ground	Internal Storage	16.88	£45.00	£760
First	Office	82.43	£63.00	£5,193
Ground	Canopy	16.84	£9.00	£152
Ground	Canopy	14.08	£9.00	£127
Ground	Public Toilets	3.29	£45.00	£148
Total		336.14		£21,578

Additional details

Description	Area m ² /unit	Price per m ² /unit	Value
Air Conditioning System	55	£7.00	£388
Total	55		£388

Valuation

Total value: £21,966

Rateable value (rounded down): £21,750

Payment of Business Rates

- **Multiplier 2021-2022 (31st March) – 51.2p in the £
(Small Business 49.9p in the £)**
- **Engage with Local Council - agree phased payments (monthly)**
- **Enforcement – Summons, Liability Orders, Enforcement Agents**



THE MAGISTRATES COURT
FOR THE LOCAL JUSTICE AREA OF OXFORD

COMPLAINT HAS THIS DAY BEEN MADE BEFORE THE UNDERSIGNED ON BEHALF OF
THE OXFORD CITY COUNCIL, THAT YOU BEING THE RATEPAYER HAVE NOT PAID
THE SUM OR SUMS DUE.

Account
Number 711242599

Summons
Number 09

SUMMONS FOR NON-PAYMENT OF A NON-DOMESTIC RATE

YOU ARE THEREFORE SUMMONED TO APPEAR BEFORE THE MAGISTRATES COURT SITTING AT
THE COURTHOUSE, SPEEDWELL STREET, OXFORD ON TUESDAY 18TH SEPTEMBER 2018 AT 14:00
TO SHOW CAUSE WHY YOU HAVE NOT PAID THE SAID SUM. IF YOU DO NOT APPEAR YOU WILL
BE PROCEEDED AGAINST AS IF YOU HAD APPEARED AND DEALT WITH ACCORDING TO LAW.

Non-Domestic Rate	£ 28992.00
Business Costs	£ 75.00
Total Due	£ 29067.00

Date of issue 18.08.2018



Justice of the Peace for Thames Valley

STATEMENT OF NON-DOMESTIC RATE DUE UNDER THE SUMMONS

ADDRESS	PERIOD	AMOUNT
UNIT 3A OZONE RETAIL PARK	01.04.2018 to 01.04.2019	£ 28992.00

Financial Services - Recovery Team
Direct Line: 01865 252556
Email: recovery@oxford.gov.uk

St Aldate's Chambers

www.oxford.gov.uk



Date: 20.09.2018

Account no: 711942599

Case no: 69

NOTICE OF BUSINESS RATES LIABILITY ORDER

A Liability Order was issued against you by Oxford Magistrates' Court on Tuesday 18th September 2018 for the sum of £12456.00. The amount currently outstanding under this order is £12456.00. This is now due and should be paid in full immediately. If you are unable to pay in full you should contact the Recovery Team immediately.

Failure to pay in full or contact the Business Rates by 27.09.2018 will result in the Council's Enforcement Agents being instructed to collect the amounts due under the Liability Order.

Rateable Value 2017 - Appeal? – Top Tips

- Seek professional advice – Rating Surveyor – RICS, IRRV, RSA
- Do a rating audit
- CCA - Register on the Government Gateway website
- ‘Check’ stage – Clarify the facts, confirm the areas (GIA) of the hereditament and that the Rateable Value has been assessed on the VOA FOR information submitted
- ‘Truly’ comparable evidence
- Material Change in Circumstances (MCCs) – if possible delay any planning permission/development until 2023 - may result in an increase in Rateable Value

Revaluation 2023 (1st April) – Top Tips!

- VOA – Form of Return (FOR)
- Visit from VOA (Property Inspector) / Council
 - Question – who, why, when, how?
 - VOA Customer Charter!
- 1st April 2021 (Economic), 1st April 2023 (Physical)
- COVID-19 – rates relief - 2022/23 - 50% cap limited of £110,000 per business

Thank you for listening!

Barry Davies

Davies & Co Chartered Surveyors

31 – 33 Victoria Street

Kettering

Northamptonshire

NN16 0BU

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Website: www.daviesandco.co.uk