



Professional Departments News

WINTER 2022

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Welcome

Welcome to the latest news from our professional departments who handle our rural, planning and development, commercial, survey and valuation, and professional services.

The newsletter offers an insight into the projects we have worked on recently and the range of services that we would be happy to assist you with.

With kind regards,

Andrew Robinson, Rupert Harrison & Stephen Mair,
*Directors of Professional Departments
at Andrew Granger & Co.*

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If you need any further information, please don't hesitate to get in touch on:

Commercial – 0116 242 9933
Professional – 0116 242 9933

Planning - 01858 439090
Rural – 01509 243720

► Brownfield site in Wymondham secures new lease of life

Located in the heart of a rural Leicestershire village, planning consent has been obtained to re-develop a key brownfield site – including residential conversion of two former Chapels.

Designed with award-winning local architects, rg+p Ltd., the site now has the benefit of full detailed planning permission to rejuvenate this key location in Wymondham thanks to the hard work of Andrew Granger & Co's planning and development team.

Having advised on the project for several years, our Associate Planner, Chris Green, outlines the key factor in obtaining the consent:

"Our landowner client has a long-standing relationship with the beautiful village of Wymondham, so we knew that this project – to bring a key site in the centre of the Conservation Area back into life – needed to achieve a standard of design set elsewhere locally, in order to respect and enhance the local character of the site."

Initial discussions were held over a number of years with the local Parish Council, with the site achieving a development allocation within the now adopted Neighbourhood Plan and a draft scheme tweaked following crucial local input, before the application was even submitted.

What followed was detailed deliberation with the Local Authority's Conservation Officer to ensure all bases had been covered:



"Whilst the existing buildings on the site were not formally listed by Historic England, we knew that they had considerable local importance at the heart of the protected Conservation Area."

"Much of the site had been disused for many years, including the Wesleyan Chapel – built in 1891 – as well as the Congregational Chapel, which was first built way back in 1841. Through this sympathetic scheme, devised by the highly skilled architects and with input from the passionate Conservation Officer, we believe the prominent site will once again sit pride of place in the village."

The scheme not only delivers the high-quality Chapel conversion but delivers a terrace of four new-build dwellings and a much-needed bungalow – whilst also retaining 'Miss Gill's Shop', a small building used in the 1880's as a hosiery manufactory and by the 1960's and 70's as an antique shop.

The site is now being marketed for sale.

If you need any help or guidance regarding a planning or development project, please get in touch with us on **01858 439090**.
Alternatively, you can find out more information here: www.andrewgranger.co.uk/pages/planning-and-development2

► Wyggestons' landmark extension

Lancaster House, the significant new extension to the established facilities at Wyggestons in Leicester is now complete and being fully utilised. The project which took just over 2 years to finish due to delays caused by Covid-19, has added six fully self-sufficient bungalows and eight self-contained one and two-bedroom flats, as well as a new administration hub and community lounge.



Originally founded as an Almshouse Charity in 1513, Wyggestons has been successfully providing sheltered housing and housing related support and care services for vulnerable older people at its site at Hinckley Road in Leicester since the 1960's.

Andrew Granger & Co's professional team has been working for the Wyggestons Charity, managing the Estate for many years, and oversaw the large scheme.

Chris Jones, CEO of Wyggestons, says: "This project has felt a long time in the making, from the initial idea through to planning and then the build itself but it's well worth it, seeing it now."



"The thought behind the design was to improve current facilities for residents and staff, bringing them in line with modern day requirements whilst providing more housing to expand the amount of older people Wyggestons can assist, through sustainable development. Previously, we were able to accommodate a maximum of 89 residents, and this has now increased to 117."



"At the time of writing this we're also waiting to see how the scheme has been received in relation to our Almshouse Association award application. Whatever happens, we're all absolutely delighted with the difference the extension has made."

Andrew Granger and Co's role was to manage all the elements and liaise with the key stakeholders to bring this project to fruition, working alongside local architect Corporate Architecture.

Speaking about his involvement, Andrew Robinson, a Director of Andrew Granger & Co Ltd, said: "We're very lucky to have a close working relationship with Wyggestons and there's nothing better than working with clients, starting from what is just an initial idea and sketch, through to seeing the completed project – especially when it's this significant and going to make such a difference."

"I feel the real success of this project has been in respecting the theory behind the idea of the almshouse, from all those many years ago, and building on that to create something suitable for 21st century living."

More information on Wyggestons can be found at www.wyggestons.org.uk

For further information on Andrew Granger & Co Professional the team can be contacted on **0116 242 9933**.

**Photos courtesy of Corporate Architecture.*

► Company celebrations



We've had plenty to celebrate recently...

The membership of The Central Association of Agricultural Valuers (CAAV) is regarded as the gold standard of professional qualification in the rural sector. To gain membership, Probationers have to take the Association's demanding two day practical, written and oral examinations.



Andrew Granger receiving his Golden Member certificate from Caroline Pullin of CAAV.

Andrew Granger, himself, was recently presented with his Golden Members certificate—this is awarded to those who have been members for at least 50 years. He also received a memento to commemorate him being a past president of the MCAVA in 1992, along with being National President of Central in 1999. Huge congratulations, Andrew.

Many congratulations, also, to Rebecca Falder of our rural team, as she received her membership certificate to CAAV at the same meeting.

Not only that, alongside their membership of the Royal Town Planning Institute as Chartered Town Planners, Stephen Mair, Director for Planning & Development, and Chris Green, Associate Planner are very pleased to have also been elected as Associate Members of the Royal Institution of Chartered Surveyors (AssocRICS). This follows meeting RICS eligibility requirements, before completing an assessment.

Being a member of RICS ensures the highest professional standards, with access to the latest professional insights, guidance, and technologies.

And, despite having graduated from the Royal Agricultural University, Cirencester, in 2019 with a degree in BSc Rural Land Management (RICS Accredited), Ed from our rural team has only recently been able to enjoy the actual ceremony.

Ed is continuing to work towards his RICS Assessment of Professional Competence (APC) to become a Chartered Member of the Royal Institution of Chartered Surveyors, along with undertaking the CAAV examinations.

Well done, everyone!



Rebecca Falder
BSc(Hons) MRICS FAAV



Stephen Mair
BSc (Hons) MSc MRTPI AssocRICS



Chris Green
BSc (Hons) MA MRTPI AssocRICS



Edward Higgins
BSc (Hons)

► An update on support for farming

2022 has brought further changes to Government support for farming and the rural economy. With the start of the reduction in the Basic Payment Scheme (BPS) monies in 2021 this is a good time to consider what support is available to your farming business.

Before considering grants etc. our advice is to look to the health of your business first. Grants and subsidies will only ever be a small part of your income and therefore it is key to ensure that your business is running as well as it can be to start with.



Capital Grants

One off capital grants can help you invest in your business for the future. Applications are expected to re-open in autumn 2022 for the Farming Equipment and Technology Fund (£2,000-£25,000), and for larger capital slurry storage grants of £25,000-£500,000 are potentially also going to be available from autumn 2022 through the Farming Transformation Fund.

If you are looking to improve the environment on your farm, capital grants for boundaries, trees, water, and air quality are available through the Countryside Stewardship Capital Grant Scheme.

Further rounds of funding will be available in 2023 and 2024, so it pays to keep an eye on Government announcements.

Ongoing Payments

With the reduction in BPS the launch of the Sustainable Farming Incentive provides useful, albeit modest, additional annual income (on a 3-year agreement) linked to improving arable and grassland soil health. Initially there are two tiers – Introductory and Intermediate with higher management requirements for the Intermediate level. Further tiers are expected to be added in years to come.



The above article was prepared before the Government announced its rapid review of agricultural and environmental support. We will publish our thoughts on any updates/changes on our Company blog or for further information on the schemes please contact our Rural Department on **01509 243720**.

► Farmers in Laughton diversify thanks to Andrew Granger & Co.

Shepherd's huts in the picturesque countryside of Leicestershire are now available for short-term stays following the successful submission for planning approval.



Set in rolling fields on a small working farm just 10 minutes from Market Harborough, the holiday rentals have helped local farmers to diversify and offer holidaymakers a small slice of rural Leicestershire life.

Having advised the landowners on several planning matters over the years, the planning and development department at Andrew Granger & Co. were able to help secure planning consent for three new short-term holiday lets as part of a scheme of diversification across the farm holding.

Chris Green, one of the Associate Planners at AG&Co., explains a little more about the project: *"As owners of a small farm, it is not unusual to sometimes fall foul of the complicated world of planning policy and legislation. On this instance, I'd first meet the landowners following a plea for assistance with some potential enforcement action from the Local Authority."*

"Once all the necessary permissions were in place, it was clear that these landowners had the passion and enthusiasm had much more to offer from their farm."

Planning policy rightly protects the open countryside from unnecessary and inappropriate development, however there is a clear push to assist farmers in diversifying their enterprises in the midst of some challenging times.

Chris adds: *"With clearer development rights to allow redundant agricultural buildings be better utilised – for residential or commercial purposes – as well as policy support to help boost rural tourism across our countryside, there are endless possibilities for committed farmers grow their businesses."*

If you need any help or guidance regarding a diversification project, or need assistance in resolving a planning enforcement issue, please get in touch with us on **01858 439090**. Alternatively, you can find out more information here: www.andrewgranger.co.uk/pages/planning-and-development2

► All you need to know about Class Q planning permission

The increasing changes within the agricultural industry are encouraging more and more Farmers to look into diversification of their business or other opportunities to raise capital from their assets. With latest DEFRA statistics showing approximately 65% of Farms across the UK looking at diversifying into other areas, it is important for Farmers to fully understand the opportunities that may already exist in and around their business.



As many will know, Farmers benefit from a range of Permitted Development (PD) rights to assist in the expansion of their holdings. However, this is not the only benefit they have, as the General Permitted Development Order (GPDO) also allows for the residential or commercial conversion of suitable buildings, through a much-simplified Prior Approval approach.

Many farms have outdated, redundant or underutilised buildings, so if you think you have a building that can be transformed into highly valuable asset – or would like to create an office, shop or café within your unit – this may be the path for you.

Is the building(s) currently used for agriculture or was the building(s) last used for agriculture on or before 20th March 2013?

Residential conversion under “Class Q” requires barns or buildings to be in a solely agricultural use in line with these dates. If the building has been erected after March 2013, then a period of 10 years must have passed before conversion can take place.

The criteria under “Class R” for flexible commercial conversion differs however, requiring the subject building to have last been in solely agricultural use on 3rd July 2012. The same minimum ten-year period applies if brought into use after this date.

Is the building(s) less than 865m²?

When the PD rights were first introduced in 2014, the limit under “Class Q” was 450m² to create a maximum of three dwellings. However, subsequent amendments have increased this limit to now give the potential for up to 865m² of suitable buildings to be converted into up to five new dwellings.

The total cumulative floor area of buildings to be converted under “Class R” must not exceed 500m² across the agricultural unit.



Have you recently used other permitted development rights on the Farm?

If development of a new or altered building under agricultural permitted development rights has taken place across the established agricultural unit since 2013, then conversion under “Class Q” cannot occur for a period of 10 years. That is not to say that a full planning application for a conversion would not be considered.

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Is the building(s) in reasonable structural repair?

"Class Q" of the GPDO only allows for the conversion of suitable buildings, rather than total re-build. Whilst there is an allowance for the installation and replacement of walls, windows, doors, etc., the Local Planning Authorities will assess the structural quality and convertibility of the building(s), and this will depend largely on whether it can withstand conversion in its current state.

Conversions are commonly associated with traditional brick buildings; however, we are more regularly seeing the conversion of modern buildings to contemporary living spaces.



Can the building(s) be altered?

Under 'Class Q', replacing foundations or load-bearing flooring isn't allowed – and adding a first floor can be troublesome. If any of these changes are likely to be needed, you would need to go through full planning permission rather than opting for Class Q.

The regulations also do not allow for extension of the building beyond its existing external dimensions.

Although a building's use can be altered under Class R permitted development rights, any alterations that change the

building's external appearance are not (necessarily) permitted development, and therefore, a planning application may be necessary before any alteration work can begin.

Is the building(s) Listed? Or located in any of the following designations: a Conservation Area, Area of Outstanding Natural Beauty, National Park?

If the building(s) is located within any of the above, unfortunately the rights under the GPDO can't be enjoyed. However, a full planning application may still be worth considering.

If the property is not located in the above designations, the location still plays a vital part in success. Buildings located within close proximity to; slurry lagoons, silage clamps, livestock sheds etc. need careful consideration.

If you think are thinking of diversification and have a building(s) that meets the criteria for conversion, we would be delighted to discuss this further with you. Please contact our planning & development team or our rural team, who would be happy to provide a site appraisal.

Further information can be found on the DEFRA website and for advice and assistance with applying for the schemes please contact our Planning and Development and Rural teams on **01858 439090** and **01509 243720**.

*Please note: Images shown in this article are from a rural development opportunity that's currently on the market in Orton on the Hill.
Please call the rural team on 01509 243720 to find out more.*

Commercial property

For further information please contact the Commercial department on **0116 242 9933**.



► WOODGATE, LOUGHBOROUGH

2,354 sq. ft of modern ground floor accommodation in the town centre.



► CHURCH STREET, MARKET HARBOROUGH

1,185 sq. ft. of commercial property across three floors.



► TUGBY ORCHARDS, TUGBY

Office spaces available to let within this 20 acre business complex.

Professional advice from your local property experts



Andrew Granger & Co Ltd offer a range of services across offices in Leicester, Loughborough and Market Harborough. Whether you are looking to sell or let your property, need help with surveys and planning, or require rural, commercial or professional assistance - we can guide you in all areas.

Please get in touch on:

Leicester: 0116 2429922

Loughborough: 01509 235534

Market Harborough: 01858 431315

► **LEICESTER OFFICE**

Stoughton Grange Rural Centre, Gartree Road, Leicester, LE2 2FB

► **LOUGHBOROUGH OFFICE**

44-46 Forest Road, Loughborough, LE11 3NP

► **MARKET HARBOROUGH OFFICE**

Phoenix House, 52 High Street, Market Harborough
Leicestershire, LE16 7AF



► The growth of solar farms and how we can help

The journey to net zero and the current gas price increases means that interest in renewable energy continues to be strong.

Acting for landowners, we are currently involved in several solar farm projects. The reduced cost of the solar technology and the change in energy prices means that solar farm schemes can now be viable without the withdrawn Government support.

The availability and cost of connection to the Grid is a key factor which can make a scheme unviable. However, it is worth keeping a site under review as the Grid capacity picture does change.

Larger solar schemes are becoming more controversial to the loss of agricultural land and impact on the landscape, and it is therefore worth being aware of the planning rules. Local Authorities should now be including in their Local Plans maps to show which areas of their district/borough are suitable for

renewable energy schemes and preference is usual given to areas of poorer quality agricultural land (Grade 3b or below).

Solar operators are on the search for suitable sites and will often have carried out a desktop analysis of the land grade and potential grid connection before making an approach to the landowner. Our involvement covers the negotiation of the detailed heads of terms to set out the proposed agreement between the landowner and the solar operator. Apart from the usual headlines of rent and length of agreement (typically 30 to 40 years) it is often the detailed terms that are equally important – such as the reinstatement provisions at the end of the lease, rent review provisions, battery storage etc.

If you are a private landowner, you also need to consider the tax implications of changing the use of your land away from agriculture. Solar farm rents can produce a higher rental income from the land and are not linked to the fortunes of the farming sector – they therefore offer a useful diversification.



If you are approached by a solar operator and would like assistance with the negotiations, or would like any advice on the subject, please contact our rural team on **01509 243720**.

► Demand for land continues to outstrip supply in 2022

This year we have seen overwhelming demand for all land types throughout the east midlands. This coupled with the limited supply of land across the market has resulted in unprecedented sales, well in excess of the guide price. We have found the need for land is from both farming and non-farming buyers for a range of reasons including, increasing commercial farming ventures, tax incentives such as rollover, Entrepreneurs' Relief and Inheritance Tax Relief, additionally we have seen an increase in the number of investors looking for environmental opportunities including carbon offsetting and tree planting.



In addition to public sales, we have seen an increase in the number of off-market sales, this may in part explain the limited land on the market. Off-market sales allow sellers extra control over the process while discreetly marketing their property. Off-market sales often result in a premium being paid. However, with the strong demand and bidding, we are currently experiencing, sellers may be better placed to be marketing their land on the open market.

As a result of the current strong demand, we have several proceedable interested parties that have registered their interest with us. Therefore, should you be looking to sell your land, rural property or farm we offer experience in a whole host of rural property sales and can provide a range of marketing services tailored to suit your requirement. If you would like help or advice on selling your agricultural property, please get in touch with our rural team on **01509 243720**.

Rural sales

More land available – please see our website or call the Rural Department on **01509 243720**.



► **WILLEY, RUGBY**
43.45 acres.
Guide price **£400,000**



► **REDMILE, NOTTINGHAM**
15.09 acres.
Guide price **£150,000**



► **SILEBY, LOUGHBOROUGH**
5.31 acres.
Offers over **£40,000**

► **Commercial**
0116 242 9933

► **Planning & Development**
01858 439090

► **Professional**
0116 242 9933

► **Rural**
01509 243720



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