

Supplementary Planning Guidance Agricultural Developments in the Peak District National Park



and the Benefits of Whole Farm Plans

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Foreword

I am pleased to introduce this Supplementary Planning Guidance for new farm buildings in the Peak District National Park.

Echoing key principles of the National Park Management Plan, this guidance brings together sustainable development and partnership by offering a positive approach to our greatly valued farming community and acknowledging the massive role it plays maintaining so many of the National Park's special qualities.

Adopted planning policies aim to strike a difficult balance between conserving and enhancing the special qualities of the Peak District and allowing farmers the flexibility to maintain a viable livelihood in these difficult times for agriculture.

Modern farming and the buildings and equipment that support it today are different from the traditional picture that once existed in rural areas such as the Peak District. Farm buildings can now be quite industrial in their appearance and if poorly sited or badly designed their scale and appearance can damage the visual beauty of this special area.

On the other hand, farming can potentially have a much broader role than before and there are opportunities to embrace the National Park setting and use it to diversify the business in ways which can contribute to both the natural environment and the local economy.

To achieve this requires the National Park Authority to understand farming better and to offer our services to farmers so that we can work together.

We hope the suggestions made in this new guidance will help enable us to foster the new generation of farming and farmers in a positive way for the long term benefit of our agricultural economy and the special characteristics of the Peak District National Park.



Adrian Brown
Chair of Policy Committee
Peak District National Park Authority



Preface

1.1 The intention of this Supplementary Planning Guidance (SPG) is to support the positive contribution farming makes to the special qualities of the Peak District and offer guidance on the most appropriate ways for future development, particularly with regard to new agricultural buildings. It supplements policies of the Peak District National Park Development Plan (comprising the Structure Plan 1994, and the Local Plan 2001) through the provision of information designed:

- To help you submit a high quality of planning application;
- To assist in the discussions you have with the Planning Officers; and
- To ensure that your proposal leads to the best outcome possible.

Purpose and Status of SPG

1.2 This document is not in itself a statement of policy, but sets out in more detail how the policies will be put into practice. SPG does not carry the special statutory status of the National Park Development Plan but the Government's national planning guidance indicates that:

- It can provide helpful guidance for those preparing planning applications;
- It may be taken into account as a material consideration in deciding planning applications; and
- The weight accorded to it will increase if it has been prepared in consultation with relevant stakeholders and has been the subject of a Council resolution. Details of the consultation carried out are given in Appendix 3.

Agriculture and Planning in the National Park

- 2.1 The Peak District National Park Authority aims to conserve and enhance the natural beauty, wildlife and cultural heritage of this special area. It recognises the essential role played by agriculture in maintaining the National Park's countryside. However, as the most extensive source of new development in the countryside, agriculture has great potential impact on its appearance with new farm buildings, farmhouses and associated structures.
- 2.2 On-going pressures and uncertainties facing farmers make it difficult to balance a viable livelihood in agriculture against the wider benefits of their work towards the landscape, wildlife and cultural heritage.
- 2.3 The government has suggested that a broader and more sustainable scope for farming is in the best interests of everyone. By balancing environmental with business interests and by considering other diversified incomes alongside land and stock commitments the farm business can become more viable, make positive contributions to rural regeneration, and at the same time generate real environmental improvements.
- 2.4 The National Park Authority recognises that many farmers simply want to farm and not diversify their income, however most are finding diversification essential to their longer-term survival. Diversification can play an important role to farms in the National Park where it allows the farm as a whole to remain viable and thus also contribute to National Park objectives.

The Need for Planning Permission

- 2.5 The National Park Authority wants to support good quality developments that can be confidently approved, rather than receive poor development proposals that can lead to refusal.
- 2.6 It is vital that you discuss your ideas with the Planning Officers at the National Park Authority before you submit any plans for new agricultural development.
- 2.7 Planning Permission is not required for the use of land for agriculture, or the use of existing buildings on agricultural land for agricultural purposes.

The Definition of Agriculture (Section 336 of the Town and Country Planning Act 1990) includes:

- 'Horticulture, fruit growing, seed growing, dairy farming;
- The breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of the land);
- The use of land as grazing land, meadow land, osier land, market gardens or nursery grounds; and
- The use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.'

Note this definition does not include the keeping of horses for equestrian purposes and therefore planning permission is required for uses such as stabling.

Notification Process or Planning Application?

- 2.8 All proposals for new farm buildings need some form of permission. Under certain circumstances (such as size and location) as shown below you need to submit a planning application. In others you do not need planning permission but you must **ALWAYS** notify the National Park Authority for its prior approval on siting and design grounds. Please check with the Authority's planning office which type of permission you require.
- 2.9 **For new farm buildings planning permission is always needed on an agricultural unit of 5 hectares or more if:**
 - The development is carried out on a separate piece of land less than 1 hectare in area forming part of the unit;
 - The ground area of any building, structure or works exceeds 465 square metres or is within 90 metres of any other building, structure or works erected in the last 2 years;
 - The building, structure or works exceeds 12 metres height, or 3 metres if within 3 kilometres of an aerodrome;
 - The development would be within 25 metres of a trunk or classified road;
 - The development involves the erection, extension or alteration of a dwelling;

- The building, structure or excavation is to be within 400m of the curtilage of a 'protected building'; it is to be used for the accommodation of livestock (including farmed fish) or for the storage of slurry or sewage sludge. ('Protected building' means a permanent building normally occupied by people, but does not include buildings within the agricultural unit, or any dwelling or building in agricultural use on any other agricultural unit);

2.10 These are the key points for new farm buildings. There are other criteria to consider for extensions and alterations to agricultural buildings on units of 5 hectares or more and for units of not less than 0.4 but less than 5 hectares. The Planning staff will help you work out which permission you need based on the details of your proposal.

The Notification Process

2.11 For those developments that do not require a planning application, you must still apply to the National Park Authority for a determination as to whether its prior approval will be required for the following details:

- Siting;
- Design; and
- External appearance

2.12 Application forms are available from the National Park Authority and should be accompanied by a written description of the proposed development and of materials to be used and a plan indicating the site together with any fee that must be paid. **The NPA has 28 days to decide. In these circumstances building work should not commence until either approval has been given or until the 28-day notification period has elapsed.**

Other Regulations

Changing Uncultivated or Semi-Natural Areas

2.13 Environmental Impact Assessment (EIA) is a procedure for considering the potential environmental effects of land use change and already applies to projects which are subject to the Planning system. However the legislation has now been extended for the use of uncultivated land or semi-natural areas for intensive agricultural purposes. This is not part of the land-use planning system but is important legislation offering protection to sensitive parts of the landscape. For these purposes the responsibility for requesting an EIA and issuing permissions for the proposed work lies with DEFRA, although the landowner must pay to collate all the information required. Therefore there may be benefit in linking EIA information to the wider considerations of the farm covered in the Whole Farm Plan (see section 4).

2.14 EIA helps to inform decision-making and enables decisions on land-use change to be taken with full knowledge of the likely environmental consequences. The EIA Regulations have been introduced (in February 2002) to ensure that landscape and biodiversity are better protected against insensitive agricultural change. The Regulations apply to most intensive forms of agricultural built development and will ensure that such proposals are examined carefully.

Protection of Moor and Heath

2.15 Furthermore a Statutory Instrument called the Peak District National Park Authority (Restriction of Agricultural Operations) Order 2002 is also available to the Authority. When this holding Order is used, the landowner is served notice and then has to notify the NPA of any operations (see list of operations included below) to convert Moor or Heath (as defined by the Wildlife and Countryside Act 1981 and shown on maps held by the NPA) into agricultural land. It is a criminal offence not to notify the Authority in such cases.

2.16 Specified agricultural operations prohibited by this Statutory Instrument are:

- Ploughing
- Mowing, cutting or removing vegetation
- Levelling or bulldozing
- Modification of natural or man-made features and clearance of boulders, large stones, loose rock or scree
- Cultivating including planting
- Draining
- Application of herbicides or pesticides
- Fertilising
- Erecting buildings, structures or fences
- Depositing anything on the land

Improving Applications for Planning Permission

- 2.17 All decisions on notifications or planning applications for new farm buildings are guided by policies in the adopted Peak National Park Development Plan (Appendix 1). These explain that farm developments must be fully explained and justified.
- 2.18 There is a real need for more information to help decision makers at the NPA. It is helpful to view development proposals in the wider context of the farmer's intentions for the future of the business. **If you do not supply adequate information to justify your proposal your application may lead to refusal.**
- 2.19 This guidance offers 3 ways to help you on:
- The type and amount of information needed to support a planning application, either for agricultural or forestry operational development, or for diversification;
 - The siting and design aspects of a new farm building; and
 - The preparation of Whole Farm Plans.
- 2.20 Whole Farm Plans are now being advocated by the Government, but we recognise that they should not be made a requirement of applicants seeking planning approval and that sometimes they may be too onerous a task or simply inappropriate for the scale of development envisaged.
- 2.21 However, we need some information for all applications (planning applications and notifications) for new farm buildings. This helps the Planning Officer understand your farm better and the reasons why the building is necessary. The information sheet attached at Appendix 2 can be supplied with your planning application forms. It summarises the following information as well as offering examples of the kind of site plans and drawings that should be submitted.

Supporting Information for Planning Applications - SPG

- 2.22 If you are asked to submit a planning application for a new farm building or for a scheme of diversification you must explain what the nature of the building or use is. The basic information to supply with your application forms should be:

Basic Information

- Location and size of farm;
- Type of agriculture practiced on the farm;
- Intended use and size of proposed building;
- Intended location and appearance of proposed building.

- 2.23 This can be supplied by way of a letter and needn't be very long but it gives the Planning Officer a better idea of the kind of development you are planning. Sometimes however, a building may give cause for concern by nature of its size, proposed location or by its appearance. It could be that the new building is required to meet legislation and/or the requirements of a farm assurance scheme. These set standards to provide confidence about production methods and ensure that buildings are suitable for animal welfare. If this is the case it would be helpful for the application to briefly list these requirements. Other information the Planning Officer may wish you to provide includes:

More Detailed Information

- Stocking type and numbers;
- Area covered by crops;
- The density of stock per ha;
- Existing buildings, uses and why these are unable to cope with existing or perceived demand. Include dimensions and layout;
- Predicted building requirements by type of stock/crop/other usage;
- Contribution to NPA objectives, e.g. winter housing to protect landscape

- 2.24 This could also include regulatory information such as that required:

- For animal welfare purposes;
- By the EIA regulations;
- For waste management; or for
- Pollution control aspects.

2.25 Farm Diversification (SPG)

- Details of diversification to date;
- Details of medium to longer term aim to expand diversification, with proposed activities, measures of likely throughput and potential financial returns.

2.26 The NPA is encouraging farming to change from a single purpose industry concerned only with food production, to a multi-purpose industry concerned for example with:

- A wider range of farming activities;
- Conservation of landscape, wildlife and historic features.
- Provision for tourism and recreation.
- Management of woodland.

2.27 An example of diversification is the conversion of traditional stone barns into Camping Barns. This has:

- Protected the buildings.
- Provided accommodation for walkers.
- Provided an income for farmers.
- Provided employment.



Camping Barn at Edale

2.28 Other forms of diversification include:

- Farm holidays and Bed and breakfast in farmhouses;
- Self catering cottages within the farm;
- Small camping and caravan sites in fields on the farm;
- The sale of local food products under the Peak District Products label.
- Workshops for crafts and farm related activities;
- Establishing office or clean light industry and services in suitably located redundant buildings (especially in or on the edge of settlements);
- Food from the farm for sale 'at the farm gate'.

The Need for Good Quality Drawings and Plans

2.29 In addition to the supporting statement applications must be accompanied by adequate plans and drawings. Ideally these should include:

- An OS map extract at 1:2500 scale
- A block plan at 1:500 or 1:200 scale
- Detailed drawings shown to scale and indicating the kind of materials used to the walls and roof along with the likely colouring. It is also useful to give an indication of the levels on site.

Siting and Design Guidelines (SPG)

- 3.1** Because of the natural beauty of the National Park, new agricultural buildings along with alterations and extensions to existing buildings can have a very damaging impact on their surroundings without careful thought to siting, design and appearance. Generally large, single span buildings are more commonly used, as they offer:
- Winter accommodation for livestock;
 - Better machinery access and storage; and
 - Bulk storage of feed, silage and waste
- 3.2** As new standards have been introduced covering issues such as animal welfare, control of pollution and food hygiene and safety, many traditional buildings are not able to meet them. However, as the need for new larger buildings arrives, other uses should be pursued for the traditional building stock to sustain their contribution to the National Park landscape. The section on diversification above offers some ideas. Furthermore, if you wish to adapt or convert a traditional building, then you should also pay regard to the Peak National Park Building Design Guide, and discuss your ideas with the NPA's Historic Buildings Architect.
- 3.3** Despite the trend towards standardisation of buildings there can be occasions in particularly sensitive areas of the National Park where higher standards of design may be called for. In such cases you are advised to consider the assistance of an architect, building designer or landscape architect to offer a professional approach to finding appropriate design solutions.

3.4 Location

Other activities & existing buildings

- 3.4.1** Thinking about the wider activities and operations on the farm as well as the existing range, condition and availability of buildings helps to identify the best location of new buildings or could highlight the potential of existing buildings to meet the anticipated need. For information on altering or converting existing traditional farm buildings please refer to the National Park Authority Building Design Guide. It is important that new uses are sought for historic farm buildings to prevent them from falling into disrepair.

Circulation routes and access

- 3.4.2** Access tracks, roads and services should be designed with particular respect for the landscape and its historic patterns of land use and movement, and any landscape change likely to result from agricultural or forestry practices. The impact of new tracks can be reduced by placing them behind existing boundaries and by surfacing with darker materials. There may also be opportunities to rationalise access points, reducing the number to one more acceptable point. Access routes should be clearly marked on plans and should include sufficient space to accommodate any planned landscaping.
- 3.4.3** Buildings should be designed in the context of the movement of plant and stock around them. If tractors and trailers are required to pass between buildings a 4.5m gap is recommended plus space for turning at the ends. Access for service vehicles, such as milk tankers or feed lorries, must be allowed for.
- 3.4.4** Early discussion with the highway authority is advised where a new access onto a highway is planned; indeed the permission of the highway authority may also be required. Visibility splays can be vital on country roads. These can consist of grass verges but should be adequately maintained to remain effective.

Integration with existing buildings, including the farmhouse

- 3.4.5** Other than where they would do harm to the setting it is best to keep the new building close to existing ones where possible and in these cases they should relate well to them and make best use of trees, walls and other landscape features. To help integrate the new building it is usually best to orientate to the main alignment of the buildings. This is not always the case but existing buildings do give good clues for siting as they have commonly



been built to reflect the topography and existing landscape setting as well as to deal with issues of local climate. This makes them look and 'feel' right in the landscape.

- 3.4.6** Commonly the farmhouse is central to the building group and new buildings must relate well to it. This is particularly relevant if the building is listed. Be careful not to "swamp" the existing group. Very large new buildings are best sited on the far side of the farmhouse, as viewed from the most public perspectives and should take advantage of any natural slopes to reduce the apparent scale and visual harm.



Integration with the landscape

- 3.4.7** It won't always be possible to site a new building in or around an existing farmstead. This may be for visual impact reasons or purely practicalities of farming. For example, on hill farms there will be a need to provide remote fodder storage or shelter for grazing livestock in severe weather. Think about the repair or adaptation of existing buildings first. Grants may be available for this and further design advice is available from the Authority's Building Design Guide.

- 3.4.8** Isolated buildings in the open landscape are the most difficult to accommodate and should, where practicable (i.e. not to the detriment of natural ventilation and animal welfare), take advantage of natural dips in the land or be set against a hillside to reduce the visual impact. Avoid skyline sites or sites prominent from public viewpoints. Isolated buildings will usually require some landscaping. Careful siting in relation to existing mature trees, or other features such as stonewalls will also help merge a new building into the landscape. Good design can mean that not all new farm buildings need significant landscaping. Farm buildings are after all a traditional aspect of the landscape and where they are done well they should be integral to the landscape rather than completely screened from view.

Sloping ground

- 3.4.9** Sloping ground is a common challenge for Peak District farms but if natural ground levels are used to best advantage they can help reduce the scale and impact of large, modern buildings. Cut and fill techniques provide a level platform as well as surplus earth to be used as banking to reduce the impact of the building. It is important that any banks or slopes are graded to a natural form and that there are no gaps between the building and the earthwork.

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- 3.4.10** Banks should be planted quickly so as to establish and consolidate them and ensure quicker landscaping cover.

Furthermore, landscaped banks should be maintained and not covered with more earth or waste materials in future as this can restrict the agreed vegetation growth and create a permanent scar on the landscape.

New Holdings and Future needs

- 3.4.11** If you are planning a completely new holding it will be beneficial to you seek early consultation with the Planning Department. This will help you through future schemes and ease future growth.

- 3.4.12** It is important to consider the potential for growth on the farm and new buildings should be sited so as not to prohibit future expansion. Incremental growth in the number of isolated buildings is a particular concern.
- 3.4.13** Where holdings become fragmented, there is often the need for new buildings away from the existing holding. One building can lead to a need for more, resulting in an entirely new farm complex. In itself this need not be a problem if there is some thought to future growth early on. This can improve the buildings' siting, achieve a mature landscaping scheme by planting early and provide scope for expansion.

Nature conservation

- 3.4.14** Nature conservation interest should always be considered. Development could be very harmful to species rich habitats. For instance where there may be herb or wild flower rich banks. There may also be scope to enhance the biodiversity on the farm. Advice on this can be sought from the National Park's Ecology Service and may be improved by involvement in agri-environment style work, or by developing a whole farm plan (see section 4).

Historic features

- 3.4.15** Great care should be taken when choosing a site for a new farm building to ensure that features of historical or archaeological importance are not built upon or damaged. If you are unsure of the state, existence, or importance of features on your farm advice can be obtained from the National Park's Cultural Heritage Team. Particular care should be taken not to harm the setting of listed buildings.

3.5 Building Form

Construction Standards

- 3.5.1** All new agricultural buildings must comply with a British Standard (BS 5502). This lays down minimum standards of design and construction.

Space Requirement

- 3.5.2** Modern farm buildings generally have large single spans with shallow pitched roofs based around a portal frame construction. The space can be used flexibly and can allow large numbers of livestock, machinery, crops, etc to be housed under one roof.
- 3.5.3** Careful thought should be given to the amount of space needed now and whether there may be a need for more space in future. Effective utilisation of space now could allow for future expansion, whereas poor placement may mean future buildings have to be considered in less desirable locations.

Massing

- 3.5.4** Much of the reason for large new farm buildings lies in the fact that they are necessary to accommodate modern farm machinery and to satisfy current standards for animal welfare. However the large single span building is not always necessary and consideration should be given to the potential for splitting up the building into 2 or more spans and how these may be broken up or offset to reduce their overall mass. Early discussion with the planners can help to achieve a solution where this is appropriate.

Silage Clamps and Waste storage

- 3.5.5** The design and construction of silage clamps, slurry and dirty water storage must strictly adhere to the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991. Buildings or bagged storage on hard standing or fields are now more commonly used but where clamps are considered they should be designed with a wide diameter rather than utilising height.
- 3.5.6** Slurry and liquid storage can be very intrusive in the landscape if poorly sited. Drainage to the store will be a major factor in determining the exact site. By using natural topography and buildings to best advantage, the visual impact can be significantly reduced. You should also think about additional landscaping such as forming earth banks for screening and tree planting if appropriate.

3.6 Construction & Materials

Traditional materials

- 3.6.1** Large new agricultural buildings are not expected to replicate the traditional building forms or materials but should relate to and reflect them where possible. There may be opportunities to utilise stone to reflect those traditions in a modern interpretation.



Modern materials, colour and texture

- 3.6.2** In most cases modern materials will be used and partly because of this particular care is necessary with colour and texture.
- 3.6.3** The colour of a building has a great effect on its appearance in the landscape. The use of appropriate coloured cladding can do much to make the building fit into its setting. Many materials come in a variety of colours and thought should be given to the choice from the outset. Preferably materials should be factory colour coated rather than painted on site. The aim is not to camouflage the building but to make it fit in. Dark tones are usually less apparent than light tones. A building will therefore appear smaller if darkly coloured.
- 3.6.4** Most modern farm buildings are constructed as a steel or wooden portal frame, clad with timber or sheeting. Wooden cladding is best and can be easily tanalised and attached offering an alternative subtle variation in colour and texture, although darker colours are in general less obtrusive. Sheeting can also be coloured in a range of dark colours such as dark green, brown, or blue. Black can also be applied but mostly on smaller buildings to reduce the heavy massing this colour can create.
- 3.6.5** Commonly the base of the building consists of a layer of concrete blocks and these look best when treated, either by painting, render and dash or by cladding with natural stone. The timber or sheeting above this layer should extend down as far as possible to reduce the impact of the blocks unless a satisfactory finish is achieved.

Roofs and roof coverings

- 3.6.6** The roof will have to be capable of withstanding the extreme additional loads placed on it by wind and snow. As a general rule a lower pitch will reduce the impact of the building although the choice of material may also dictate this factor.
- 3.6.7** The roof reflects more daylight than the walls because of its angle and so will appear lighter if coloured the same as the walls. Traditional buildings usually have darker roofs than walls and this arrangement should be applied in new buildings. Non-reflective matt coatings or materials are best. The 'Big 6' style waved corrugation is generally considered best although smaller corrugations can also be useful on smaller buildings. Dark blue colours are commonly applied in the south of the Park with dark greens and browns also being applied in more natural locations.
- 3.6.8** Glazing panels are desirable to allow natural light and plans often show 10% of the whole roof to be covered. In some areas this can have a harmful visual impact and contradicts the principles mentioned above. Where possible glazing should be focussed on non-public slopes to reduce the overall impact.
- 3.6.9** Roofs finished in modern corrugated sheeting at 15 degrees most obviously depart from the traditional form. Wherever possible and especially in sensitive locations steeper roof pitches should be explored and covered with a material that has a similar colour/texture to that of traditional slates.

Energy Efficiency and Renewable Energy

- 3.6.10** Where possible new and existing buildings should attempt to reduce their carbon emissions and save energy, Guidance on this and ways of incorporating renewable energies into farm buildings are offered in further SPG on Renewable Energy for the Peak District available from the NPA. Particular care should be taken with light or reflective materials on roofs as stated above. A particularly good example of how technologies may be integrated is on the inner slope of a multi-spanned building, or on non-public roof slopes.

3.7 Landscaping

- 3.7.1** Good design should mean that not all new farm buildings need heavy landscaping. The emphasis of good design should be on integration with the landscape rather than hiding the building. Nevertheless, landscaping can play an important role in many circumstances. Effective schemes should move away from geometrical lines of trees and form more natural groups that compliment good design. Landscaping should be a key part of the overall plan, not simply an after thought.



Field Boundaries and yard walls

- 3.7.2** The traditional field boundary makes a major contribution to the overall appearance of the landscape and helps buildings to fit in. Field boundaries are traditionally:

- On the limestone outcrop – dry limestone walls
- On high grit stone and shale/grit areas – dry gritstone walls
- On lower shale/grit and limestone/shale areas – hawthorn hedges.



- 3.7.3** Within the farmyard exposed concrete blocks should be avoided. Render and dash on blockwork is more common. Agreed colours and reflective quality or even stone facing can be acceptable for the walling to open stock yards, bin enclosures and as general walling in addition to plinth (base) walls to the building.

Earth banks

- 3.7.4** A common problem in the National Park is that of having to establish a level area of ground for the new building. The resulting made-up ground requires retaining by banks.
- 3.7.5** The traditional method is by earth banking or, for small, steeper slopes, by the use of a retaining wall.
- 3.7.6** Spoil material from the excavations of the building can be banked around, near to the building, so reducing its apparent size. This device when combined with tree and hedge planting on the top slopes and base of the bank can be very effective in providing a quick and sure method of providing shelter.



Note however that if trees or hedges have been planted, no further material should be added to the bank, which may inhibit their growth.



Planting and shelterbelts

3.7.7 The principle of integration with the landscape rather than on screening the building totally from view has been established, however there will be times when tree or shrub planting will be necessary, to help integrate new buildings into the landscape more successfully. Here are some points to consider:

- Take particular care of newly planted trees – fence them against stock and rabbits.
- Avoid planting so close that there is a risk of damage to cladding by falling branches, gutters becoming blocked with leaves or root damage to foundations.
- Plant in groups and not in evenly spaced rows, unless in shelter belts;
- Clumps of trees around farms are traditional but often not replaced when lost. Replacement trees are vital to long term planting schemes.
- Tree and shrub planting should always be of species native or characteristic to the area. Avoid ornamental trees.
- Take care when planting on banks and made-up ground that tree roots do not dry out – seeding the slopes will speed up stabilisation.
- Give thought to future building expansion.
- Consider the advance planting of trees before the construction of the building as this will result in earlier integration with the landscape.
- This could be achieved in two stages with fast growing species such as alder, pine, larch, birch, sycamore and willow and then longer-term planting using ash, lime, oak, rowan, field maple and beech.

3.7.8 Shelterbelts can provide habitats for wildlife and a general improvement in the area's ecology. They can provide a source of timber for the farm, and they also help to integrate buildings into the landscape.

3.7.9 The minimum width for shelterbelts should be about 7metres comprising 3-4 rows of trees.

3.7.10 Full advice on planting schemes can be received from the National Park Authority's landscape team.

Hard surfaces

3.7.11 Farm roads, yards and aprons are normally laid as in-situ concrete for it is a cheap and relatively easy material to use.

3.7.12 Selected local aggregate should be used, which will, when exposed by brushing off the surface, result in a non-slip textured finish, which will also reflect less light and be of a medium colour that blends into the landscape. The colour can also be darkened, where appropriate using chemical additives, although these are only likely to have a short-term effect.

3.7.13 The concrete should be laid to allow water to run off to either drains or adjacent fields

Whole Farm Plans (NOT SPG)

- 4.1** It is important to stress that there is no requirement in law or from the National Park Authority for whole farm plans to be prepared to support a planning application. They are a voluntary undertaking.... so how can they be of benefit to you?
- 4.2** Farms Plans are a recognised tool for a farmer to support farm development proposals. They offer a broader, proactive approach, which can include a farm environment survey and assessment. They can make use of previously gathered information or perhaps undertake a full new appraisal.
- 4.3** Government is committed to whole farm plans through future agri-environment schemes. Also, where farmers are considering new enterprises the Government is encouraging them to use the Farm Business Advisory Service through Business Link for grants such as the Rural Enterprise Scheme. This requires future business planning for new business proposals. Any Whole Farm Plans assisted by the NPA would need to be compatible with any future guidance prepared by the Government.
- 4.4** The NPA has had experience in recent years of devising whole farm plans for the environmental and economic well-being of farm businesses, particularly allied to DEFRA grant support for farms in the Countryside Stewardship Scheme and the Objective 5b Farm and Environment Project. Moreover the NPA is now encouraging farmers to use the environment as an economic asset through initiatives such as the New Environmental Economy and the Environmental Quality Mark.

Help From National Park Authority and Others

- 4.5** To assist farmers through the more thorough process of a whole farm plan, the NPA can help in its preparation. The Conservation & Development Division will be most able to help, but skills may also be drawn from other teams in the Authority. New projects such as the New Environmental Economy and the Environmental Quality Mark are developing new directions and standards for Peak District Farming and offer excellent ways to promote farming activities as well as providing grant support.
- 4.6** The Authority cannot advise a farm business on financial issues and so it would also be useful to bring in business advice from e.g. Business Link, the Farm Business Advisory Service, or your own business adviser.

What are the Links to Planning?

- 4.7** Although a Whole Farm Plan would have no legal weight from the land-use planning perspective it could support any future planning applications. It would have had the backing of the National Park Authority through its preparation and you would have had the opportunity to discuss aspects relevant to planning well in advance, to consider any problems or simply present the most realistic options. In particular early discussion with the Development Control team during the preparation of a farm plan can smooth the way for future planning applications.
- 4.8** Solutions to economic diversification need to be compatible with the patterns of rural development described in development plan policies and with the protection of valued landscapes, wildlife and other characteristics. This may mean that a diversified economic activity would be better pursued on land or in buildings not owned by the farm itself (in the same way that any other business would use the land use planning system) and might be best pursued in partnership with other farms and or businesses in the area, perhaps in a nearby designated settlement.

What Whole Farm Plans Should Cover and Where You Can Get Help:

- Basic business planning. Assistance from Business Link or Farm Business Advisory Service (FBAS);
- Detailed study of all the conservation features on the farm including the identification of all wildlife habitats and environmental assets. Assistance from the National Park Authority (NPA);
- Assessments of the impact on natural resources and the potential for harnessing these resources in environmentally friendly ways. Assistance from the NPA;
- An assessment of possible economic benefits to be gained by raising environmental awareness, reducing environmental impacts, minimising wastes and using resources more efficiently to ultimately save money. Assistance from the NPA in conjunction with the FBAS and the Environment Agency. Note Peak Park Supplementary Planning Guidance on renewable energy.
- Links to non-farm enterprises on-farm or off-farm. Whole farm plans should therefore relate to both agricultural and diversification aspirations. Assistance from the NPA and FBAS;
- Reference to and awareness of regulations such as EIA, pollution control and animal welfare. Assistance from DEFRA's Rural Development Services, the Environment Agency and NPA;
- The relationship in all necessary areas to land-use planning. Assistance from National Park Authority.



Preparation of an Action Plan. Assistance from National Park Authority.

The Wider Role of Whole Farm Plans

- 4.9** The process of forward planning and creative thinking required in the whole farm approach can help unlock related aspirations of value to the environment and to rural communities. For instance there may be scope to integrate proposals for sustainable tourism development, or renewable energy schemes. These could not be insisted on by the NPA or other agencies but might offer the farmer new ideas and opportunities to develop useful contacts.
- 4.10** Information on potential economic rewards from the agri-environment schemes and business related grant schemes could be included within the Whole Farm Plan to explain the benefits to farmers at an early stage.

A Proactive Approach

- 4.11** All the information gathered and considered through the process can then be brought together with help from National Park staff to prepare a forward looking management plan showing you future options and potential for the farm. Examples of existing farm plans prepared with help by the NPA can be seen by contacting the Conservation and Development Division.



Planning Policies

The National Park Structure Plan

C2 – of the Structure Plan sets out the nature of control for development in the countryside outside the Natural Zone. Generally development in these areas is very constrained, although agricultural development is considered an exception. Criteria (b) states that, “development which would not respect, would adversely affect, or would lead to undesirable changes in the landscape or any other valued characteristic of the area will not normally be permitted.” Criteria (c) again requires a high standard of detailed considerations regarding design and siting, etc, and importantly, (d) requires that where an approved building or structure is no longer required for its approved use then it should be removed.

C5 – concentrates on the protection of agricultural landscapes and states that:

“Agricultural landscapes, particularly those in which traditional forms of agriculture are practised and which contribute to the beauty of the National Park will be protected for their own sake. Development which would harm their character or appearance will not normally be permitted, except where it is necessary in accordance with policy C6 or with other policies in this Plan.”

C6 – looks positively on non-residential development necessary for the practice of agriculture, so long as this complies with C2 and C3:

C6 – Agricultural and Forestry Development

(a) Where it is in accordance with policies C2 and C3:

(i) Non-residential development necessary for the practice of agriculture or forestry will normally be permitted;

(ii) Residential development necessary for and restricted to the practice of agriculture will normally be permitted provided the need is proven and it cannot be met in a nearby settlement.

(b) Permission will not normally be granted for a new dwelling or other building where the purpose is to meet an agricultural or forestry need previously met by a building which has recently been disposed of for a different purpose.

C7 – Farm Diversification

Where it is in accordance with policies C2 and C3, development needed in order to diversify the source of a farm’s income will normally be permitted provided that:

(a) It will help sustain agriculture as the primary land use; and

(b) It is of a scale and type which will not adversely affect the function or character of the main group of farm buildings as the centre of operations of an agricultural unit; and

(c) It does not make use of a non-vernacular farm building which would be inappropriate to the area when not in agricultural use; and

(d) It will not result in a foreseeable need for replacement agricultural buildings which would not be acceptable under policy C6.

The Peak District National Park Local Plan

LC13 – sets out the control for new agricultural buildings. The policy is worded positively but is supported by strong environmental criteria governing siting and design factors ensuring that any new structure relates well to surrounding buildings and that its physical impact is minimised.

LC13: Agricultural or Forestry operational development

New agricultural and forestry buildings, structures and associated working spaces or other development will be permitted provided that they:

- (i) Are close to the main group of buildings wherever possible and in all cases relate well to and make best use of existing buildings, trees, walls and other landscape features; and
- (ii) Respect the design, scale, mass and colouring of existing buildings and building traditions characteristic of the area, reflecting this as far as possible in their own design; and
- (iii) Avoid harm to the area's valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible location; and
- (iv) Do not require obtrusive access tracks, roads or services. These should be designed with particular respect for the landscape and its historic patterns of land-use and movement, and any landscape change likely to result from agricultural or forestry practices.

Paragraph 3.54 of the local plan states, **“Planning applications should be accompanied by full explanations of the agricultural or forestry proposals with which they are associated in order to allow for a proper assessment”**.

Specimen Information Sheet

When you submit a planning application for a new agricultural or forestry building please supply additional information as indicated below to demonstrate your need.

For Agricultural or Forestry Operational Development

Basic Information – required in all cases

- Location and size of farm;
- Type of agriculture practiced on the farm;
- Intended use and size of proposed building;
- Intended location and appearance of proposed building.

More Detailed Information – required in more complicated cases

- Stocking type and numbers;
- Area covered by crops;
- The density of stock per ha;
- Existing buildings, uses and why these are unable to cope with existing or perceived demand. Include dimensions and layout;
- Predicted building requirements by type of stock/crop/other usage;
- Contribution to NPA objectives, e.g. winter housing to protect landscape

Farm Diversification – required for diversification projects

- Details of diversification to date;
- Details of medium to longer term aim to expand diversification, with proposed activities, measures of likely throughput and potential financial returns.

The Need for Good Quality Drawings and Plans (SPG)

In addition to the supporting statement applications must be accompanied by adequate plans and drawings. Ideally these should include:

- An OS map extract at 1:2500 scale
- A block plan at 1:500 or 1:200 scale
- Detailed drawings shown to scale and indicating the kind of materials used to the walls and roof along with the likely colouring. It is also useful to give an indication of the levels on site.

The Consultation Process

2 Policy Committees in October 2001 and April 2002 discussed the ability of Development Control in controlling the impact of large farm buildings in the National Park. Resolved to prepare SPG.

- Internal liaison with Development Control, Farm & Countryside, Built Environment and Landscape
- Paper to Rural Land Management Executive Group (RLMEG), 12th September 2002.
- Feedback and meetings with Country Land and Business Association (CLA) and National Farmers Union (NFU).
- Drafting of text and design guidelines
- 2 Consultation events with the farming community on 14th May 2003 at Hope Valley, Lafarge Social Club and on 9th June 2003 at the Agricultural Business Centre in Bakewell, attracting around 60 farmers.
- Surveys to all Parish Councils
- Adoption at 18th July 2003 Policy Committee

List of Consultees:

- **Peak District National Park Authority:**
 - Development Control Service
 - Farm & Countryside Service
 - Built Environment Service
 - Landscape Service
 - Legal Service
- **Rural Land Management Executive Group (RLMEG):**
 - English Nature
 - NFU East Midlands Region
 - CLA
 - English Heritage
 - Forestry Commission
 - Government Office for the East Midlands
 - Department of Environment Farming and Rural Affairs (DEFRA)
- **Countryside Land & Business Association (CLA)**
- **National Farmers Union (NFU)**
- **Farming Community (engagement with around 60 local farmers)**
- **Campaign to Protect Rural England (CPRE) – Peak District and South Yorkshire Branch**
- **Ramblers Association**
- **Council for National Parks**
- **Parish Councils**

Useful Contact Details

Peak District National Park Authority

Aldern House
Baslow Road
Bakewell
Derbyshire DE45 1AE
aldern@peakdistrict-npa.gov.uk
www.peakdistrict.org
01629 816200

National Farmers Union

East Midlands Region
Agriculture House
North Gate
UPPINGHAM
Rutland LE15 9NX
01572 824255

Country Land and Business Association

East Midlands Region
Goodbodys Mill, Albert Road, Retford
Notts DN22 6JD
01777 860717
andrews@cla.org.uk

Farm Business Advisory Service (This service is funded by DEFRA and delivered by Business Link)

Trevithick House
Stafford Park 4
Telford TF3 3BA
01952 208 221

Farming and Wildlife Advisory Group

National Agricultural Centre
Stoneleigh
Kenilworth
Warwickshire CV8 2RX
info@fwag.org.uk
02476 696 699
www.fwag.org.uk

Department of Environment Farming and Rural Affairs (DEFRA)

Room 320
Nobel House
17 Smith Square
London SW1P 3JR
08459 33 55 77

Office of the Deputy Prime Minister (ODPM)

Eland House
Bressenden Place
London SW1E 5DU
020 7944 4400
www.odpm.gov.uk

English Nature

Endcliffe
Deepdale Business Park
Ashford Road
Bakewell DE45 1GT
01629 815095

National Trust East Midlands Regional office

Clumber Park Stableyard
Worksop
Notts S80 3BE
01909 486411

The Countryside Agency

John Dower House
Crescent Place
Cheltenham
Gloucestershire GL50 3RA
01242 521381
Info@countryside.gov.uk

Council for National Parks

246 Lavender Hill,
London SW11 1LJ
020 7924 4077

Association of National Park Authorities

126 Bute Street,
Cardiff CF10 5LE
029 2049 9966

Council for the Protection Rural England Peak District & South Yorkshire Branch

CPRE - Peak District and South Yorkshire
'The Stables', 22a Endcliffe Crescent
Sheffield, S10 3EF
0114 266 5822
admin@cprepeakandsyorks.org.uk

Ramblers Association – Derbyshire Dales Group

Spring View
Town End
Bradwell
Hope Valley
Derbyshire S33 9JW
01433 620467

Rural Design and Building Association

ATSS House
Station Road East
Stowmarket
Suffolk IP14 1RQ
01449 676049
secretary@rdba.org.uk

Rural Development Service (RDS)

Rural Development Service
Block 7
Government Buildings
Chalfont Drive
Nottingham NG8 3SN
0115 929 1191 Ext 308
sue.buckenham@defra.gsi.gov.uk

Government Office for the East Midlands (GOEM)

The Belgrave Centre
Stanley Place
Talbot Street
Nottingham NG1 5GG
0115 971 2510
gnorbury.goem@go-regions.gsi.gov.uk

Business Link Derbyshire

Commerce Centre,
Canal Wharf,
Chesterfield,
Derbyshire, S41 7NA
0845 6011038
info@businesslinkderbyshire.co.uk
www.businesslinkderbyshire.co.uk

Business Link Staffordshire

Commerce House,
Festival Park,
Stoke-on-Trent,
Staffordshire, ST1 5BE
07002 202122
info@staffs.businesslink.co.uk
www.businesslinkstaffordshire.co.uk

General number for all Business Link enquiries (in any area). 0845 600 9 006