

Rural Development

Introduction

6.1 The countryside is a national asset and the North Lincolnshire countryside is highly valued by its residents and visitors alike. Whilst much activity in the countryside is outside its scope, the planning system helps to integrate the development necessary to sustain economic and social activity in rural communities. Therefore the economic, environmental and social needs of those who live and work in the countryside need to be carefully considered.

6.2 This chapter brings together a range of policies for protecting the countryside, including the small rural settlements and provides guidance on certain types of development. It is important to note that this chapter does not contain policies for all types of development or changes of use that might be expected to come forward in these rural locations. Two keynote policies, relating to the 'protection of high quality agricultural land' and 'development in the open countryside' underpin certain policies included in this chapter and elsewhere in this plan.

6.3 In addition to the keynote policies, this chapter concentrates on the following rural development activities:-

- industrial and commercial development;
- agricultural, forestry and farm diversification;
- farm shops and sales;

- re-use and/or adaptation of rural buildings for industry, commerce and housing;
- replacement, alteration and extensions to dwellings;
- new agricultural or forestry dwellings;
- removal of agricultural occupancy conditions;
- temporary agricultural dwellings;
- agricultural buildings;
- development of intensive livestock units; and
- cumulative effects of intensive livestock units.

6.4 It is important to note the distinction between the terms 'open countryside' and 'rural areas' used in this chapter and elsewhere in this local Plan. The 'open countryside' comprises the countryside and the rural hamlets and villages for which no development boundaries have been defined. The 'rural areas' comprise the rural parts of North Lincolnshire and include the 'open countryside' along with the towns and villages defined as minimum and medium growth settlements.

Strategy and Policy Framework

6.5 The government's policies for the countryside are set out in the White Paper – Rural England: "A Nation Committed to a Living Countryside". It describes the far-reaching changes that have taken place during the post war period. Government planning policy guidance note PPG7 provides additional backing to this White Paper and aims to encourage rural

enterprise and social prosperity, whilst acknowledging the sensitivity and fragility of the rural environment. Central to these aims are improving the viability of existing villages and market towns and reducing the need to travel to urban centres by promoting living communities. This should not however be achieved at the expense of the rural environment.

- 6.6 PPG13 seeks to reduce the need to travel by influencing the location of development in relation to transport provision. However, there is less scope for reducing reliance on the private car in rural areas because of high levels of car ownership and limited public transport services. It is therefore important that, wherever possible new development sustains the rural economy without encouraging commuting.

Protecting Agricultural Land

- 6.7 North Lincolnshire contains a large rural area with over 89% of it being in some form of agricultural use, which has considerably influenced the character and appearance of the countryside. A significant proportion of this land is of the highest quality grades, and provides a valuable national resource and policies are aimed at its protection.

RD1 – Development involving High Quality Agricultural Land

Proposals for the development or change of use of agricultural land will only be permitted where this would not result in the loss of the best and most versatile land (Grades 1, 2 and 3a) unless it can be demonstrated that the proposed development cannot be accommodated on:

- i) land within settlement boundaries; or**
- ii) land which is allocated for development; or**
- iii) previously developed land; or**
- iv) land of a lower agricultural grade.**

Where development of agricultural land is unavoidable, areas of poorer quality land should be developed in preference to those of higher quality, except where other sustainability considerations suggest otherwise.

For development to be permitted on higher grades of land there has to be an overriding need for the development.

- 6.8 *Government guidance towards agricultural land has changed in recent years in response to growing agricultural surpluses and European Union agricultural policy. There is now less emphasis on the protection of all agricultural land for farming. PPG7 stresses that only the best and most versatile land should be protected as a national resource for future generations and that considerable weight should only be given to protecting land of Grades 1, 2 and 3a against development. Once agricultural land is developed its return to best quality agricultural use is seldom practicable. In applying the principles of sustainable development, planning permission for development or the change of use of land of Grades 1, 2 and 3a quality will only be granted in exceptional circumstances where there is an overriding need for the development.*

Controlling Development in the Open Countryside

6.9 The guiding principle is that development should benefit economic activity, promote social inclusion and maintain or enhance the environment. The open countryside can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. Development in the open countryside, away from existing defined settlements or areas located for development will be strictly controlled.

RD2 - Development in the Open Countryside

Development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is:

- i) essential to the efficient operation of agriculture or forestry;**
- ii) employment related development appropriate to the open countryside;**
- iii) affordable housing to meet a proven local need;**
- iv) essential for the provision of outdoor sport, countryside recreation, or local community facilities;**
- v) for the re-use and adaptation of existing rural buildings;**

- vi) for diversification of an established agricultural business;**
- vii) for the replacement, alteration or extension of an existing dwelling;**
- viii) essential for the provision of an appropriate level of roadside services or the provision of utility services.**

Provided that:

- a) the open countryside is the only appropriate location and development cannot reasonably be accommodated within defined development boundaries;**
- b) the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this Local Plan;**
- c) the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials; and**
- d) the development would not be detrimental to residential amenity or highway safety; and**
- e) account is taken of whether the site is**

capable of being served by public transport; and

- f) the development is sited to make the best use of existing and new landscaping.**

- 6.10 Policy RD2 sets out the Council's overall development control policy for development within the open countryside. It aims to balance the needs and benefits of economic activity with maintaining and/or enhancing the quality of the countryside. It promotes the positive benefits of rural diversification by ensuring that the long-term social and economic vitality of rural areas, and an efficient and flexible agriculture industry is maintained.
- 6.11 PPG7 states "Development should help promote healthy rural communities where people both live and work. The main focus of new development should be on existing towns and villages (including networks of small villages) ... where employment, housing (including affordable housing) and other services can be provided close together". The Local Plan strategy has taken account of this advice by directing the majority of rural development proposals to the medium and minimum growth settlements. This is where the majority of services within rural areas are located and where development can be best sustained and benefit the rural community. However, there are circumstances when development outside the defined settlements may be appropriate.
- 6.12 Where development is permitted it should be of the highest quality and make a positive contribution to the environment as well as the social and economic prospects of the area. PPG7 states "New building in rural areas should... be of an appropriate design and scale for its location. Modern designs should have proper regard to

the context for development in relation to both the immediate setting and the defining characteristics of the wider local area, including local or regional building traditions or materials".

Industrial and Commercial Development in Rural Areas

- 6.13 Future industrial and commercial development in rural areas should be consistent with the overall plan strategy, which aims to guide development towards the large urban centres to minimise travel, while at the same time securing sustainable development in the rural settlements. Development should be of a scale and character appropriate to each settlement where a social or economic need is demonstrated. New building in rural areas should contribute to a sense of local identity and regional diversity and be of an appropriate design and scale for its location in order to achieve good quality development.

RD3 – Industrial and Commercial Development in Minimum and Medium Growth Settlements

Proposals for industrial and commercial development, including extensions to buildings, limited infilling between buildings, redevelopment of existing sites and conversion of rural buildings in minimum and medium growth settlements, will be permitted provided that:

- i) the proposal does not lead to an over intensification of an activity on the site to the detriment of residential**

amenity and highway safety; and

- ii) **the proposal would not be detrimental to the character or appearance of the settlement or the open countryside in terms of siting, scale, massing, design and use of materials; and**
- iii) **the site is within walking or cycling distance of the local workforce, or is capable of being served by public transport.**

6.14 *PPG7 states: "Many commercial and light manufacturing activities can be carried out in rural areas without causing unacceptable disturbance." Policy RD3 takes account of this advice by promoting the growth of the rural economy subject to safeguarding the quality of the countryside. However, care needs to be taken to ensure that such developments do not create any adverse impacts on the surrounding area.*

6.15 *The alteration, minor extension and infilling of existing industrial and commercial sites in the countryside can assist the rural economy and enhance the rural environment. Through this policy the Council will seek to negotiate the removal of temporary, unsightly or poorly placed buildings, the enhancement of the landscape and rationalisation of car parking capacity.*

RD4 – Alternative uses of Industrial and Commercial Sites in Minimum and Medium Growth Settlements

The change of use of existing industrial and commercial sites to non-employment uses in minimum and

medium growth settlements will only be permitted if:

- i) **evidence of attempts made to sell the site on the property market for the twelve months prior to the application being made, to retain the site for employment use has been fully explored without success; or**
- ii) **it can be demonstrated that its continued employment use would harm residential amenity, cause highway or other traffic problems or create other significant adverse environmental effects.**

6.16 *There is increasing pressure to develop and convert sites previously occupied by employment uses for other uses, particularly residential. In certain areas such sites may be a limited resource and it is important that where employment sites are in short supply they are retained unless this would result in an adverse impact on the amenity of the settlement or specific location. The loss of employment sites currently in commercial use to housing development may have an adverse impact on local economic activity, especially in areas where the creation of local employment is a priority.*

RD5 – Alternative uses of Industrial and Commercial Sites in the open countryside

The change of use of existing industrial and commercial sites to non-employment uses in the open countryside will only be permitted if:

- ii) **evidence of attempts made to sell the site on the property market for the twelve months prior to the application being made, to retain the site for employment use has been fully explored without success; or**
- ii) **it can be demonstrated that its continued employment use would harm the character or appearance of the open countryside or a nearby settlement ,cause highway or other traffic problems, or be detrimental to residential amenity, or create other significant adverse environmental effects.**

6.17 *Enterprises, especially small scale ones, play a vital role in promoting healthy economic activity within the wider rural area beyond settlement limits. PPG7 states “ The range of industries that can be successfully located in rural areas is expanding. Many commercial and light manufacturing activities can be carried on in rural areas without causing unacceptable disturbance. There are attractions to the firms and their staff in a countryside environment , and there are benefits to the local economy and employment. These firms also help to bring new life and activity to rural communities, and so are generally welcomed and quickly assimilated.” It is therefore important to ensure that existing employment sites in the wider rural area are protected to help maintain a supply of land suitable for economic activity within the open countryside. Alternative uses of such sites will only be permitted where it can be shown that they are no longer needed for further employment use or their continued use would cause harm to the surrounding countryside for one or more reasons.*

RD6 - Re-use and/or Adaption of Rural Buildings for Industrial and Commercial uses in the Open Countryside

Proposals for the re-use and/or adaptation of rural buildings in the open countryside for industrial and commercial uses will be permitted provided that:

- i) **the building is of substantial and permanent construction and is capable of conversion without major alteration; and**
- ii) **the proposal will not create a need for new buildings to house those activities displaced by conversion;**
- iii) **the conversion does not lead to dispersal of activity on such a scale as to prejudice settlement vitality; and**
- iv) **the general design of the conversion is in keeping with the buildings and any extension should respect the scale and appearance of the original building; and**
- v) **the development will not lead to the loss of habitat for protected species.**

6.18 *PPG7 favours the re-use of rural buildings for business rather than for residential purposes. The re-use of rural buildings in the open countryside for new commercial or industrial uses can help to reduce the demand for*

new building in the countryside and encourage a healthy rural economy.

- 6.19 *Where bats and barn owls are present the developer will be required to submit a survey report together with proposals to mitigate and compensate for the effects of conversion and may include restrictions as to the time of year works can be carried out.*

Agriculture, Forestry and Farm Diversification

- 6.20 The Government considers food production and a competitive agricultural industry to be highly important, providing a basis for many other economic activities in rural areas. It sees agriculture remaining as the major user of rural land and the use that most influences the physical appearance and character of the countryside. However, agriculture is a rapidly changing industry. Farmers are diversifying into other activities either to supplement their farming incomes or move completely away from farming. This need to make the most effective economic use of their land involves activities such as the production of non-food crops, planting of more woodland, development of recreation, leisure and tourism enterprises.

RD7 - Agriculture, Forestry and Farm Diversification

Proposals for agriculture, forestry and farm diversification will be acceptable in principle provided that:

- i) the proposal does not conflict with the operational requirements of the agricultural or forestry enterprise;**

- ii) there is no adverse impact on high quality agricultural land;**
- iii) the proposal should, wherever possible, re-use existing farm buildings, or if new building is necessary, should be sited in, or adjacent to, an existing group of buildings and be of a design, scale and construction appropriate to its surroundings; and**
- iv) the likely level of traffic generated by the proposal is acceptable taking account of the suitability of existing access and approach roads; and**
- v) any parking associated with the proposal would not be visually intrusive.**

- 6.21 *PPG7 states that the priority in agriculture is to promote diversification of the rural economy so as to provide wide and varied employment opportunities for rural residents including those formerly employed in agriculture and related sectors. It is necessary to encourage activities, which can run satisfactorily alongside traditional farming. Proposals should form an integral part of, and be compatible with, the farming operation and may include such activities as tourist accommodation, farm shops, farm-based visitor centres, equestrian centres, food processing, specialist food preparation and sale and rural craft enterprises.*

- 6.22 *One aspect of rural diversification is the sale of produce from farm holdings. Farm shops can provide a valuable contribution to the rural economy because they widen the range of employment opportunities and provide*

additional income to farms. Some enterprises which sell small amounts of seasonal unprocessed food generated from the farm holding will be ancillary to the main farming activity and can be carried out without planning permission being required. However, it would be advisable for prospective operators to consult the local planning authority about the nature and level of their activities.

- 6.23 Horticultural nurseries, while principally devoted to the raising and wholesale distribution of plants, trees and shrubs, often include a limited provision for ancillary retail plant sales. Commercial garden centres on the other hand involve the large-scale importation of plant materials and a wide range of other goods. These will be regarded as commercial retail units and are covered by the Shopping policies.

RD8 – Farm Shops and Sales from Agricultural and Forestry Holdings

Proposals for the establishment of, or extension to, farm shops on existing agricultural, forestry, horticultural or nursery holdings will be permitted provided that:

- i) the sale of goods is limited to those which are generated from the holding or other holding in the locality. The sale of goods from outside the locality may be acceptable where it will enable the farm shop to provide a service throughout the year to overcome the problems of seasonality by providing continuity of employment and ensuring that a sufficiently wide**

selection of produce can be offered for sale.

- ii) the proposal involves the re-use of an existing rural building but if new building is necessary this should be small in scale and well related to existing buildings. Any new construction must respect the scale, appearance and design of nearby buildings and not harm the character of the landscape;**
- iii) the likely level of traffic generated by the proposal is acceptable taking account of the suitability of existing access and approach roads;**
- iv) any parking associated with the proposal would not be visually intrusive; and**
- v) there is no adverse impact on the viability of existing nearby village shops.**

- 6.24 Direct selling to the public from farm shops and nurseries is increasing in popularity. They are also a valuable source of local employment. The policy is consistent with advice contained in PPG7 Annex C and PPG6. It is however important to conserve the countryside for its own sake when encouraging diversity of employment and activity. This is particularly important in view of the environmental damage that can result from the activities of shops of these types such as increased traffic on unsuitable roads, parked vehicles, and a proliferation of advanced direction signs to catch the attention of passing motorists.

Residential Development

6.25 The Government's policies for meeting new housing needs are based on the principles of focusing new development on existing towns and villages, making the best use of existing housing and making the best use of land which has already been developed. PPG 3 and PPG 7 stress that new housing building and other new development in the open countryside, away from established settlements or from areas allocated for development should be strictly controlled. This approach is reflected in the overall strategy of the Plan, in the Housing Chapter and in Policy RD2.

RD9 - Re-use and/or Adaptation of Rural Buildings for Residential Use in the Open Countryside

Proposals for the conversion of rural buildings in the open countryside for residential use will only be permitted if:

- i) the building is of architectural or historic importance to the rural scene and is of substantial and permanent construction capable of conversion without major alteration;**
- ii) it can be demonstrated that residential re-use or adaptation is the only way to retain a building in viable continued use and/or secure the retention/improvement of the building; and**
- iii) the development will not create a need for new**

buildings to house activities displaced by conversion;

- iv) the general design of the conversion retains and respects the original character of the building and is in keeping with its surroundings. Any extension should respect the scale and appearance of the original building; and**
- v) the development will not lead to the loss of habitat for protected species.**

6.26 *Residential conversions can often have a detrimental effect on the fabric and character of farm buildings, particularly where they have an historic importance. The creation of a residential curtilage can undermine the countryside character of an area. Garden and house features such as patios, potted plants, car parking, sheds are all small scale details that can erode the farm character, which the original farm building conversions often sought to retain. Residential conversions may, however, meet identified needs for affordable housing provided they are accessible to all services.*

6.27 *PPG7 makes it clear that residential uses in the open countryside will only be allowed in exceptional circumstances. Residential re-use will not be allowed unless the applicant has made every reasonable effort to secure suitable business re-use, and a statement of the efforts which have been made should accompany any planning application. This especially applies to the conversion of large groupings of barns and agricultural buildings.*

- 6.28 Applicants will need to provide evidence that the building concerned has been actively marketed, at a realistic price, for commercial or recreational use for a minimum of 6 consecutive months before a proposal for residential use will be considered. In applying criterion iv) the emphasis will be on preserving the character of the existing building as much as possible.
- 6.29 Where bats and barn owls are present the developer will be required to submit a survey report together with proposals to mitigate and compensate for the effects of conversion and may include restrictions as to the time of year works can be carried out.

RD10 – Replacement, Alteration and Extensions to Dwellings in the Open Countryside

Proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:

- i) the replacement dwelling would not exceed the volume of the original dwelling, which it is to replace, by more than 20%, exclusive of the normal permitted development rights, and would not be substantially higher in elevation;**
- ii) the volume of the proposed extension or alteration does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended;**

- iii) all new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality; and**
- iv) the appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.**

- 6.30 This policy is intended to ensure that the replacement of dwellings, and alterations and extensions to existing dwellings in the open countryside are allowed only where absolutely necessary. Any new construction should reflect the style, scale and character of the local architecture. The siting of any replacement dwelling should have regard to the existing layout, character and amenity of the site and surroundings.
- 6.31 It is important that the replacement dwelling does not have a detrimental effect upon the character of the area and visual amenity of the countryside and needs to be located where possible to make the best use of existing site features. The planning authority will ensure that development respects and enhances the character of the countryside and will impose landscape conditions on new development in order to ensure the integration of the proposed dwelling with the surrounding landscape
- 6.32 Buildings that are in ruins, sites of former dwellings and temporary or mobile structures used as dwellings will not be considered as dwellings for the purposes of this policy.

6.33 *Though it would be normal to condition the removal of the original building as part of the planning permission for a replacement dwelling, consideration should be given to species of wildlife which are protected by law and are often found in old buildings. In such circumstances it may be desirable to retain the original structure and renovate it rather than build a replacement or retain it in non-residential use ancillary to the new dwelling. Where bats and barn owls are present the developer will be required to submit a survey report together with proposals to mitigate and compensate for the effects of demolition and may include restrictions as to the time of year works can be carried out.*

Agricultural or Forestry Dwellings

6.34 PPG7 Annex I provides guidance regarding agricultural and forestry dwellings. In most instances agricultural workers will be expected to live in dwellings within existing settlements. This may have domestic and social advantages as well as avoiding potentially intrusive development in the countryside. There are circumstances where it may be necessary to allow isolated new dwellings in association with agriculture or other appropriate use to be located on the holding for the proper management of the operation. Whether this is essential in any particular case will depend on the needs of the farm or forestry operation concerned and not on the personal preferences or circumstances of any of the individuals involved. Agricultural needs will be assessed on the basis of the criteria set out in PPG7 Annex I.

RD11 – New Agricultural or Forestry Dwellings

New agricultural or forestry dwellings will only be permitted provided that:

- i) the applicant demonstrates that there is no other viable option of utilising the following types of accommodation:**
 - a) existing vacant dwellings in the nearest settlements or vacant agricultural buildings closer to the site than the nearest settlements; or**
 - b) conversion of an existing building on or close to the holding to residential use; or**
 - c) the rearrangement, subdivision or extension of existing dwellings; or**
 - d) any viable options for the refurbishment of a derelict or under-used dwelling on the holding or in the locality; or**
 - e) extant residential permissions in the locality**
- ii) the proposed dwelling should be located within, or adjacent to, the existing buildings on the holding; and**

- iii) **the applicant must demonstrate by means of a functional test that there is a need for a full time worker to live in or near the unit; and**
- iv) **the dwelling is of a size appropriate to the established functional requirements of the unit. Dwellings which are unusually large in relation to the needs of a unit, or unusually expensive to construct in relation to the income that the unit can sustain in the long term, will not be permitted; and**
- v) **the unit to which the dwelling must be attached will have been proved to have been in existence for more than three years and profitable for at least one of them and be currently financially sound; and**
- vi) **the occupation of the dwelling shall be restricted to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.**
- vii) **where necessary, an agreement or obligation will be entered into between North Lincolnshire Council and the applicant in order to tie the occupancy of the dwelling to the related operation; and**

- viii) **the external appearance and materials reflect local building traditions and the means of access is acceptable.**

6.35 *Policy RD10 is intended to provide a consistent approach by the Council in determining applications for new housing in the open countryside where the applicant in connection with agriculture and forestry claims essential need as a special justification.*

6.36 *PPG7 states that a functional test is necessary to establish whether it is essential for the proper functioning of an agricultural or forestry unit for one or more workers to be readily available at most times. However, such a test should be undertaken as part of all proposals for new dwellings in the open countryside, whether related to agriculture, forestry or other activities. A financial test is also required to provide evidence of the size of dwelling, which the unit can sustain.*

6.37 *In all cases where agriculturally related dwellings are permitted in the open countryside the planning authority will impose an occupancy condition on the dwelling. Such a condition may also be imposed on existing dwellings on the unit which are under the control of the applicant, do not have occupancy conditions and need, at the time of the application, to be used in connection with the running of the farm. PPG7 states that planning obligations may also be used to tie a farmhouse to adjacent farm buildings or to the agricultural land of the unit to prevent them being sold separately without further application to the authority.*

Agricultural Occupancy Conditions

6.38 *Where the need to provide accommodation to enable farm or forestry workers to live at, or near,*

their place of work justifies isolated residential development in the countryside, it is essential to ensure that the dwellings are kept available for meeting this need. For this purpose planning permission should be made subject to an occupancy condition.

RD12 - Removal of Agricultural Occupancy Conditions

The planning authority will only consider the removal of an agricultural occupancy condition if conclusive evidence is submitted by way of an independent report that includes:

- i) a substantiated reason why there is no longer a justified need for an agriculturally tied dwelling on the holding; and**
- ii) evidence of attempts made to sell the dwelling at a price which reflects the effect of the occupancy condition on the property market for the twelve months prior to the application being made to remove the condition.**

It will be inappropriate to retain an occupancy condition on a dwelling located within a defined development limit.

6.39 *Changes in the scale and character of a farming, forestry or rural business may mean that the addition of an agricultural occupancy condition is no longer relevant. In such cases the dwelling should not be kept vacant, and its present occupant should not have to remain in occupation, when the circumstances which led to the condition being attached have*

changed. However, removal of an agricultural occupancy condition does not necessarily mean that the property is to be sold.

6.40 *Applications for the removal of occupancy conditions should be considered on the basis of realistic assessments of the continuing need for them. Such conditions reflect the need for a dwelling for someone solely working in, or whose last employment was mainly in, agriculture, forestry or rural business in an area as a whole and not just on the particular holding or unit. The planning authority must be convinced that the condition of the holding is such that no change in agricultural, forestry or rural business practice would restore economic vitality back to that unit.*

RD13 - Temporary Agricultural and Forestry Dwellings

Applications for temporary agricultural and forestry dwellings in the open countryside will only be permitted if:

- i) for an established holding which is undergoing expansion or continued development, conclusive evidence is submitted to demonstrate a firm intention and ability to develop the enterprise further; or**
- ii) for a newly-created agricultural holding which has yet to establish itself financially, the applicant can conclusively prove that the enterprise has been planned on a sound financial basis; and**

- iii) **the applicant can demonstrate that there is a justified need for a full time worker and demonstrate that the need for temporary accommodation cannot be met by:**
- a) **existing vacant dwellings in the nearest settlements or vacant agricultural buildings closer to the site than the nearest settlements; or**
 - b) **conversion of an existing building on or close to the holding to residential use; or**
 - c) **the rearrangement, subdivision or extension of existing dwellings; or**
 - d) **any viable options for the refurbishment of a derelict or under-used dwelling on the holding or in the locality; or**
 - e) **extant residential permissions in the locality.**

The planning authority will not grant permission for a temporary dwelling where an application for a permanent dwelling would be refused.

6.41 *Temporary structures such as caravans, mobile homes and chalets are not seen as a satisfactory form of long-term residential accommodation as they tend to be incongruous in a countryside*

location and deteriorate physically over time.

- 6.42 *PPG7 Annex I supports this approach and states: "If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally for the first three years be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. The planning authority should make clear the period for which the temporary permission is granted, the fact that the temporary dwelling will have to be removed, and the requirements that will have to be met if a permanent permission is to be granted."*

Agricultural and Forestry Buildings

- 6.43 The General Permitted Development Order 1995 (as amended) grants permitted development rights for a range of agricultural buildings and operations. However, whilst planning permission is not needed for certain development the Council retains control over the design and siting of all agricultural development. In cases where planning permission is not required developers are obliged to give the Council prior notification of their proposals and provide information on the design and siting of the development.

RD14 - Agricultural and Forestry Buildings

Agricultural and forestry buildings which require planning permission or prior notification should be sited in close proximity to existing buildings and designed to utilise existing land forms and vegetation to minimise visual impact.

- 6.44 *The introduction of new agricultural buildings can have a significant effect on the character of the landscape in terms of their design, siting and external appearance. PPG7 states: "New building in rural areas should... be of an appropriate design and scale for its location." Modern designs should therefore have proper regard to the context for development in relation to both the immediate setting and the defining characteristics of the wider local area, including local or regional building traditions or materials.*
- 6.45 *Particular care must also be taken where new agricultural and forestry buildings might affect special landscape areas referred to in policies LC8, LC9, LC13 and LC14. Further information is given in Supplementary Planning Guidance Note 3 - 'Design in the Countryside'. Developers will need to take account of these policies before formulating detailed proposals or submitting formal planning applications or prior notifications.*

Intensive Livestock Units

- 6.46 *As part of the changing agricultural industry there are increasing numbers of proposals for intensive livestock units. In order to assist in the interpretation and operation of the following policies intensive livestock units can be defined as buildings and associated works (for which specific planning permission is required) for the permanent indoor housing of pigs, poultry or cattle.*
- 6.47 *The policies that follow apply to the development of intensive livestock units and of occupied buildings near to them which require planning permission. They are designed to provide a framework against which applications can be judged. These policies aim to ensure that the well being of the community is safeguarded while at the same time*

ensuring an efficient and viable farming industry is maintained. This requires a balance to be struck between the different interests.

RD15 - Development of Intensive Livestock Units

Proposals for new intensive livestock units and associated structures, or the expansion of existing intensive livestock units will only be permitted provided that:

- i) the units are not located within 800 metres of the Scunthorpe and Bottesford Urban Area, principal or medium growth settlement; or**
- ii) within 400 metres of a minimum growth settlement; or**
- iii) within 200 metres of an individual dwelling, excluding those connected with the livestock operation.**

- 6.48 *The Council will require the submission of an environmental statement for all large units (more than 400 sows or 5,000 fattening pigs or in the case of poultry, 100,000 broilers or 50,000 layers or other poultry) and for smaller scale units in sensitive locations where they are likely to have significant environmental effects.*
- 6.49 *Policy RD14 is designed to limit the environmental effects of intensive livestock units to an acceptable level. It is recognised that this does not mean that such effects will be completely prevented. Conflict can arise when new residential development takes place close to an existing intensive livestock unit. People moving in to such development often subsequently complain about the unit itself. The*

avoidance of such conflicts is considered preferable to trying to deal with them after they arise.

- 6.50 The precise amount of separation that is appropriate depends to some extent on the nature and duration of the activities involved. Housing and developments such as caravan sites, hotels, restaurants, schools and hospitals are the most sensitive and need to be kept furthest away. In other cases, including developments that involve the conversion of disused farm buildings to other uses, some relaxation of the policy may be appropriate.
- 6.51 In order to minimise any future conflict between public amenity and the effects of intensive livestock units there should be a protective distance between existing and proposed occupied property and new livestock units (except in the case of buildings within the same agricultural unit or those used for certain special industrial activities).
- 6.52 In the case of individual dwellings and places like caravan sites the rigid application of 800 metres protective distance would be unduly restrictive. It is extremely difficult to define appropriate areas around such development as so much depends on the individual circumstances such as the size and operating hours of the unit. It would, therefore, be preferable for applications to be dealt with on their own merits, with a minimum distance of 200 metres kept for protection purposes. Reference should also be made to the appropriate regional office of the Environment Agency for further detailed information.
- 6.53 Where there are already intensive livestock units in the towns and villages it would not be possible to adhere to this policy and an exception has to be made.

RD16 - Cumulative Effects of Intensive Livestock Units

If the existence of a number of intensive livestock units in a locality means that any further units would cause an increase in adverse environmental effects to an unacceptable degree or seriously restrict reasonable expectations of further development of a settlement, then additional units will not be permitted.

- 6.54 Policy RD15 controls the cumulative effects of intensive livestock units. There is a danger that a number of units around a particular locality would jointly cause unacceptable environmental effects that would be detrimental to local amenity. In applying this policy in such situations it should be demonstrated that adverse effects are already being experienced and are likely to be made significantly worse by the development of a further unit. In making this assessment, impacts which are susceptible to control under non-planning legislation will be discounted.