



# Design Guide Part 5

## New Agricultural Buildings

February 2013



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# Section 1

## Introduction and Policy Context

### 1.1 Background

The New Agricultural Buildings Supplementary Planning Document (SPD) is the fifth part of the North York Moors National Park Authority's Design Guide. Other parts of the Guide include:

- Part 1:** General Principles
- Part 2:** Extensions and Alterations to Dwellings
- Part 3:** Trees and Landscape
- Part 4:** The Re-use of Traditional Rural Buildings

**Part 5: New Agricultural Buildings should be read in conjunction with other relevant parts of the Design Guide.**

The Design Guide has been developed to provide practical advice and assistance to those considering the construction or extension of a new agricultural building within the National Park.

### 1.2 Supplementary Planning Documents

Supplementary Planning Documents are used to add further detail to the policies contained in the North York Moors Core Strategy and Development Policies Document (2008). As an SPD, the Design Guide forms a part of the Local Development Framework and therefore has statutory weight and is a **material consideration** in the determination of planning applications.

The SPD is supported by a **Statement of Consultation** which details the consultation undertaken in the production of the SPD.

In some instances, Village Design Statement Supplementary Planning Documents and Conservation Area Assessment and Management Plan Supplementary Planning Documents may contain more detailed, local guidance on design matters and these should also be referred to alongside the Design Guide.

The purpose of the Design Guide is to:

- ensure that new agricultural buildings are designed within the context of statutory National Park purposes;
- encourage high quality design that conserves and enhances the character and special qualities of the area and respects the local distinctiveness and the built and natural heritage of the National Park;
- protect the residential amenity of neighbouring properties;
- encourage sustainable building practices which minimise waste and the use of resources;
- promote design that reduces the causes and mitigates the effects of climate change; and
- ensure that conditions for wildlife and natural habitats are maintained or enhanced.

### 1.3 National Planning Policy

The National Planning Policy Framework (NPPF) (CLG 2012) sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people can produce neighbourhood plans which reflect the needs and priorities of their communities.

The NPPF states that:

*'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*

More particularly, new development should:

*'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.'*

### 1.4 Local Planning Policy

This Supplementary Planning Document offers additional detailed design advice and guidance to support Development Policy 12 – 'Agriculture' of the North York Moors Core Strategy and Development Policies.

#### **DEVELOPMENT POLICY 12**

##### **Agriculture**

Proposals for new agricultural buildings, tracks and structures or extensions to existing buildings will be permitted where:

1. There is a functional need for the building and its scale is commensurate with that need.
2. The building is designed for the purposes of agriculture.
3. The site is related physically and functionally to existing buildings associated with the business unless there are exceptional circumstances relating to agricultural necessity for a more isolated location.
4. A landscaping scheme which reduces the visual impact of the proposal.

### 1.5 Aims and Objectives

Farmsteads are a prominent visual element within the landscape of the National Park – particularly within the dales which run from the north and south of the central moorlands and as such, help to define the local distinctiveness and cultural heritage of the North York Moors.

The open landscapes mean that new development can be particularly intrusive unless careful attention is paid to their siting and design.

Consequently these guidelines have been produced to encourage those requiring and/or designing new agricultural developments to carefully consider their potential impact and suggest ways of improving their appearance within the sensitive landscapes of the North York Moors.

The aim of this guide is to provide practical advice on the design of new farm buildings that function efficiently and have a minimal visual impact upon the environment.

Times have changed. Farming practices have to be flexible, the scale of operations has changed, building materials and styles are increasingly ubiquitous and there are regulations and standards to be observed whilst reconciling the fact that the farmer also has to make a living.

Whilst the guidance provides general design advice for a broad range of farm structures, it does not cover all potential types of farm building such as farm diversification schemes, agricultural workers' dwellings or waste management proposals. Specific advice about these should be sought from the planning department using the pre-application advice service.

This guidance is not intended to be prescriptive, but should be taken into account and applied flexibly, taking into account the features and circumstances of individual sites and proposals.

## Section 2

### An Approach: The Importance of Design

#### 2.1 Historic Background

Historically, the siting and design of farm buildings evolved in response to local climatic conditions, landscape, the farming system, locally available building materials, skills and traditions. Buildings were usually carefully sited and orientated, resulting in a close relationship between them and the landscape. The building forms, materials and colours tended to harmonise with the landscape and often enhanced it. Many farms have developed in stages over the years as and when new buildings have been required and are therefore generally characterised by a range of building styles and materials together on one site. The arrangement of buildings on a farm appears random rather than uniform. The older parts of farms, including the farm house, are typically stone and pantile.



*Farm comprising older stone and pantile buildings, along with newer buildings and associated structures.*

Major changes in farm practices over the last five decades have had a significant impact on the design and function of agricultural buildings. Greater mechanisation, the introduction of different systems of production, hygiene requirements and the need to achieve greater output with less labour has led to the development of much larger farm units. Consequently, larger buildings are required for the efficient housing of livestock, and storage of fodder, produce and general everyday equipment and machinery.

In the future, to enable increased food production whilst not harming the environment, there may be a need for new, more efficient buildings or changes to existing buildings.

There is a continuing trend towards larger buildings with wider roof spans, even if fewer are being built. These buildings can be industrial in appearance and scale and can have a significant impact on the rural landscape and the visual quality of existing farmsteads.





*Modern farm buildings often need to be larger*

Over the last decade there has been increasing interest and concern expressed about the impact of some new farm buildings in the landscape. Amongst the most common issues are:

- poorly sited buildings, located for example in prominent skyline locations or without regard to existing development;
- inappropriate design and use of materials; and
- the incongruous use of colour.

Whilst it is important that new buildings are located and designed in a way that respects their natural and man-made surroundings, they should not necessarily perpetuate past traditions in building styles and materials, when in many cases these are no longer appropriate to contemporary farming practice or building technology. Nevertheless, new buildings should respect traditional influences and be developed in sympathy with their surroundings and in a form appropriate to their function.

## **2.2 Functional and Operational Requirements**

Good design is not just a question of appearance or form but also relates to the suitability of the building to its function. The operational requirements of farming are a major consideration and will often predetermine the general location and in some cases the particular siting and form of a new building. The need for environmental protection on the site can in itself lead to the need for new structures and buildings, for example silage clamps. Reconciling functionality with landscape impacts can sometimes be a challenge but with careful consideration can be achieved. New buildings have to contribute to effective functioning of the farm in order to be economically viable. On this basis, applications for new agricultural buildings will also need to demonstrate that the scale of the proposed building is commensurate with the functional need for it.

## Section 3

### Design Guidance

It is important for economic reasons that all new farm buildings and other agricultural structures should be properly designed and constructed. A quality building, though perhaps of higher initial costs, will save ongoing maintenance and perhaps even future replacement costs, and should assist in achieving greater productivity.

When planning and designing a new agricultural building, consideration should be given to how this and associated works could help to enhance the appearance of the farm as a whole. The advice below applies equally to extensions as to new buildings.

#### 3.1 Landscape Character and Setting

The landscape is a complex combination of physical and cultural elements, the character of which has been created over a long period of time and through environmental changes and human intervention. Farming and farm buildings are an integral part of the National Park's landscape and contribute towards its appeal. The National Park's Landscape Character Assessment identifies nine different landscape character types across the Park. The characteristics of these landscapes are set out in Part 1 of the Design Guide: General Principles.

It is important to ensure that development proposals respect their context and are sensitively designed to protect and enhance the intrinsic character and local distinctiveness of the Park's landscape.

Early consideration of the landscape context as part of the design process is essential if development is to successfully integrate with its surroundings. High quality design can enhance both the development itself and the local environment. Considering the landscape early in the design process can also be time saving as a lack of detailed information at the planning application stage can lead to delays.



*Consider the appearance and setting of the farm within the wider landscape, and long distance views of the farm*

When considering the form, materials and colour of the new building (see below), consideration should be given to maintaining the overall appearance of the farm in the landscape, including the varied and ad hoc appearance of farms as they have developed over time, whilst ensuring that it complements the existing buildings and surroundings.

The construction of a new building may also provide an opportunity to enhance the appearance of an existing farm in the landscape through, for example, screening existing parts of the site from wider view or softening the appearance through the use of landscaping.

There may be instances where higher standards of design may be called for. Proposals for new buildings or extensions within historic villages, prominent open countryside, conservation areas or adjacent to a Listed Building will require particular care and attention to detail.

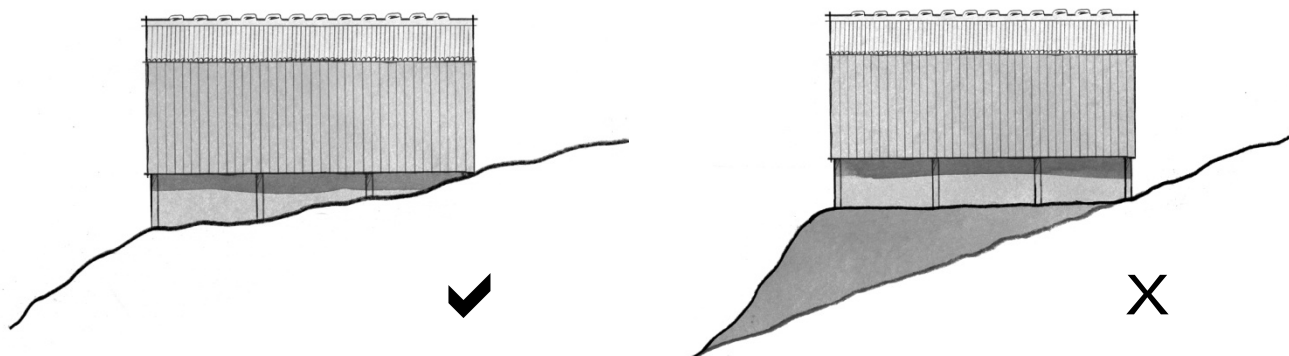
Detailed advice on landscape character and setting can be found in Parts 1 and 3 of the Design Guide.

### 3.2 Siting

The position of a new farm building is usually dependent on its function and the space available but as a general rule new buildings should be sited within or adjacent to existing groups of agricultural buildings. No matter how well designed, a poorly sited building can have a significant impact on the landscape. However it is acknowledged that, due to the practicalities of farming, it may not always be possible to site a new building in or around an existing farmstead.

#### General design guidance:

- Subject to operational requirements, the impact of a new structure can be reduced by locating it in close proximity to existing buildings within an existing group. Rarely will it be acceptable to locate an isolated free-standing structure within open countryside.
- New buildings should respond to contours and the natural form of the land by fitting into folds or valley bottoms and avoiding platforms or exposed skylines or ridges.
- Buildings located on the crest of a hill are not only more exposed to the elements but are often more visually prominent and intrusive in the landscape. Where it can be demonstrated that such a location is unavoidable the impact of the building can be reduced by siting it below the skyline and by the careful choice of colour for the walls and roof.
- On sloping sites it is generally best to align a building parallel with the contours and to use cut and fill in preference to raising floor levels.



*Try to use cut and fill where possible rather than creating a 'platform'. In some cases it may only be possible to partly cut and fill.*

- Where it is possible to accept different floor levels a building can be stepped down a slope. This can minimise disturbance to the existing land form and reduce its visual impact.
- New buildings should be sited so as to minimise impacts from public vantage points such as highways and rights of way.



*This building is aligned with the contours of the sloping site. Using cut and fill helps to minimise the overall height of the building.*

*Stepping the building down a slope reduces the overall height, minimises the expanse of a single ridge line and emphasises the natural topography*



### 3.3 Scale and Form

Historically the scale and form of traditional buildings was conditioned by functional requirements, the local climate and the availability of building materials which has resulted in distinctive local types.

Modern farm buildings tend to be large single span structures with shallow pitched roofs based around a portal frame construction. The width allows flexibility for large numbers of livestock (particularly in winter), machinery, crops, forage or feed to be housed under one roof at a cost-effective price. As a result modern buildings are at risk of being out of scale with smaller, more traditional buildings.

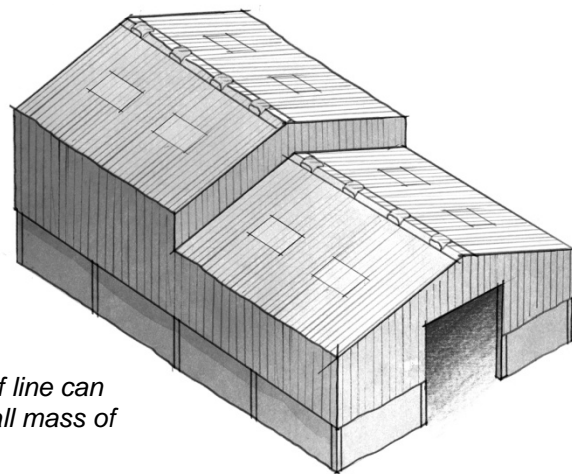
#### **General design guidance:**

- Avoid locating very large buildings close to smaller ones. Large new buildings can look out of scale with smaller (older) buildings and consideration should be given to the possibility of providing new accommodation in two or more smaller units.
- Using a multi-span building rather than a single span structure can reduce the overall height and create a more varied and interesting roof line. Wide overhanging eaves can also help to reduce the apparent height of a building.

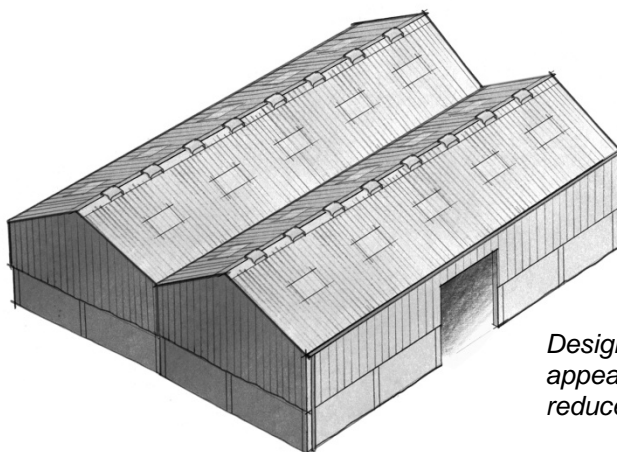




*A series of breaks in the roofline on this new building help to reduce the perceived scale*



*A step in the roof line can reduce the overall mass of a building*



*Designing one building to appear as two can help to reduce the impact*

- Where possible roof pitches should be matched with those on existing buildings. Although low pitched roofs can make a building less obtrusive, they are often out of harmony with the steeper pitches of older buildings.
- Large expanses of roof and walling can be broken up with well designed and carefully positioned functional elements such as roof ventilators, gutters, downpipes, doors and windows.

*Rooflights and ventilators help to break up the expanse of the roof*



- Flat roofs are not part of the North York Moors building tradition and should not be used. Dual pitched roofs are usually preferred, although mono-pitch can be suitable for smaller buildings or lean-to extensions to existing structures.
- Extensions should not result in an excessively sized building with large expanses of roof and walling – where a new large space is needed consider breaking the roofline or stepping the new element down a slope. Depending upon the scale of space required, in some instances an extension may have less impact than a new building or in other cases a new building may have less of an impact. Small additions can help to enhance the traditional ‘ad hoc’ feel of a farm.



*Materials used for an extension should closely match those of the main building*

### **3.4 Colour**

The colour of a building can have a significant impact on the landscape.

Cladding materials for agricultural (and forestry) buildings are available in a wide range of colours and the choices must be carefully made since colour and finish are important factors in helping to reduce the visual impact of a building.

Very light colours and large areas of intense strong colours do not blend particularly well within the landscape and dark colours are usually less apparent than light tones. A building will therefore appear smaller if darkly coloured.

#### **General design guidance:**

- Dark colours (dark green, brown, black or dark grey) are generally more acceptable as they complement the natural environment throughout the seasons and the different characteristics of daylight during the year.

Consideration should be given to the general colour of the backdrop against which the building will be seen.

- As a general rule the roof of an agricultural building should be darker than the walls, to bring out the building's form. Dark roofs reflect less light and generally make buildings look smaller and less conspicuous. The main exception may be when lighter colours are required for high humidity livestock housing because of the operational need to reduce solar heat gain or when a building will be viewed against the sky.
- Where more than one colour is used, they should be in harmony. Technical information on preferred colours which can be used together without resulting in severe colour clashes and considerable visual intrusion is contained in British Standard BS5502 (Part 20).
- Use of the same or similar colours on new and existing structures can help to unify a group of buildings.
- Contrasting or brighter colours can be used to emphasise elements or to sub-divide large wall areas to reduce apparent bulk. However, these areas of colour should be limited in extent.
- Gloss finishes should be avoided in preference to matt finishes, which are less reflective.

### 3.5 Materials

The type, colour and texture of external materials can greatly affect the impact that a new building has on the landscape.

In the past, the range of building materials available in rural areas was fairly limited with the result that buildings tended to harmonise and be in scale with each other. New construction methods have resulted in a wider range of building materials being available for use on agricultural buildings.

Many modern farm buildings tend to be constructed using a steel or wooden portal frame, clad with timber or sheeting, supported on a base (plinth) layer of concrete blocks.

Timber is readily available, relatively cheap, robust, easy to handle, easy to replace, easy to fix and with the proper treatment (see below), can be virtually maintenance free.

Spaced vertical boarding known as 'Yorkshire boarding' is functional, sustainable, and usually more attractive than steel or concrete. It provides a good source of natural ventilation and light, and can be stained to meet the requirements of a particular site.

#### **General design guidance:**

- The range of materials on one building should be limited since too many contrasting finishes can create a cluttered appearance.
- Large expanses of cladding of one colour can increase the apparent size of a building and should be avoided.
- Choose materials which are appropriate for the climate and which will weather well over time.
- Take account of the maintenance implications of the materials used. Low initial construction costs can result in hasty construction and poor



*Yorkshire boarding*



detailing which, in the longer term, can lead to increased maintenance costs and a reduced life-span of the building.

- The use of traditional materials should be considered where it can provide an important link to existing, more traditional buildings.
- Treated (tanalised) timber is now an extremely versatile material with an extended life and, in particular, can be effectively used as space boarding where natural ventilation is required.
- Concrete block plinth walls are visually more appropriate when treated by either painting, rendering or where appropriate, cladding with natural stone.
- Shiny materials should usually be avoided.



*The use of stone helps to link the building to the more traditional buildings on the farm. A higher standard of material has been used on the most prominent elevation.*

### 3.6 Constructional Detailing

All guttering and downpipes must be sized in proportion to the area of roof being served. All downpipes must be linked into a drainage system to ensure that they do not discharge into an area that may be contaminated with livestock waste or silage as this could result in the pollution of a watercourse. Well designed rainwater goods can enhance the appearance of an otherwise utilitarian building and care should be taken to ensure that they are robust and cannot be damaged by livestock or farm machinery. Ideally surface water run-off should be dealt with by the use of Sustainable Drainage Systems to reduce the quantity and rate of run-off through the use of measures such as trenches, swales, infiltration basins and porous paving. Further guidance on such measures is provided in Part 1 of the Design Guide: General Principles.



*Rainwater goods should be sited discreetly and be a dark colour or closely match the building colour.*

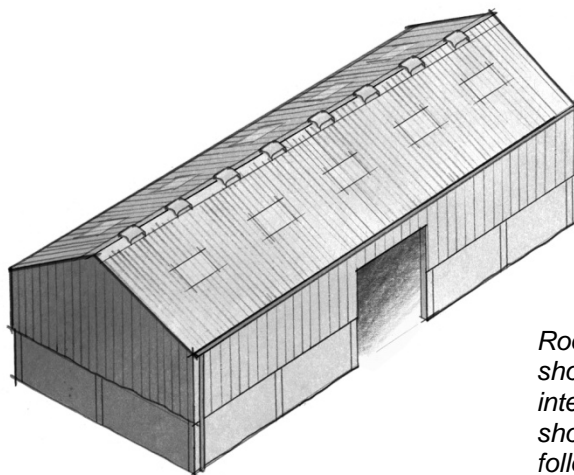


Good ventilation is essential to provide healthy conditions for stock. Ventilation units should also be in proportion with the whole building and careful use of colour can assist in making these a design feature. Ventilation comprises two main types: at the junction of materials for example between the upper and lower sections of a wall; and purpose made ventilators for use on roofs or walls.

*Top: traditional forms of ventilation, bottom: modern forms of ventilation and lighting*



Most agricultural buildings require natural lighting, except crop or bulk feed stores where natural light should be excluded to discourage birds. The most economic and efficient way of providing natural light is in the form of roof lights. Roof lights can transform the working conditions in a building but should not dominate the roof nor be placed to give a 'checkerboard' appearance. A few large roof lights are generally better than many smaller ones and should be positioned on the least prominent roof slope.



*Roof vents and roof lights should be placed at regular intervals. Rainwater goods should be unobtrusive and follow the lines of the building.*

### **3.7 Access Tracks**

Access to buildings, particularly in the case of stock routes, vehicles arriving for crop/milk collection, distribution and delivery and the associated manoeuvring space required for large vehicles and machinery all need to be carefully considered.

Access tracks, roads and services should be designed with particular respect for the landscape and historic patterns of land use and movement. Consideration should be given to the impact of tracks on the landscape.

There may also be opportunities to rationalise access points by reducing multiple access points to a single, more acceptable point. Access routes should be clearly marked on plans and should include sufficient space to accommodate any planned landscaping.

Buildings should also be designed having regard to 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 also be allowed for.

Where a completely new access onto a highway is proposed, early discussion with the highway authority is strongly recommended.

#### **General design guidance:**

- Locate new buildings on sites that minimise the need for the creation of new access tracks.
- Where there is an unavoidable need for a new access track to be created it should, where possible, be routed behind existing (field) boundaries and follow the contours of the land.
- New tracks should take account of the potential impacts of vehicles on neighbouring residential properties that are not associated with the farm.
- Tracks should incorporate surfacing with darker, less visually intrusive permeable materials.

### **3.8 Other Farm Structures**

#### *Silos & Towers*

The erection of any structure that will significantly exceed the height of existing buildings within the farm group will rarely be acceptable. Where the need for a tower or silo is unavoidable the following points should be considered:

- Try to integrate the structure within an existing group of buildings;
- Take advantage of any existing landscape features such as trees, slopes and hills to mitigate any visual impacts;
- Avoid sites which are visible from public vantage points; and
- Paint in a dark colour – a shiny, reflective galvanised steel finish can be very conspicuous within the landscape.



*The visual impact of this silo is reduced by its location within a group of trees and its dark colour*

Agricultural fuel oil stores are covered by The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. The exemptions for farms include tanks used for agricultural purposes. Specific design and siting guidance can be found in BS5502. As a basic approach, fuel tanks should:

- be sited within an existing group of buildings (with a suitable fire break);
- be easily accessible by both delivery and farm vehicles;
- where possible be discreet and sited out of view;
- be painted in dark, matt colours; and
- be protected by a bund to contain 110% of the capacity of the (single) tank.

#### *Silage Clamps & Slurry Stores*

The design, construction and use of silage clamps and facilities for slurry and dirty water are heavily constrained by the need to avoid pollution from effluent and should adhere to the Code of Good Agricultural Practice<sup>1</sup> and the requirements of regulations governing pollution.

It is acknowledged that silage clamps and slurry stores and tanks form part of the agricultural landscape of the Park. However, the visual impact of these can be reduced. Buildings can be constructed to house silage clamps, applying the same design principles as for other agricultural buildings. Slurry stores or tanks can be located



*The dark coloured sheeting on this silage clamp helps to reduce its visual impact*

below or partly below ground to reduce their impact. Consideration should be given to screening silage clamps and slurry stores from wider view through the use of existing features such as trees, buildings, slopes or hills.

<sup>1</sup> Protecting our Water, Soil and Air - A Code of Good Agricultural Practice for farmers, growers and landowners (DEFRA, 2009)

As part of the planning process the National Park Authority will normally consult with the Environment Agency on the proposed erection of any structure which has the potential to cause pollution. Notwithstanding this, it is strongly recommended that when designing silage clamps and/or slurry stores applicants liaise with the Environment Agency at an early stage.

Building materials and spoil created by any building work should be cleared up immediately after the building is completed.

### **3.9 Landscaping**

Consideration should be given to the best way of integrating a new building with its immediate surroundings. New areas of hard standing, fences, boundary walls and additional planting should all be regarded as part of the overall design. They can be used or restored to link buildings into the landscape, join buildings together, reduce their apparent scale and create enclosures that will provide shelter and privacy. Height should be considered: 1.5 metres is below eye level but 2.0 metres cuts off any views. Minor detailing such as the colour of fencing can be very important - white concrete posts can be very intrusive in an open landscape.

Consideration should also be given to any existing trees in or around the site, and this should help to inform the design and siting of new buildings.

The impact of new buildings can be softened by careful landscaping reflecting the local landscape character. Planting around modern farm buildings with appropriate native species, reflecting the existing pattern of woodlands, copses and hedgerows can create new landscape features and wildlife habitats. This helps to integrate new buildings in the wider landscape. Further advice on landscaping can be found in Part 3 of the Design Guide: Trees and Landscape.

#### **General design guidance:**

- Consider the layout and design of large areas of hard standing, fences, walls and hedges since they can make an important contribution to the appearance of the holding by creating a unifying visual link between buildings and integrating the site within the surrounding landscape.
- Consider the advance planting of trees before the construction of the building as this will result in earlier integration with the landscape.
- Retain and if possible augment existing groups of trees and shelter belts. Trees can improve the appearance of large new buildings by softening their outline and horizontal emphasis.
- Use native tree species or those which are characteristic of the area, since this will have additional benefits for the conservation of flora and fauna. Avoid ornamental trees.
- Avoid planting so close to buildings that there is a risk of damage to cladding by falling branches, gutters becoming blocked with leaves or root damage to foundations.
- Before undertaking new planting, take account of possible future building expansion and operational and building maintenance requirements.





*Existing and/or new trees and planting can help a new building to integrate with the landscape*



*Grassed areas (but not lawns) can help to soften the appearance of a farm*

### **3.10 Sustainable design**

The rural, often remote location and the design of many modern agricultural buildings can offer the opportunity to incorporate renewable energy<sup>2</sup>. It may be possible to accommodate technology such as solar panels or wind turbines if they are carefully sited to minimise their visual impacts. The roofs of modern farm buildings can offer greater scope for integrating solar panels than those of traditional buildings. Further guidance on incorporating renewable energy and energy saving measures is available in the Authority's Renewable Energy Supplementary Planning Document.

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<sup>2</sup> Core Policy D of the Core Strategy and Development Policies requires new developments of 200sqm or more to generate energy on-site from renewable sources or to displace at least 10% of predicted CO<sub>2</sub> emissions.



*Consider whether renewable energy can be incorporated without having any unacceptable landscape or other impacts*

Consideration could be given to how the building can help in adapting to the predicted effects of climate change, for example considering how the building may be used during warmer, wetter climates. Where this will not lead to risk of pollution, permeable surfacing should be used to reduce the potential for water run-off from the site to increase the risk of flooding elsewhere.

## Section 4:

### Other Statutory Considerations

#### 4.1 Built Heritage

Particular consideration should be given to the design of new agricultural buildings where they are likely to have an impact on a Listed Building or Historic Parks and Gardens or are sited within a Conservation Area. Features of historical importance and their settings should not be compromised or damaged in order to facilitate a new structure.

If you are unsure of the existence or importance of historic assets on your farm advice can be obtained from the National Park Authority's Building Conservation Team (see Appendix A).

#### 4.2 Archaeology

The North York Moors has a rich archaeological and historical landscape with over 12,000 known sites and features, over 800 of which are protected as Scheduled Monuments. These represent a finite resource that can be easily damaged or destroyed by development. Once lost, they cannot be replaced.

The Authority, through its Archaeological Conservation Officers, provides information and advice relating to the archaeology of the National Park, and also maintains the Historic Environment Record. The latter, together with subsidiary databases, provides information on recorded sites and finds within the National Park.

If you are unsure whether or not your proposal might adversely affect an archaeological site or feature, you are strongly advised to consult with the National Park Authority's Senior Archaeologist at an early stage (see Appendix A).

#### 4.3 Natural Environment

The National Park contains many areas that have been specifically designated on the basis of the flora and fauna that they support. These include Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest, National Nature Reserves and a Local Nature Reserve. However, important habitats and species exist across the whole of the National Park.

All British bat species and nesting birds, plus many other species are protected by law. Buildings and the landscape are home for many different protected species. In granting planning permission, the Authority has to be satisfied that any protected species likely to be affected are protected and that adequate mitigation measures are in place to ensure this. This might involve the need for appropriate surveys to be undertaken at a site to establish the presence (or otherwise) of bats or wild birds and in some cases, the requirement for a licence.

The development of new agricultural buildings should avoid, mitigate or as a last resort compensate for any significant harm to important sites and species.

The geology of the National Park is also an important component of its natural environment. A number of Regionally Important Geological Sites have been designated in the northern part of the Park and further sites may be designated across the rest of the Park in the future.

If there are trees on or near to the site an appropriate level of protection should be provided. Guidance on protecting trees is contained in Part 3 of the Design Guide – Trees and Landscape.

Further advice and guidance can be obtained from the Authority's Senior Ecology Officer (see Appendix A). Reference should also be made to the Authority's Planning Advice Note 2: Planning & Biodiversity.

#### **4.4 Public Rights of Way**

The view of a development from public rights of way can affect the special qualities of the National Park and people's enjoyment of it. Where public rights of way cross a site, their incorporation into a scheme should be considered at an early stage so that any potential impacts can be minimised.

In these situations, the ability to link the site to the surrounding countryside and near-by settlements should be regarded as an opportunity and potential benefit to the proposal. Where possible, public rights of way should retain their route alignment and form an integral part of the design to provide an attractive, accessible and secure route for all users.

#### **4.5 Non-planning considerations**

It should be remembered that there are a variety of other regulations which apply to the design and construction of new farm buildings, many of which are subject to change over time. These include requirements relating to animal welfare, pollution, odour, waste management and health and safety matters - all of which can have implications for the way in which a new building or an extension to an existing building is developed. Applicants are therefore advised to refer to the most up-to-date technical and statutory requirements or to seek professional advice. A number of relevant pieces of legislation and guidance are listed in Appendix A.

##### *Building Regulations*

Building Regulations approval is a separate matter from obtaining planning permission. In general, the usual Building Regulations do not apply to many agricultural buildings. However for advice on Building Control matters you are strongly encouraged to contact the Building Inspector at your local authority (see Appendix A).



## Section 5: Planning Approvals

The planning system regulates the use of land and buildings in the public interest and has an important role to play in promoting sustainable development.

The North York Moors National Park Authority is the statutory planning authority for the National Park and determines all applications for planning permission to carry out agricultural development within its boundaries having regard to national planning policy guidance and the relevant planning policies of the North York Moors Local Development Framework (see Section 1.3).

The planning legislation relating to agricultural buildings is complex. There are a limited range of exemptions and there are various works that can be authorised using a streamlined 'prior notification' procedure, rather than the full planning application process. However, these opportunities are limited to specific circumstances and it is strongly recommended that specific advice is sought from a planning officer before work starts.

### 5.1 Prior Notification

The Town and Country Planning (General Permitted Development) Order 1995<sup>3</sup> (GPDO) grants a general planning permission (known as permitted development rights) for certain types of development – including the erection of some agricultural buildings. A specific planning application is not needed if your project falls within one of the categories set out in the GPDO and meets all the conditions laid down. However, you must apply to the Authority under the requirements for prior notification for a determination as to whether approval is needed for details relating to siting, design and external appearance of the proposed development.

You should contact the Authority for advice on whether you need to submit details under the prior notification procedure or apply for planning permission.

Under the prior notification procedure applicants are required to provide details of their proposal to the National Park Authority using the 'prior notification' form. The application should be accompanied by the appropriate fee and supporting information including a site plan and brief details of the proposed appearance and scale of the structure.

The Authority has 28 days in which to decide whether or not a more detailed 'prior approval' process supported by more detailed information and drawings is required. If you have not been informed of the Authority's decision within 28 days of the date of the Authority receiving the notification, you should contact the Authority to confirm whether or not it has taken a decision. If the Authority confirms that it has not reached a decision within this period, you may proceed with the development, as notified to the Authority. If you are advised that prior approval is not required, you may go ahead in accordance with the details that you have already submitted.

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<sup>3</sup> The GPDO is frequently amended and you should therefore check that, where appropriate, you obtain the up to date text for the relevant Part.

In those cases where you are informed that the Authority's prior approval is required, you must, within one week of receiving notice from the Authority, put up a site notice in the prescribed form on or near the land, which must stay up for at least three weeks.

No work should begin before an application is approved.

## **5.2 Planning Permission**

Planning permission will be required for some new agricultural buildings, depending upon the size, location and nature of the proposal. You should contact the Authority for advice on whether planning permission is needed.

### *Submission documents:*

Submitting the correct documents is a crucial part of the application process and can assist in the time taken to determine an application. Using the advice and guidance set out in the Design Guide should assist in producing a comprehensive and detailed application.

When you are ready to submit a planning application, the Authority will need adequate plans and drawings of a high quality (for photocopying purposes) to assess the proposal. The checklist below sets out the documentation which is likely to be required for a full planning application:

- Three copies of completed and signed application forms
- Location plan (at a scale of 1:2500 or 1:1250)
- Supporting Planning Statement
- Existing and proposed site layout plans (at a scale of 1:100, 1:200 or 1:500)
- Other relevant drawings such as floor levels, sections, floor plans and layouts
- Photographs, photomontages and/or artist's impressions (particularly for larger schemes)
- The relevant fee

The list above is not exclusive, other information may also be required, such as a tree survey, where relevant.

To ensure that decisions are made on as fully an informed basis as possible applicants are also strongly encouraged to provide basic details relating to livestock numbers and the range of land use types on a holding in support of the application.

The National Park Authority encourages early negotiations between applicants and planning officers to assess whether siting, design and materials might need to be tailored in order to achieve better integration into the landscape. Conditions covering these matters will normally be attached to the planning permission.

Application forms are available from the National Park offices in Helmsley or can be downloaded from the Authority's website ([www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)). Applications can also be submitted on-line via the National Planning Portal website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).

## Appendix A

### Further Advice and Information

#### **Useful contacts:**

##### **North York Moors National Park Authority**

The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Tel: 01439 772700

Fax: 01439 770691

Email: [info@northyorkmoors.org.uk](mailto:info@northyorkmoors.org.uk)

Website: [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

##### *Development Management*

Contact: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)

##### *Senior Archaeological Conservation Officer*

Contact: [Conservation@northyorkmoors.org.uk](mailto:Conservation@northyorkmoors.org.uk)

##### *Building Conservation Officer*

Contact: [buidingconservation@northyorkmoors.org.uk](mailto:buidingconservation@northyorkmoors.org.uk)

##### *Senior Ecology Officer*

Contact: [Conservation@northyorkmoors.org.uk](mailto:Conservation@northyorkmoors.org.uk)

##### *Trees and Woodland Officer*

Contact: [Conservation@northyorkmoors.org.uk](mailto:Conservation@northyorkmoors.org.uk)

##### *Planning Policy*

Contact: [policy@northyorkmoors.org.uk](mailto:policy@northyorkmoors.org.uk)

#### **Building Control**

For Building Control matters in Ryedale, Hambleton and Scarborough Districts contact:

North Yorkshire Building Control Partnership

Suite 2

Coxwold House

Easingwold Business Park

Easingwold

York

YO61 3FB

Tel: 01347 822703

Fax: 01347 824279

Email: [enquiries@nybcp.org](mailto:enquiries@nybcp.org)

Redcar and Cleveland Borough Council  
Building Control Section  
Belmont House  
Rectory Lane  
Guisborough  
TS14 7FD

Tel: (01287) 612358  
Fax: (01287) 612367  
E-mail: [building\\_control@redcar-cleveland.gov.uk](mailto:building_control@redcar-cleveland.gov.uk)  
Website: [www.redcar-cleveland.gov.uk](http://www.redcar-cleveland.gov.uk)

### **Environment Agency**

Rivers House  
21 Park Square  
South Leeds  
LS1 2QG

Tel: 08708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
Website: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

### **Natural England**

Natural England  
4th Floor  
Foss House  
Kings Pool  
1-2 Peasholme Green  
York  
YO1 7PX

Tel: 0300 060 1911  
Fax: 0300 060 2356  
Email: [enquiries.yorkshumber@naturalengland.org.uk](mailto:enquiries.yorkshumber@naturalengland.org.uk)  
Website: [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

### **Department for Environment, Food and Rural Affairs**

Room 144  
Foss House  
1-2 Peasholme Green  
York  
YO1 7PX

Tel: 01904 641000 or the Defra helpline 08459 335577  
Email: [defra.helpline@defra.gsi.gov.uk](mailto:defra.helpline@defra.gsi.gov.uk)  
Website: [www.defra.gov.uk](http://www.defra.gov.uk)

### **Technical and Legislative Controls and Guidance<sup>4</sup>:**

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<sup>4</sup> This does not represent a definitive list but acts as a guide to the other considerations that may need to be taken into account in building, extending or altering an agricultural building

## British Standard 5502

BS 5502 covers the design of agricultural buildings. This British standard, which is published in separate parts to meet both general and specific interests and needs, covers those buildings, which are in general agricultural usage, including livestock, crop production and storage buildings. This standard, however, does not cover dwellings, those with access by the public such as farm shops and riding schools etc., and those which are subject to certain siting conditions and which would be subject to building regulation provisions.

BS5502 - Agricultural buildings:

Regulations: BS 5502-0,11

General design: BS 5502-20,21,22,23,25

Environment: BS 5502-30,31,32,33

Cattle buildings: BS 5502-40,41,42,43,49,50,51, pr EN 12737 (provisional)

Crop buildings: BS 5502-60,65,66,70,71,72,74,75

Ancillary buildings: BS 5502-80,81,82

Agricultural buildings should be constructed and operated in accordance with the advice contained in Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers (DEFRA, 2009)

The Welfare of Farmed Animals (England) Regulations 2000 (Statutory Instrument 2000 No.1870)

The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. Contact Environment Agency for further information.

Nitrate Pollution Prevention Regulations 2008 (as amended). Contact DEFRA for further information.

Pollution Prevention Guidelines. Contact Environment Agency for further information.

Health and Safety – Construction (Design and Management) Regulations 1994

Hazardous Waste Regulations 2004

Work and Height Regulations 2005

Construction (Health, Safety and Welfare) Regulations 1996

Health and Safety at Work Act 1974

## Appendix B

### Glossary

Wherever possible this document has sought to avoid the use of specialist terminology and jargon. However, it is inevitable that certain phrases and terms are used whose meaning may not be immediately clear. This glossary seeks to define and clarify the meaning of a number of references in the Design Guide. Please contact the Planning Policy Team should any further guidance be required.

#### A

- Agriculture** Section 336 of the Town and Country Planning Act 1990 defines 'agriculture' as:
- '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 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.'

It should be noted that the following uses **do not** fall within the definition of agriculture for planning purposes:

- Equestrian or horse related development (except where the use only involves the grazing of horses);
- Parking or maintenance of agricultural contractor's plant and machinery;
- Hobby farming;
- Buildings used to store equipment that will be used to maintain non-agricultural land e.g. mowers to cut grassed fields not used to keep livestock or to grow crops.

#### C

- Character** Distinguishing qualities, features or attributes.
- Character Assessment** An area appraisal emphasising historical and cultural associations.
- Communities and Local Government (CLG)** (*Department for*) Communities and Local Government.
- Conservation Area** An area designated by a local authority under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The Authority will seek to preserve or enhance the character and appearance of such areas.

## D

- Design Guide** A document providing guidance on how development can be carried out in accordance with the design policies of a local authority often with a view to retaining local distinctiveness.
- Development** The legal definition of development is ‘the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land’ (Section 55 of 1990 Act); this covers virtually all construction activities and changes of use.
- Development Plan** Sets out a local planning authority's policies and proposals for the development and use of land and buildings in local planning authority area. The Development Plan currently consists of the Regional Spatial Strategy<sup>5</sup> and Development Plan Documents and Local Plans prepared by the National Park Authority.

## F

- Farmstead** Group of farm buildings generally consisting of a farm house and a range of associated outbuildings

## G

- General Permitted Development Order (GPDO)** The Town and Country Planning (General Permitted Development) Order 1995 is a Statutory Instrument enacted in the United Kingdom and applying to planning law in England and Wales. The Order sets out what is Permitted Development, which is to say what may be built without obtaining planning permission. The Order sets out separate classes of development for which a grant of planning permission is not required (permission is deemed granted).

## H

- Historic Environment** The historic environment is the physical legacy of thousands of years of human activity within the towns and the countryside, in the form of buildings, archaeology, monuments, sites and landscapes.

## L

- Landscape** The appearance of land, including its shape, form, colours and elements, the way these components (including built components) combine in a way that is distinctive to particular localities, the way they are perceived, and an area’s cultural and historical associations.
- Listed Building** A building designated by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, as being a building of special

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<sup>5</sup> At the time of writing uncertainty remains over the status of the RSS as a part of the Development Plan

architectural or historic interest.

**Local Distinctiveness** The particular positive features of a locality that contributes to its special character and sense of place and distinguishes one local area from another.

## M

**Material Consideration** A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

## N

**National Park** Designated under the National Parks and Access to the Countryside Act to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities.

**National Park Authority** A legal body charged with conserving and enhancing the natural beauty, wildlife and cultural heritage of a national park and promoting opportunities for public understanding and enjoyment of their special qualities.

**National Planning Policy Framework** The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

## P

**Permitted Development** See General Permitted Development Order

**Public Right of Way** Routes over which, even where in private ownership, the public has a right of passage. They comprise byways, which are open to any user; restricted byways, open to any user other than mechanically propelled vehicles; bridleways, which can be used by those on foot, horse or bicycle; and footpaths which are open to those on foot only.

## S

**Scale** The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person.

**Setting** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.



**Supplementary Planning Document** A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies contained in the Core Strategy and Development Policies.

**Sustainable Design** Design that seeks to create spaces or buildings where materials, energy and water are used efficiently and where the impact on the natural environment is minimised.