

Agricultural Development including Farm Diversification

Applications involving agricultural development including agricultural buildings, agricultural workers dwellings and farm diversification schemes need to be supported by additional information.

In order to accord with relevant policies found in:

- [Core Strategy](#) see policy GSP1,
- [Development Management Plan](#) (DMP) see policy DME1
- [Supplementary Planning Guidance](#) Agricultural Developments in the Peak District National Park

Agricultural buildings should, amongst other things, be essential to the efficient working of the rural economy.

Agricultural and forestry buildings

Applications for agricultural development should therefore be accompanied by a short statement to include the following items:

Information on all the following criteria:

- location and size of farm or forestry holding;
- type of agriculture practiced on the farm or forestry holding;
- intended use and size of proposed building;
- intended location and appearance of proposed building;
- stocking type, numbers and density per hectare;
- area covered by crops;
- existing buildings, uses and why these are unable to cope with existing or perceived demand;
- dimensions and layout;
- predicted building requirements by type of stock/crop/other usage; and
- contribution to National Park Authority objectives, e.g. conservation of valued landscape character as established in the Landscape Strategy, including winter housing to protect landscape.
- details of those employed at the site, and whether this is on a full or part time basis and their only source of income.
- details of whether the land is owned or rented by the applicant.

- details of any additional rented land; these details should include the basis on which the land is rented (i.e. how long it has been rented for including start and end contract dates and what type of contract there is for each piece of land).
- details of any other buildings used, including those on rented land (details should include the floor space of the building and what each part of the building is currently used for).

Plans accompanying the application should indicate:

- the extent of the entire agricultural unit
- the location of existing buildings on the unit
- access and servicing arrangements.

In some cases, whole farm plans could be used to support applications for agricultural developments.

Proposals should demonstrate why any existing buildings could not be used. In some cases, particularly with proposals involving buildings for new agricultural holdings, examples of tenancy agreements and evidence of stock such as animal passports will also be necessary.

Information to show the financial viability of the holding and evidence of trading will also be required in some cases, particularly where proposals relate to new agricultural holdings. Applications involving buildings for new agricultural holdings should explain how the proposed unit would be operated and what extent of development is envisaged.

In all cases, particularly if you are planning a completely new holding, potential applicants are advised to seek early consultation with the National Park Authority prior to submitting an application.

The Authority's Supplementary Planning Guidance document 'Agricultural Developments in the Peak District National Park' provides further guidance on the assessment of applications for agricultural developments:

<http://resources.peakdistrict.gov.uk/pubs/planning/agdev/complete.pdf>

Agricultural Workers Dwellings Appraisal

Applications for agricultural workers dwellings need to be supported by additional information.

For applications for new agricultural worker's dwellings, a detailed appraisal demonstrating:

- that there is a genuine and essential functional need for the worker(s) concerned,
- the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement; that they need to be readily available at most times, day and night, bearing in mind current and likely future requirements.

For applications for new dwellings, financial evidence that the business has:

- been operating for at least three years; and
- that it is currently profitable; and
- that it has been so for at least one of the last three years; and
- that the profit from the business as opposed to turnover, is such that it can sustain the ongoing cost of the dwelling; and
- the ongoing costs associated with the dwelling linked to the landholding reflect the actual and potential income that might be generated from the landholding.
- the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

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. A detailed appraisal must be submitted to show that the development satisfies the following criteria:

- the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- other normal planning requirements, e.g. on siting and access, are satisfied.

In accordance with DMH11 of the Development Management Policies Part 2 of the Local Plan for the Peak District National Park, applicants for agricultural workers



dwellings must be able to enter into a Section 106 agreement prior to the granting of planning permission to tie the dwelling and its occupiers to the farm business in perpetuity.

For applications to remove Section 106 Agreements on essential worker dwellings

- Demonstration of reasonable attempts to allow the dwelling to be used by a person who could occupy it in accordance with the restriction; and
- Demonstration that the long term need for the dwelling in the locality has ceased and a temporary relaxation therefore serves no purpose.

Ancillary accommodation

For applications to vary a Section 106 Agreement specifying ancillary use

Demonstration that use of the ancillary accommodation as holiday accommodation or essential worker accommodation is in accordance with other policies of this plan.

Farm Diversification Schemes - Supporting Information

Applications involving farm diversification schemes, including the conversion of buildings to other uses, should be supported by additional information. Policy DME2 of the Development Plan relates specifically to farm diversification developments. In order to demonstrate how proposals comply with this policy, and other policies in the plan, applicants are encouraged to submit a statement to explain how the development:

- will help to sustain agriculture as the primary land use,
- is of scale and type that will not adversely affect the function or character of the main group of farm buildings as the centre of operations of the agricultural unit,
- will not result in a foreseeable need for replacement agricultural buildings which would not be acceptable.
- and the new business use will remain ancillary to the agricultural operation of the farm business

For applications proposing industrial and business development (expansion of existing facilities by new build where unconnected to land management business)

- Evidence of having considered the possibilities of using, modifying or extending buildings before proposing new buildings.
- New buildings may be permitted if the proposed development cannot be appropriately located in existing buildings of cultural heritage significance, or in other buildings which remain appropriate within the farm building group