

SUPPLEMENTARY PLANNING GUIDANCE

The Re-Use and Adaptation of Rural Buildings in
the Countryside



 *North Dorset*
DISTRICT COUNCIL

October 2004
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FOREWORD

A draft Supplementary Planning Guidance (SPG) on the Re-Use and Adaptation of Rural Buildings in the countryside was approved for publication and public consultation by the Cabinet of North Dorset District Council on 8th January 2004.

Following a six-week period of consultation the comments received have been assessed and where necessary the document amended. A list of those who made comments is contained in Appendix 5.

The full text of those comments and the Council's response to them is contained in a separate document, "Comments on draft SPG: Re-Use and Adaptation of Rural Buildings in the Countryside", that may be obtained free of charge from the Council or viewed on the website; www.north-dorset.gov.uk.

Planning Policy Statement 7 (PPS7) was published in August 2004, and has now been taken into account as far as possible in this SPG. However the wording of the policy (developed under Planning Policy Guidance 7) cannot be amended. Therefore this document has to be considered alongside PPS 7.

The comments on the draft SPG were considered by Cabinet on 30th of September 2004 and this final version of the document was adopted by the Council on 29th October 2004.

NORTH DORSET DISTRICT COUNCIL SUPPLEMENTARY PLANNING GUIDANCE

THE RE-USE AND ADAPTATION OF RURAL BUILDINGS IN THE COUNTRYSIDE

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1.0 INTRODUCTION

- 1.1 Since the 1960s, a significant amount of new development has changed the character of the countryside, particularly on the fringes of the towns and villages in the District. The North Dorset District-Wide Local Plan, adopted in January 2003, recognises a clear need for restraint policies to be implemented to protect important landscapes, the local ecology and also the best quality and the most versatile agricultural land.
- 1.2 In recent years, the restructuring of agriculture has meant that there are increased pressures to realise the potential of redundant farm buildings. The conversion and re-use of existing rural buildings is becoming increasingly vital to the creation of new employment, tourism and holiday accommodation opportunities. It is also important to the local heritage to preserve buildings in a form that reflects their original nature whilst still enabling new uses to be made of them.
- 1.3 The policy background relating to the issue of how best to use redundant buildings in the countryside extends from National Guidance (in the form of Planning Policy Guidance and Statements) through Regional and Strategic levels to the recently adopted District Wide Local Plan. The aim of this Supplementary Planning Guidance (SPG) is to enable people to make suitable applications and to encourage a consistent approach to the interpretation and application of the policy on the re-use of buildings in the countryside. The document provides an easy to use guide as to what is acceptable in terms of applications for the re-use or adaptation of rural buildings. The SPG therefore contains information on background policies at a national, regional and local level as well as a sequential test for options that may be acceptable and design guidance that should be followed in all cases. This provides a comprehensive guide to the process that can be used by landowners, developers and Planning Officers alike.

2.0 BACKGROUND POLICIES

- 2.1 The North Dorset District Council approach is to generally restrain new development in the countryside (see LP policy 1.6: Development in the Countryside) and to encourage the re-use of redundant buildings for economic/tourism purposes in preference to residential use. Permission for residential use will only be considered as a last resort in cases where all other options have been ruled out and a sustainable case can be made for allowing the use. The background to this approach stems from:

National Level

PPG 1

- 2.2 PPG 1 'General Policy and Principles' states that it may be appropriate to give firm guidance in the development plan about the type, amount, design and phasing of development.
- 2.3 With regard to design, it states that the appearance of proposed development and its relationship to its surroundings are material considerations in determining planning applications and appeals.
- 2.4 The document also comments that rural areas can accommodate many forms of development without detriment if the location and design of development are handled with sensitivity. Building in the open countryside should be strictly controlled.

PPS 7

- 2.5 PPS 7: Sustainable Development in Rural Areas is now adopted, and has replaced PPG7. PPS7 supports the re-use of suitably located and constructed existing buildings in the countryside where this would meet sustainability objectives (PPS 7 pg. 4). It also states that re-use for economic development purposes would be preferable, but residential use may be more appropriate in some locations, and for some types of building.
- 2.6 PPS 7 states that policy criteria for the permitting the conversion of rural buildings should take account of:
- the potential impact on the countryside and landscapes and wildlife;
 - specific local economic and social needs and opportunities;
 - settlement patterns and accessibility to service centres, markets and housing;
 - the suitability of different types of buildings and of different scales , for re-use;
 - the need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which otherwise contribute to local character.

PPS7 also states that Local Planning Authorities should be particularly supportive of the re-use of existing buildings that are adjacent, or closely related to country towns and villages, for economic or community uses or to provide housing in accordance with the policies in PPG3 and subject to policies in paragraph 7 (of PPS7) in relation to the retention of local services.

In respect of housing, PPS 7 Annex A sets out the criteria that should be followed when considering the exceptional cases when residential use may be considered appropriate. Annex A is included as Appendix 1 to this document.

Regional Level

RPG10 (2001)

- 2.7 Regional Planning Guidance for the South West (RPG10) sets the scene in the South West, and since September 2004 has taken on the status of Regional Spatial Strategy, forming part of the development plan, to be taken into consideration with regard to the re-use and adaptation of buildings in the countryside. Of particular importance are the sections on the Spatial Strategy and the Natural and Built Environment (Paragraphs 3.61 to 3.74 and Policy SS19, which is included in Appendix 2.)

County Level

Bournemouth, Dorset and Poole Structure Plan (2001)

- 2.8 The general approach to settlement patterns and development in the countryside as set out by the Bournemouth, Dorset and Poole Structure Plan is that new development should be concentrated in the Bournemouth – Poole conurbation. Blandford Forum, Sturminster Newton, Gillingham and Shaftesbury are highlighted as local service centres within the North Dorset District. Within the countryside, development should be permitted only where such a location is essential. The priority for change of use of existing rural buildings is for uses, which generate employment. Housing should be strictly controlled. The policies that are important in the background to the re-use and adaptation of redundant buildings in the countryside are quoted in full in Appendix 3.
- 2.9 A draft Replacement Structure Plan to 2016 was published in July 2004 – in the view to progress work on the Sub-Regional Spatial Study for the South West Regional Spatial Strategy, Further work on the Structure Plan is Unlikely to Proceed.

District Level

North Dorset District-Wide Local Plan (2003)

- 2.10 Alongside Policy 1.10 on the Re-use and Adaptation of Rural Buildings in the Countryside, other Local Plan Policies that have particular relevance in applications for conversion of buildings in the countryside are: Policy 1.1 - Development in the Countryside; Policy 1.8 - Standard Assessment Criteria; Policy 3.28 - Development of Tourist Attractions; Policy 3.29 - Development of Built Holiday Accommodation; Policy 4.9 – Countryside Recreation Proposals; Policy 1.21 – Alterations to Listed Buildings; Policy 1.24 – Character of Conservation Areas; Policy 1.32 – Areas of Outstanding Natural Beauty; 1.33 – Landscape Character Areas; 1.38 – Species and their habitats. All relevant policies and criteria should be considered in any application. Section four of this document outlines a sequential approach to policy considerations.
- 2.11 Included in Appendix 4 are other Local Plan Policies that help to set the context for, as well as the detailed considerations that apply to different uses. Policies 1.1, 1.6 and 1.8 set out general considerations that apply to all development in the countryside. Policies 3.5 onwards set out detailed considerations relating to
- 2.12 employment, tourism and recreation uses. Special considerations also apply to Listed Buildings and buildings that have a nature conservation interest.
- 2.13 The policies are included in the Appendix for ease of reference, but for further explanation and supporting text, the Local Plan should be consulted.

3.0 NORTH DORSET DISTRICT WIDE LOCAL PLAN – KEY POLICY 1.10

Policy 1.10 Re-Use and Adaptation of Buildings (including modern Buildings) in the Countryside

- The change of use and adaptation of buildings in the countryside will be approved where one or more of the following criteria are met:
 - i. In open countryside locations the building(s) should not have become so derelict that they could not be brought back into use except by complete or substantial reconstruction;
 - ii. The building(s) are of permanent and substantial construction and their form bulk and general design are in keeping with their surroundings;
 - iii. Proposals should be modest in scale, so as to avoid any adverse impact on the economic vitality of nearby town and village centres, and to avoid excessive additional traffic growth.
- Permission for residential use will only be granted in the following circumstances:
 - i. Where redevelopment for business, storage, tourism, community or recreational use is not a practicable solution;
 - ii. The building(s) are not in an isolated position and are well located to the Public Highway network and to community facilities and services;
 - iii. The residential conversion is part of a scheme for business re-use;
 - iv. The building(s) should not be close to a working farm where smells and noise may be a problem affecting residential amenity.
 - v. Where building(s) are of traditional construction the residential activity associated with the conversion should not harm either the character of the building or the character of the locality.

Justification of Approach

- 3.1 The purpose of this policy is to encourage the change of use or adaptation of appropriately located buildings in the countryside, without compromising the character of the building or the local area. The aim is to enable appropriate and sustainable new uses for buildings that are of sound construction and worthy of retention and to encourage appropriate new economic opportunities in the countryside to help offset the loss of agricultural jobs. Conversion to residential use is unlikely to be appropriate other than in exceptional circumstances. It should be noted that any proposed re-use or adaptation should comply with the Sustainable Development Strategy (North Dorset Local Plan pg 7)
- 3.2 The Policy will not be applicable to all rural buildings as it must be recognised that in some cases a building may have become so derelict or be located in such an isolated position that no acceptable use would be possible. Buildings have to be structurally sound and capable of conversion or adaptation without significant rebuilding or extensions (see Section 4). The percentages given in question 6 provide a guide as to the amount of rebuilding or cladding that will be appropriate. The percentages indicate the point beyond which the Local Planning Authority consider the buildings would require “substantial reconstruction”, which is seen as equivalent in cost and environmental terms to

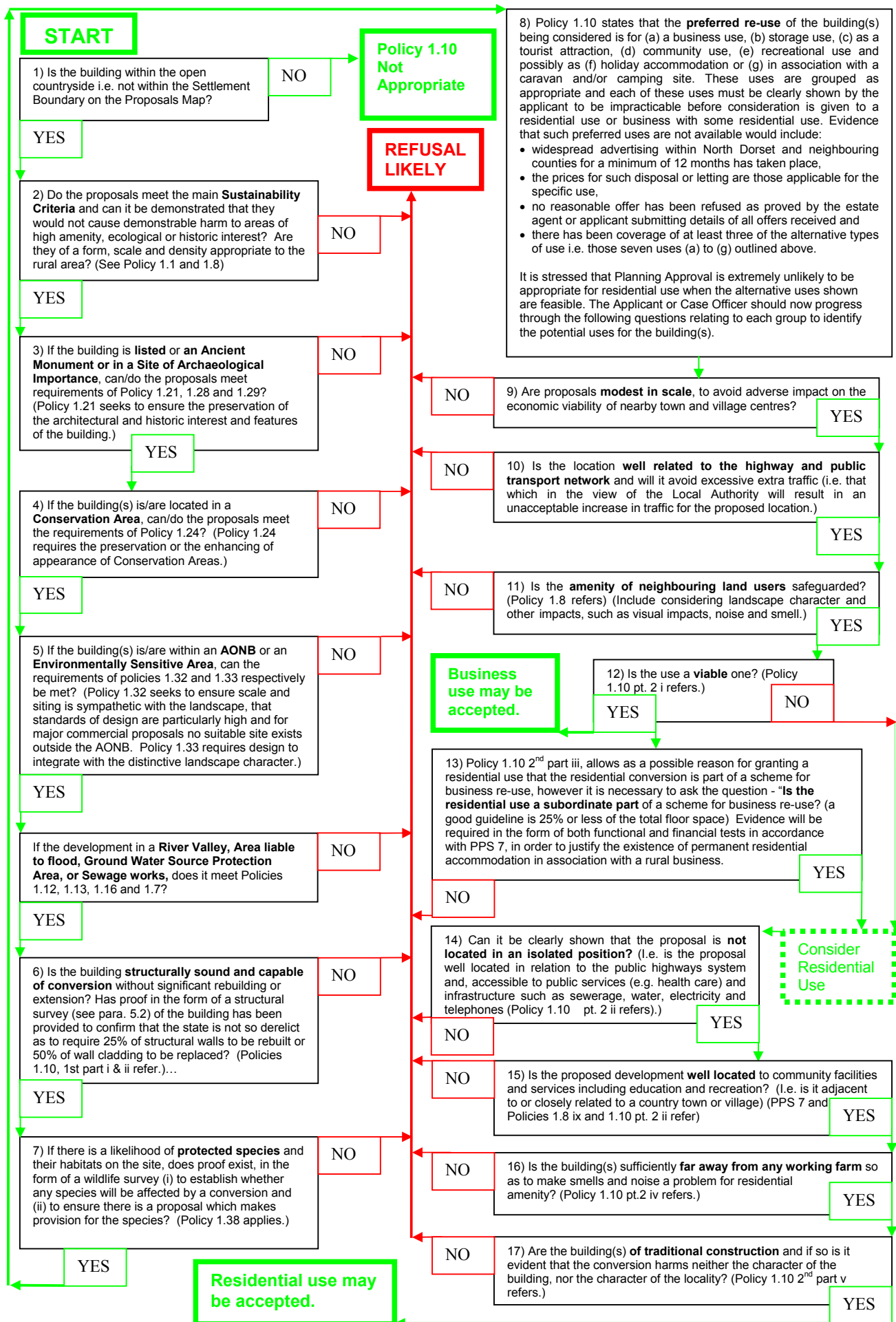
new build in the countryside. Extensions should be modest in scale and subordinate to the main building. The scale of development proposed is another important factor. Development above the threshold of “major” as defined in the Local Plan (i.e. sites of 1 hectare or above or buildings of 1,000m²) will not be appropriate.

- 3.3 In cases of listed buildings special consideration will be given to preserving the architectural and historic interest of the buildings.
- 3.4 Conversion of modern as well as older buildings will be considered under the terms of this policy. The need to ensure that the buildings are of permanent and substantial construction and in keeping with their surroundings will be particularly important when considering modern buildings.
- 3.5 Modern farm buildings tend to be on a much larger scale, are usually clad with modern materials (such as profiled steel or asbestos sheeting) and tend to have a very utilitarian appearance. The conversion of such buildings to a non-agricultural use is unlikely to be appropriate if the resulting development would be out of keeping with its surroundings, or generate significant volumes of traffic onto roads with limited capacity. Retaining a modern farm building as residential use is harder to justify, as it neither serves to preserve traditional buildings, or encourage the diversification of the rural economy.
- 3.6 The preferred re-use of buildings in the countryside is business, storage, community or tourism / recreational use. Non – residential uses tend to involve the least alteration to the fabric of traditional farm buildings and out buildings, so are more likely to preserve the character of the buildings. Also, re-use as a business helps significantly towards the diversification of the rural economy and, in the case of tourism accommodation reduces pressure on other houses in the area for holiday use.
- 3.7 Holiday accommodation is considered to be accommodation which is not occupied by any person, or group of persons for a period in excess of twenty eight days, with no return in the following twenty eight days. It is required by the Local Planning Authority under Condition OC02 (Holiday Accommodation) that ‘a register of occupancy shall be kept and made available to the Local Planning Authority following a written request at fourteen days notice. At the end of the ninth year following approval details of the occupancy for that year to comply with this condition shall be submitted to the Local Planning Authority,’ in order to show that the permission has been implemented properly.
- 3.8 Residential conversions of rural buildings are considered to be the least desirable and sustainable method of re-use. They do little to maintain the rural economy and lead to no permanent job creation, whilst creating additional traffic in the locality and introducing residential paraphernalia which may have an adverse effect on the character of the building and wider rural area.
- 3.9 Policy 1.10 indicates that residential conversion should only be considered in two cases: (1) Where it is proposed as a subordinate part of business re-use, or (2) where all options for business re-use have been investigated and found un-suitable. Successful applications will have to meet the relevant policy criteria. The sequential approach to assessing the suitability of different types of re-use is laid out in Section 4.

- 3.10 Where change of use to residential is proposed as subordinate to business re-use the Local Planning Authority will normally wish to tie the occupation of dwelling to the operation of the enterprise (through a legal agreement, or conditions), in order to prevent it being sold separately without further application to the authority.
- 3.11 The approach to re-use of buildings in the countryside should also take into account PPS7 which states that “One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry and certain other full time workers to live at, or in the immediate vicinity of their place of work.” Full details are given in Annex A to the PPS, which is attached as Appendix A.
- 3.12 Section 5 sets out design guidance that should be followed when submitting proposals for conversion of a rural building (Other policy requirements can be found in Local Plan Policy 1.8).

4.0 SEQUENTIAL TEST FOR OPTIONS:

The following flow diagram can be treated as a guide by an applicant prior to preparing or submitting a Planning Application or by a Planning Case Officer in receipt of a Planning Application.



5.0 DESIGN GUIDELINES FOR CONVERSION OF RURAL BUILDINGS

General considerations to be addressed in a Planning Statement and detailed drawings.

5.1 Any planning application should be accompanied by a short planning statement that answers the following questions.

- Where is the building(s) situated? (Describe the location and its surroundings).
- What is the site area and floorspace of the building(s) proposed for conversion? (If the building is part of a larger group that may also be considered for conversion at a later date give floorspace details of these buildings too.)
- What has the building(s) been used for historically and what is its current use?
- Is the building listed, or situated in a Conservation Area? If so how does the proposed conversion reflect the historic character of the site?
- Is the building(s) / site or land adjacent of archaeological importance? If so what measures are proposed to assess / monitor the progress of works and effect they might have on the historic remains?
- Are the buildings inhabited by any protected species (e.g. bats) and if so what measures are proposed to protect the species or mitigate the effect of conversion?
- What is the current condition of the building(s)?
- What amount of rebuilding and conversion is required to convert the building?
- What potential is there for retaining key elements of its architectural / historic character?
- What is the likely value of the building after conversion?

5.2 Detailed measurement and structural surveys will be required, as buildings have to be structurally sound and capable of conversion without extensive alteration, rebuilding or extension. The drawings should illustrate the following:

- Both the existing and the proposed new form of the building. (Plans, elevations and where necessary sections.)
- The relationship of the building to land and buildings outside the site.
- The amount of demolition and new structural work required.
- The location of areas that require rebuilding and how these will be treated.
- Details of the materials to be used, re-used or obtained locally to match those existing.
- Photographs should be taken before conversion for a record even if the buildings are not listed – they will be useful as part of the initial planning application.

General considerations for Conversion / Building Works

- 5.3 Listed below are a number of considerations relating to different elements of the construction process. These are intended as a general guide to the approach that the Council wishes land owners/developers to take in considering the conversion of a rural building. If the guidelines cannot be met applicants will be expected to fully justify alternative proposals. If more detailed guidance is required you are advised to contact a Development Control Case Officer or in the case of a Listed Building or building in a Conservation Area the Conservation Officer.
- 5.4 It is recommended that any potential applicant also discusses his/her proposals with a Building Control officer at the outset. Requirements for matters such as fire proofing may need early consideration in the way the conversion is undertaken, particularly if the building is of historic interest.

Detailed Considerations for Conversion / Building Works

5.5 Construction Materials

- Existing materials should be re-used wherever possible and other materials should be compatible with the original.
- In masonry or brickwork, flush or slightly recessed pointing should be used, of a type and material compatible with the original.

5.6 Roofs

- Existing rooflines must be retained wherever these are a key element of the building's character.
- In most cases dormer windows should be avoided.
- If roof-lights are required they should be kept to a minimum and where they are acceptable should match the traditional pattern for this form of lighting. They should be flush with the roof rather than raised.

5.7 Chimneys / flues

- The addition of chimneys changes the appearance of the building. The use of industrial steel flue pipes is generally preferred to brick chimneys. The use and design of chimneys / flues must be approved.
- Inconspicuous flues facing away from prominent facades are preferable.

5.8 Gutters and Rainwater Goods

- Discrete down pipes should be fitted on less prominent & less visible elevations.
- Gutters and Rainwater goods should be made from original or traditional materials (i.e. timber, aluminium or cast iron).
- Application drawings should show rainwater pipes and other external services.

5.9 Exterior Detail

- Established features which inform the building's earlier uses, such as existing window and door openings, pitch holes, air vents and cart doors should be retained. Where possible existing joinery should be retained.

5.10 Window and Door Openings

- Generally, additional windows and doors should be avoided or kept to an absolute minimum. Where they are absolutely essential they should be located so that they do not impair the visual and / or historic quality of the building.
- Existing openings should be re-used.

5.11 Interior Space and Form

- Interior 'furniture' and features such as storage bay dividers, cattle bay divisions, tack rooms and kick boards among others should be retained wherever possible.
- The design of the building should reflect the spatial quality existing prior to conversion. (i.e. If the building comprises a single open space this should be respected in the conversion).
- An open view of internal roof structures should be retained where these are key elements of the building's character.
- Open design assists light penetration in buildings with limited exterior openings.

5.12 Heating

- Heating systems should be very carefully selected as inappropriate systems can be damaging to the historic fabric, particularly where there is timber framing or finishing.

5.13 Extensions / Additional Buildings

- External additions and other out buildings (such as storage / parking areas) will be strictly assessed and controlled as in many cases these render the retention of the existing simple exterior form impossible.

5.14 Addition of Exterior Domestic Features

- In any development but particularly in the rare cases where residential use is permitted, the following matters will be strictly controlled to avoid build-up of domestic clutter:
- Patios, walls, fences, domestic type gates, greenhouses, sheds and swimming pools.
- Oil or gas storage tanks.
- Meter & alarm boxes, satellite dishes and central heating grills.
- Permitted development rights may be withdrawn in order to control development of this type in the future.
- Appropriate landscaping may be required to screen external tanks/storage.

5.15 Exterior Form

- Tree & Hedgerow planting will be encouraged where appropriate.
- Any existing cobbled yards, stone gate piers, cattle troughs, iron hay baskets, mounting blocks and other associated farmyard 'furniture' should be retained wherever possible.

5.16 Access to Highway / Parking

- Inconspicuous parking and garaging will be sought, making use of existing buildings where this can be achieved without impairing their character.
- Sympathetic surface materials should be used.

5.17 Archaeology & Heritage

- An assessment of farm buildings' proximity to listed buildings & important sites should be carried out.
- If the site, or land adjacent is of archaeological importance an assessment / watching brief (as required in Planning Policy Guidance note16 and Local Plan policy 1.30) prior to and during conversion will be required.
- An adequate recording of the existing building will be a condition of any consent. (See requirements of Planning Statement.)

5.18 Nature Conservation

- Any protected species inhabiting the building(s) should be identified.
- Measures to protect the species or mitigate the effect of the conversion works should be set out in the Planning Statement.

5.19 Setting Within the Wider Area

- Open form within the surrounding landscape should be retained where this is a key characteristic.
- Post and rail fences, five bar gates, and other farm vernacular should be used in order to retain farm 'feel' rather than give sense/appearance of conversion.
- Views of the development from important points in the surrounding area should be considered and adequate screening and landscaping provided.

5.20 Building Regulations

- The conversion should fully comply with building regulations except where relaxation can be allowed in order to protect the historic fabric and form of the building.
- Conversion suitability with regard to: fire resistance, drainage, heating, sewerage, thermal insulation and weather-proofing among others must be considered at the outset.
- Conflict between use of materials for aesthetic purposes and fire resistance suitability should be resolved prior to the submission of a planning application.
- Conflict between retention/removal of existing beams, roof trusses and design to meet building regulations should be resolved prior to the submission of a planning application.

5.21 Good planning practice for access for the disabled

- All those involved with the planning and development process should recognise the benefits of inclusive design and attempt to design conversions to meet the needs of all sectors of the community. New development will have to meet the terms of the Disability Discrimination Act, which comes into effect in 2004.
- Developments should satisfy Part M of the Building Regulations. They should indicate how disabled access both into and within the building is catered for as well as provision of accessible toilet facilities and doors of adequate width through which to manoeuvre a wheelchair. An area of hard standing for car parking outside the building constructed of materials other than gravel should also be provided.

APPENDICES

NB: Paragraph numbers in the Appendices are as extracted from the document concerned.

Appendix 1: Extract From PPS 7: Sustainable Development in Rural Areas.

Annex A: Agricultural, Forestry and Other Occupational Dwellings

1. Paragraph 10 of PPS7 makes clear that isolated new houses in the countryside require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside. However, there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved.

2. It is essential that all applications for planning permission for new occupational dwellings in the countryside are scrutinised thoroughly with the aim of detecting attempts to abuse (e.g. through speculative proposals) the concession that the planning system makes for such dwellings. In particular, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. It will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.

Permanent agricultural dwellings

3. New permanent dwellings should only be allowed to support existing agricultural activities on well established agricultural units, providing:

- (i) there is a clearly established existing functional need (see paragraph 4 below);
- (ii) 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;
- (iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so (see paragraph 8 below);
- (iv) 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
- (v) other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

4. A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:

- (i) in case animals or agricultural processes require essential care at short notice;
- (ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.

5. In cases where the local planning authority is particularly concerned about possible abuse, it should investigate the history of the holding to establish the recent pattern of use of land and buildings and whether, for example, any dwellings, or buildings suitable for conversion to dwellings, have recently been sold separately from the farmland concerned. Such a sale could constitute evidence of lack of agricultural need.

6. The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling, although it will not by itself be sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an agricultural dwelling. Nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.

7. If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant.

8. New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A financial test is necessary for this purpose, and to provide evidence of the size of dwelling which the unit can sustain. In applying this test (see paragraph 3(iii) above), authorities should take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to operate broadly on a subsistence basis, but which nonetheless provide wider benefits (e.g. in managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.

9. Agricultural dwellings should be of a size commensurate with the established functional requirement. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding.

10. Local planning authorities may wish to consider making planning permissions subject to conditions removing some of the permitted development rights under part 1 of the Town and Country Planning (General Permitted Development) Order 1995 for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be justified by the functional requirement, and affect the continued viability of maintaining the property for its intended use, given the income that the agricultural unit can sustain. However, it will always be preferable for such conditions to restrict the use of specific permitted development rights rather than to be drafted in terms which withdraw all those in a Class (see paragraphs 86-90 of the Annex to DOE Circular 11/95).

11. Agricultural dwellings should be sited so as to meet the identified functional need and to be well related to existing farm buildings, or other dwellings.

Temporary agricultural dwellings

12. 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. It should satisfy the following criteria:

- (i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);
- (ii) functional need (see paragraph 4 of this Annex);
- (iii) clear evidence that the proposed enterprise has been planned on a sound financial basis;
- (iv) 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
- (v) other normal planning requirements, e.g. on siting and access, are satisfied.

13. If permission for temporary accommodation is granted, permission for a permanent dwelling should not subsequently be given unless the criteria in paragraph 3 above are met. 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. Authorities should not normally grant successive extensions to

a temporary permission over a period of more than three years, nor should they normally give temporary permissions in locations where they would not permit a permanent dwelling.

Forestry dwellings

14. Local planning authorities should apply the same criteria to applications for forestry dwellings as to those for agricultural dwellings. The other principles in the advice on agricultural dwellings are equally relevant to forestry dwellings. Under conventional methods of forestry management, which can involve the use of a peripatetic workforce, new forestry dwellings may not always be justified, except perhaps to service intensive nursery production of trees.

Other occupational dwellings

15. There may also be instances where special justification exists for new isolated dwellings associated with other rural based enterprises. In these cases, the enterprise itself, including any development necessary for the operation of the enterprise, must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwelling. Local planning authorities should apply the same stringent levels of assessment to applications for such new occupational dwellings as they apply to applications for agricultural and forestry workers' dwellings. They should therefore apply the same criteria and principles in paragraphs 3-13 of this Annex, in a manner and to the extent that they are relevant to the nature of the enterprise concerned.

Occupancy conditions

16. Where the need to provide accommodation to enable farm, forestry or other workers to live at or near their place of work has been accepted as providing the special justification required for new, isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need for as long as it exists. For this purpose planning permission should be made subject to appropriate occupancy conditions. DOE Circular 11/95 gives further advice and provides model occupancy conditions for agricultural dwellings and for other staff accommodation.

17. Changes in the scale and character of farming and forestry may affect the longer-term requirement for dwellings for which permission has been granted subject to an agricultural or forestry occupancy condition. Such dwellings, and others in the countryside with an occupancy condition attached, should not be kept vacant, nor should their present occupants be unnecessarily obliged to remain in occupation simply by virtue of planning conditions restricting occupancy which have outlived their usefulness. Local planning authorities should set out in LDDs their policy approach to the retention or removal of agricultural and, where relevant, forestry and other forms of occupancy conditions. These policies should be based on an up to date assessment of the demand for farm (or other occupational) dwellings in the area, bearing in mind that it is the need for a dwelling for someone solely, mainly or last working in agriculture or forestry in an area as a whole, and not just on the particular holding, that is relevant in the case of farm or forestry workers' dwellings.

Information and appraisals

18. Planning authorities should be able to determine most applications for occupational dwellings in the countryside, including cases involving the imposition or removal of occupancy conditions, on the basis of their experience and the information provided by the applicant and any other interested parties. If this is not the case, agricultural or other consultants may be able to give a technical appraisal. This should be confined to a factual statement of the agricultural, or other business considerations involved and an evaluation of the specific points on which advice is sought; no recommendation for or against the application should be made.

Appendix 2: RPG 10

Policy SS19: Rural Areas

- Market towns should be the focal points for development and service provision in the rural areas and this role should be supported and enhanced. Outside market towns, development should be small scale and take place primarily within or adjacent to existing settlements, avoiding scattered forms of development. Local authorities in their development plans should:
- Locate development to support the rural areas primarily in market towns, identified and designated in development plans through a balanced mix of homes, jobs, services and facilities suitable to the scale and location of such settlements;
- Adopt policies which support the restructuring of the rural economy and the provision of jobs to satisfy local needs;
- Set out policies for supporting sustainable farm diversification schemes which help to maintain the viability of the agriculture sector and rural economic vitality;
- Seek ways of providing for essential shops and services to serve the rural areas;
- Promote improved and integrated public transport, communications and service delivery and support innovative community based solutions to public transport and communications, in order to increase access to jobs, housing and facilities;
- Limit housing growth in market towns near larger urban areas where it would fuel commuting rather than meeting local needs.

Appendix 3: Extract of Policies from the Bournemouth, Dorset and Poole Structure Plan - February 2001

Policy S.I Settlement Pattern

Development in the countryside outside the settlements identified in settlement policies A to G should be permitted only where such a location is essential. The priority for the change of use of existing rural buildings should be for purposes which generate employment. Housing development should be strictly controlled and allowed only where it is directly related to the needs of the rural economy and, exceptionally, to provide for affordable local needs.

Policy E.H Economy

Provision should be made for development contributing to the diversification of the rural economy in locations where commuting by car may be minimised.

Policy T.D Tourism

Within the Areas of Outstanding Natural Beauty, proposals will be subject to the most rigorous examination.....

Policy C.B Community Facilities

Provision should be made for retention and improvement of local services and facilities including those related to education, health, sport, recreation and culture.

Policy C.C Community Facilities

Provision should be made for the development of countryside recreational facilities compatible with the character of the rural environment where they are easily accessible by a choice of means of transport from the main centres of residential and holiday population and/or will reduce recreational and tourism pressures on the heritage coast and other sensitive areas.

Policy TR.B Transportation and Telecommunications

Local Plans will provide for patterns of land use and transport infrastructure which make alternatives to the car more practical, increase accessibility to local services and allow for multi-purpose journeys. Development will be located and designed to promote the use of the most sustainable and environmentally acceptable modes of transport using the following hierarchy:

- i. walking;
- ii. cycling;
- iii. public transport; and
- iv. private vehicles.

Policy TR.G Transportation and Telecommunications

Maximum and operational minimum parking requirements for development will be established at a strategic level and will be applied through Local Plans. Parking requirements associated with new development will reflect the level of accessibility of all means of transport. When seeking to limit the non-operational car parking within new development provision will be made for measures which encourage and support alternative means of access other than the private car.

Policy EN.A Caring for the Environment

Proposals for development which may adversely affect the integrity of a candidate or designated special area of conservation, 'Potential' or classified special protection area, or RAMSAR site, will be allowed only if there is no alternative solution and if there are imperative reasons of overriding public interest. In addition, proposals for development which may adversely affect a priority natural habitat or priority species will be allowed only if they are necessary for reasons of human health or public safety, or other imperative reasons of overriding public interest.

Policy EN.B Caring for the Environment

Proposals for development which may adversely affect Sites of Special Scientific Interest or National Nature Reserves will be allowed only if it is evident that the benefits arising from the development or land-use clearly outweigh the intrinsic nature conservation or scientific interest of the site itself.

Policy EN.C Caring for the Environment

Proposals for development which may adversely affect sites of Nature Conservation Interest or Regionally Important Geological and Geomorphological sites will be allowed only if it is evident that the benefits arising from the development clearly outweigh the intrinsic nature conservation or scientific value of the site itself.

Policy EN.D Caring for the Environment

Proposals for development which may result in harm to a specially protected species or its habitat will be allowed only if there is no alternative solution and if there are imperative reasons of overriding public interest.

Policy I.A Implementation

When preparing Local Plans and determining applications for development, the Local Planning Authorities will need to ensure that all proposals support the principle of sustainable development.

Policy I.B Implementation

When preparing Local Plans and determining applications for development, the Local Planning Authorities should take into account the stability of the site and its surroundings.

Policy I.C Implementation

When preparing Local Plans and determining applications for development, the Local Planning Authorities should take into account the implications of all forms of pollution.

Policy I.D Implementation

When preparing Local Plans and determining applications for development, the Local Planning Authorities should take into account the implications for the security and safety, and the interests and amenity, of local residents, visitors and neighbouring users.

Policy I.E Implementation

When preparing Local Plans and determining applications for development, the Local Planning Authorities should ensure that the development can be satisfactorily serviced in terms of water supply, drainage, sewerage, energy supplies, telecommunications and a range of transport modes. Where appropriate, developer contributions to the provision of such services will be sought.

Appendix 4: Extract of Policies from North Dorset District Wide Local Plan (First Revision) Jan 2003

Policy 1.1 Sustainable Development Strategy

Development will only be permitted in cases where the proposal is compatible not only with the aims of the Sustainable Development Strategy, but also with the following criteria:

- i. The larger forms of development, particularly those above the threshold of 'major' should be located in the four larger towns and should be well related to existing forms of developments and the planned 'Integrated Transport Network' and in particular should be close to the public transport network.
- ii. Major development should incorporate initiatives for reducing the need to travel by motor car through the co-ordinated development of cycleways and footpaths and/or by the development of existing or new bus services which serve the site. Off-road parking should be provided only up to maximum accepted levels (See Policy 5.17).
- iii. Development should make the best possible use of resources to avoid excessive environmental impact.

The development should not cause demonstrable harm to areas of high amenity, ecological or historic interest.

Policy 1.6 Development in the Countryside

In the countryside areas beyond the defined settlement boundaries, most forms of residential and commercial development for general needs will not be permitted. The following uses however, may be granted permission, subject to relevant policy and assessment criteria;

- i. Development required for Agriculture and Forestry
- ii. Rural Buildings; re-use and adaptation
- iii. Rural 'exception' sites for affordable housing for local needs
- iv. Housing for Agricultural and Forestry needs
- v. Housing: dwelling extensions and replacements
- vi. Employment: Development for Local Needs
- vii. Countryside Tourism
- viii. Countryside recreation

Infrastructure (e.g. roads, sewers, energy, telecoms etc.)

Policy 1.8 Standard Assessment Criteria

The following assessment criteria are of acknowledged importance for the environment of North Dorset District and will be used in the determination of planning applications.

* All applications for development will be assessed against the following criteria:

i. Strategy and other policies

Development and the pattern of growth should not only meet with the overall Local Plan Strategy of Sustainable Development but should be compatible with any other relevant policy of this Plan.

ii. Character

The form, scale and density of new development should be in character or enhance the immediate surroundings and the settlement or area as a whole.

iii. Amenity

The amenity of neighbouring land users should be safeguarded.

iv. Design and External Appearance of Buildings

The adaptation of local vernacular styles and use of local materials will be expected in conservation areas which have a strong local historic character where pre-20th

century properties predominate. Buildings in a modern idiom may be approved where they are in sympathetic relationship to their surroundings. The main elevation of new buildings will be expected to face either the major road leading to, or the major road running through the development, so as to create a sense of enclosure, public security and to help integrate new development with existing patterns of development.

v. Views of the countryside and the built environment heritage

Development should not adversely affect public views of the countryside, the built environment or Important Open/Wooded Areas.

vi. Vehicular access and car parking

The provision of access roads, turning areas and car parking which generate traffic movements likely to cause or increase unnecessary danger to highway users, will not be permitted. (For car parking strategy see Policies 1.1 (ii) and 5.17). Road networks leading into new development shall be designed so as to achieve a high level of 'permeability' i.e. to have the maximum number of links and access points between all areas for pedestrians, cyclists and for motor vehicles so as to integrate new development with existing patterns of development, to create a greater sense of public security and to reduce journey length.

vii. The transport network

Development should be well related to the highway and the public transport network. Proposed development that would generate excessive traffic volumes onto inadequate highways, will not be permitted.

viii. Pedestrian and cycle rights of way

Existing rights of way for pedestrians and cyclists should be safeguarded and improved where necessary.

ix. Provision of infrastructure

Adequate community infrastructure should be available to serve the development (e.g. education, recreation, transportation etc.). In order for development to be acceptable in land use planning terms, appropriate provision may be sought for community infrastructure facilities when they are directly related to and necessary for the type of development to proceed, having regard to type, location, scale and impact of the development proposed.

x. Crime prevention

The design and layout of development should be planned so as to minimise the opportunity for crime

xi. Noise

Noise levels and hours of operation from either existing adjoining uses or proposed new use should not be detrimental to the amenity of the neighbourhood.

xii. Access for disabled people

All development should, where possible, be designed and laid out to allow for adequate access for disabled people.

Policy 1.12 River Valleys

Development will not be permitted within the River Valley areas defined on the Proposals Maps where;

(i) the water quality of the river would be adversely affected by effluent pollution from the development.

(ii) the wildlife and their habitats, the vegetation and the landscape of the river valleys would be adversely affected by the development.

Policy 1.13 Areas Liable to Flood

Development in a developed area within an Area Liable to Flood will only be permitted provided that criteria (i) and (ii) below are fulfilled.

Development in an undeveloped or sparsely developed area within an Area Liable to Flood will only be permitted if it is essential transport and utilities infrastructure, or a recreation, sport, amenity or conservation use, and that criteria (i) and (ii) below are fulfilled.

Development, whether in a developed or undeveloped area, within an Area Liable to Flood which is known to be sited where flood water frequently passes will only be permitted if it is essential transport and utilities infrastructure, or a recreation, sport, amenity or conservation use, and that criteria (i) and (ii) below are fulfilled.

(i) it can be demonstrated that there are no alternative sites for the development on other previously developed land with a lower probability of flooding;

(ii) and it can be demonstrated that after incorporating flood mitigation and, or, compensation, there would be an acceptable flood risk for the development and other land uses.

Development will not be permitted in the vicinity of any flood defence structure shown on the Proposals Map or in any subsequent Supplementary Planning Guidance on Flood Risk.

Policy 1.16 Groundwater Source Protection

Development which would have an unacceptable risk upon the water quality, quantity or natural flow patterns of a groundwater resource will not be permitted. This is especially important within the Groundwater Source Protection Areas defined on the Proposals Map and also where land may have been subject to previous contamination.

Policy 1.21 Alterations to Listed Buildings

Development proposals which involve the alteration or extension of a listed building will only be permitted if the architectural and historic interest of the building will be preserved and no original or historic features will be destroyed.

Policy 1.24 Character of Conservation Areas

The District Council will pay special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas, and proposals for any new development, alterations and changes of use of existing buildings and land which have an adverse effect on the character or appearance of the Conservation Area will not be permitted

Policy 1.28 Archaeological Remains of National Importance

Permission will not be granted for development which would have an adverse effect upon nationally important archaeological remains and their settings, whether scheduled or not.

Policy 1.29 Archaeological Remains of Local Importance

Wherever possible archaeological remains should be preserved in situ. Permission will not be granted for development on sites containing locally important archaeological remains unless preservation in situ is not appropriate and the

importance of the development outweighs the local value of the remains. In such circumstances no development should take place until satisfactory archaeological investigations have been carried out by a reputable investigations body.

Policy 1.32 Areas of Outstanding Natural Beauty

- Development Proposals within the AONB's will only be permitted where they are in accordance with the policies of this local plan and provided that;
 - i) the siting and scale of development is sympathetic with the landscape of the AONB in general and of the particular locality;
 - ii) standards of landscaping and design are high, using materials which are appropriate to the locality and reflect the character of the area.
 - iii) In the case of major commercial and industrial development proposals, there is a proven national no need, no suitable site is available outside the AONB's and the development would be of benefit to past present and future social and economic needs of the locality.

Policy 1.33 Landscape Character Areas

- Within each of the Landscape Character Areas, defined on the Proposals Map, development should be situated and designed so as to integrate with the distinctive landscape character of the area.
This would be particularly important within the Outstanding Natural beauty and the Environmentally Sensitive Area.

Policy 1.38 Species and their Habitats

- Development and other land use changes will not be permitted which may have an adverse effect, directly or indirectly, on all protected species and their habitats. Where development is permitted which may have an effect on such species or their habitats, conditions where appropriate will seek to:
 - i. Facilitate the survival of individual members of the species;
 - ii. Reduce disturbance to a minimum;
 - iii. Provide adequate alternative habitats to sustain at least the current levels of populations.

Policy 3.5 Employment Development within the Countryside

- Proposals for the small scale expansion or development of new rural enterprises within the countryside will only be permitted where:
 - i. Existing buildings are re-used;
 - ii. Additional use is made of land within the curtilage of the development;
 - iii. Or the proposal site is a small extension to an established site.

There should be no adverse effect on the countryside with regard to scale, character and appearance of new buildings nor should substantial additional traffic be generated to the site.

Proposals should be compatible with Policy 1.10

Policy 3.6 Relocation of Poorly Sited Village Industries

- The relocation of poorly sited village industries to other existing employment areas is supported. Where this cannot be achieved for economic or environmental reasons, an alternative unallocated site may be permitted.

Policy 3.28 Development of Tourist Attractions

- Proposals for the development or extension of tourist facilities and attractions will be granted planning permission unless:
 - i. The proposal is out of character, design and scale with the area in which it is proposed;
 - ii. The location is unsuitable for an increased number of visitors;
 - iii. The local road network is unsuitable to serve the site in relation to the volume and type of traffic likely to be generated.

All new tourist attractions must have the potential for access by viable public transport systems.

Policy 3.29 Development of Built Holiday Accommodation

- The development of built accommodation (excluding holiday chalets) will be permitted within settlement boundaries providing that the assessment criteria of the plan can be met.

Development outside the settlement boundaries will only be permitted if the proposal makes use of an existing building and satisfies the relevant criteria (see Policy 1.10).

Policy 3.30 Development of Chalet, Caravan and Camping Sites

- Chalet, caravan and camping sites will only be permitted subject to;
 - (i) the compatibility of the proposal in character, design and scale with the area in which it is proposed;
 - (ii) the capacity of the location to accept increased numbers of visitors;
 - (iii) the effects of the proposal on the amenity and interests of local residents and visitors;
 - (iv) the adequacy of the road network serving the site in relation to the volume and type of traffic;
 - (v) adequate screening of the site in a manner compatible with the landscape.

Policy 4.9 Countryside Recreation Proposals

- Proposals for the provision of recreational and sporting facilities or use of land for recreational and sporting purposes in the countryside will be permitted, subject to:
 - i. The compatibility of the proposed facility and/or the proposed use in character, design and scale with the site and surroundings;
 - ii. The capacity of the location to accept increased numbers of visitors;
 - iii. The likely effects of the proposal on the amenity and interests of local residents and visitors;
 - iv. The re-use and adaptation of existing buildings will generally be preferable to the erection of new buildings;
 - v. The potential for access by viable public transport systems.

Appendix 5

Index of Respondents

ID	Key Contacts	Organisation / Group
49	Derek Wolfe (Clerk to Parish Council)	Iwerne Minster Parish Council
14, 16, 55, 57	Edward J B Dyke	Humberts Chartered Surveyors
, 9, 10, 15, 28, 36, 39, 41, 44, 47	Martin Ritchie	North Dorset District Council
52	Miss B A Thomson	Stourpaine Parish Council
1, 13, 34, 38, 40, 42, 45, 56	MJ Ellington (Environment and Land Use Advisor)	National Farmers Union
51, 17, 21, 31	Paul Dance	Paul Dance Limited (Chartered Town Planner)
3, 4, 6, 7, 8, 18, 22, 25, 26, 30, 32, 33, 46, 54	Robert Firth	North Dorset District Council (legal Services)
35	Sue Cox (Assistant to Town Clerk)	Shaftesbury Town Council
2, 5, 11, 12, 19, 20, 23, 24, 27, 29, 37, 50,	Terence Dear (Planning Projects Officer)	NDDC (Development Control)