

MAKING THE MOST OF YOUR FARM

A GUIDE TO THE PLANNING SYSTEM
IN THE YORKSHIRE AND HUMBER REGION
FOR FARM BASED ENTERPRISES



REVISED EDITION

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Foreword

This edition of 'Making the Most of your Farm, A Guide to the planning system in the Yorkshire and Humber region for farm based enterprises' is a revision of the original developed and published by partners in 2003.

The future of our region's farms remains an important contributor to the region's economy and the quality of our environment.

For many years, farmers have been developing new enterprises on their holdings and recent Government policy supports a competitive and sustainable agriculture and forestry sector and looks to further enhance opportunities in rural areas. At the same time, the planning system has to ensure that these changes do not adversely affect the quality of the environment or the interests of the local communities.

The original version of this Guide was designed to help. It was very well received and appears to have achieved that aim. The updating of the Guide is necessary to reflect new arrangements for how planning policy is made and expressed at all levels – national, regional and local – and to reflect more ambitious and positive aspirations for rural areas. It highlights new, regional and national rural agendas and refreshes many useful contact details.

The Guide provides farmers with a clear idea of what needs to be done to get the best from new enterprises. It provides a valuable tool for giving focused planning advice and offers a step-by-step guide on how to look at and assess your business assets. It can be used by both farmers and planning advisers.

I hope the Guide will continue to stimulate thought and action to secure a better future for our region's farmers, the environment and rural communities.

Peter Box,
Chair,
Yorkshire and Humber Assembly



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Acknowledgements

This revised edition has been funded by the Yorkshire and Humber Assembly and Framework for Change.

The original version was funded by Yorkshire Forward with contributions from The Countryside Agency, DEFRA and the Yorkshire and Humber Assembly. In addition representatives from the National Farmers' Union, Country Land and Business Association, local authorities, Yorkshire Forward, The Countryside Agency, Government Office for Yorkshire, Humber and Business Link and the Rural Development Network have steered its development.

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What is this Guide for?

This Guide is to help farmers who are thinking about introducing new enterprises onto their holdings, either to support the farm business or as an alternative to farming.

The Government supports growth and diversification of the rural economy and wishes to encourage new business activities in rural areas while safeguarding the character of the countryside.

What does this Guide do?

It sets out the planning policies that apply in the Yorkshire and Humber region, and explains how they may influence the sort of development that is acceptable.

It suggests a way of looking at the assets of your farm and the area around it to identify the schemes that would be most appropriate from a planning point of view.

It illustrates the kind of schemes already being undertaken in the region and provides contact details for further advice and potential sources of funding.

WHAT IS THIS GUIDE FOR?

How do you use this Guide?

There are two main ways of using this Guide.

If you do not have a scheme in mind yet, Section 3 helps you to think about the most suitable project for your farm. Once you have identified a possible scheme Section 5 will give examples of various different schemes and other issues to consider.

If you already have an idea of what you want to do, Section 5 will help with that particular type of activity.

Section 5 sets out the planning issues likely to arise with various types of activity and illustrates the main points with a series of real case studies. It also suggests who to contact for further help and advice that may be needed in taking a proposal forward.



The Government promotes economic and social regeneration along with enhancing the value of our countryside

These aims can conflict where the countryside is sensitive to change. Some areas have more restrictive policies than others, reflecting the value placed on the environmental qualities of the landscape. There are also extensive areas of Green Belt where new development is constrained to maintain openness between settlements.

This Guide aims to overcome some of the misunderstandings and communication problems to encourage a more supportive approach to diversification.

People sometimes find it difficult to understand why the planning system opposes a scheme in one place, yet allows a similar development elsewhere. Likewise, planners in local

authorities may be unaware of practical considerations affecting farmers wishing to diversify, or the commercial pressures and priorities being faced by businesses.

How is this conflict resolved?

The touchstone for all rural policy is sustainable development which has five guiding principles: living within environmental limits, ensuring a strong, healthy and just society, achieving a sustainable economy, promoting

good governance and using sound science responsibly. The 2004 Planning and Compulsory Purchase Act places a duty on local planning authorities to ensure that all new developments take these principals into account. This requires schemes to maximise the benefits for all five rather than pursuing one at the expense of the others.

How does this affect farm diversification schemes?

To achieve these aims in farm diversification you will need to think about:

- schemes which are most suitable for you, your farm, and the locality
- the design of any physical changes to land or buildings
- the need for positive measures to offset any adverse impacts
- the scope for delivering benefit to the landscape and wider environment



This Guide aims to promote sustainable farm diversification

What is the national guidance?

There is strong Government support for farm diversification, reflected through a number of recent documents and initiatives to support farmers and farm diversification.

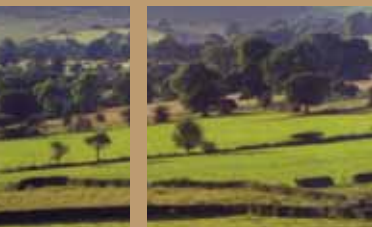
The Rural Strategy 2004 says that small businesses – from someone wanting to expand the local community shop to a farmer wanting to diversify and expand the farm business – will have advice that is relevant to them and which is simple and easy to access. A recent guide 'Planning for Small Rural Businesses' published in October 2005 by the Countryside Agency and Royal Town Planning Institute (RTPI), aims to help rural businesses find their way through the various stages of the planning system. The new England Rural Development Programme 2007 – 2013 will also support farmers in developing strong businesses that contribute to a growing sustainable industry and rural economy. Further information on these references is given in Appendix 4.

National planning policy is being revised. Planning Policy Guidance notes (PPGs) are all being replaced with Planning Policy Statements (PPSs) which give clearer expression to Government aims for sustainable development. PPSs are shorter, stronger and more positive. They attempt to integrate the many strands of national planning policy. They set the context for local planning policy.

The most important PPS for farm diversification is PPS7 'Sustainable Development in Rural Areas' (2004) although others may be relevant depending on circumstances and the nature of the proposal.

A full list of new PPSs and the PPGs that are yet to be revised (as of June 2006) is given in Appendix 3.

Awareness of current government thinking can help when interpreting policy at a local level to support your diversification project



PPSs and PPGs may be viewed on the Department for Communities and Local Government website www.dclg.gov.uk or by request at your local planning authority. Until the whole final set of PPSs has been issued it is best to enquire about any under review at the time of considering your proposals.

What are the policies in this region?

Regional planning policy for rural areas reflects the national approach and is contained within the Regional Spatial Strategy (RSS). A new RSS has been prepared for this region, the Yorkshire and Humber Plan. It will replace the current RSS which was issued in 2004. The Regional Spatial Strategy is a statutory document which means that its policies have a direct bearing on applications as well as influencing the policies of local councils.

Consultation on the draft Yorkshire and Humber Plan ended in April 2006. An examination in public is scheduled for September/October 2006 and it is expected that the final version will be issued by The Department for Communities and Local Government in Autumn 2007. The Plan recognises the need to encourage the rural economy whilst maintaining local distinctiveness and diversity and respecting both the built and natural environment. It contains policy guidance on how this should be tackled.

The core policies in the Plan require a more concentrated pattern of development that relates well to transport infrastructure. It explains that rural and coastal areas will be enhanced and protected as attractive and vibrant places and communities and that development will meet local needs for housing and economic diversification.

The Environment section highlights the potential for renewable energy crops and for expanding bio-diversity within the farmed landscape. There are specific policies for agriculture promoting the use of less productive land for other uses. These include renewable energy crops, tourism,

water storage and flood alleviation schemes, wildlife habitat creation or enhancement and suitable waste management schemes such as composting. All these are subject to the need to protect and enhance the defining character of the landscape.

The Yorkshire and Humber Plan stresses the need to integrate diverse aims and objectives to secure sustainable development. Diversification schemes need to respect the character and quality of landscape and buildings and the value of biodiversity as well as adding to the financial viability of the farming enterprise.

In 2005 Yorkshire Forward with its partners conducted a review of the Yorkshire and Humber Regional Economic Strategy (RES) covering the period 2006 - 2016. Government approval is expected in mid 2006 and the RES will be issued soon afterwards. The strengths of the region include the closeness of towns and cities to outstanding areas of countryside and the way that communities in urban and rural areas rely on each other for their livelihood and well being.

The RES acknowledges the continued pressure on farming to evolve and the need to give greater prominence to the protection and enhancement of the environment. Sensitive and well thought out diversification schemes have a key role to play in that process.

The Yorkshire and Humber Plan promotes sustainable diversification that tackles local need in rural areas. Further details of the Plan are in Appendix 4.

What are the local policies?

Planning policies produced at the local level have to reflect national and regional policies as well as local circumstances.

The Yorkshire and Humber Region contains a wide diversity of rural areas including National Parks, Areas of Outstanding Natural Beauty (AONBs) and a variety of areas with conservation designations. PPS1 (Delivering Sustainable Development), PPS9 (Biodiversity and Geological Conservation) and The Yorkshire and Humber Plan seek to deliver biodiversity benefits through new development either as habitat creation, restoration or improvement. Including such measures would increase the arguments in favour of consent.

Planning policies that reflect local distinctiveness are to be set out in Local Development Frameworks (LDFs). These LDFs replace existing Structure Plans, Unitary Development Plans and Local Plans. The LDFs contain a number of documents that between them cover all planning matters but which by being separate are more easily kept up to date. Local authorities have roughly three years to convert their current plans into LDFs revising their policies to reflect the more positive and integrated national and regional policies in PPSs and the Yorkshire & Humber Plan.

The range of existing local policies for farm diversification across the region is very broad. Some councils are supportive and have additional guidance to help applicants while others have no specific policy and rely on those for the rural economy, tourism and recreation. If local policies have become out of date due to changes in national and regional policy they cease to be the main guide to applications, so it is very important to be aware of the regional and national picture if local policies are not supportive of your proposal.

Local authorities produce a variety of other plans and strategies that may be relevant and useful to your project such as local tourism and rural design guides.

An understanding of both local and Yorkshire and Humber Plan policies in your area will help you when you are progressing your diversification project.



What have you already got?

You might have undertaken a farm appraisal but it is always useful to think about the assets of your farm before you decide what project you will embark upon, as certain resources may lend themselves towards specific types of development. Think about:

Buildings

Size, age, condition, current use, construction method, attractiveness, dimensions, heritage interest, spaces, access, screening, problem activities nearby. If any of your buildings are 'listed' you will need specialist advice from the local planning authority.

Land

Amount, parcels, location, elevation, slope, drainage, vulnerability to flooding, access, prominence, sensitivity, nature conservation value and potential.

Resources

Streams, ponds, springs, old quarries or land workings, wind, views, footpaths or bridle-ways, woodland, archaeology features or Scheduled Ancient Monuments, special crops or animals.

Location

Access, adjacent to main or minor roads, served by public transport, seclusion, tranquillity, views, proximity to neighbours and towns. If your farm is included in a Conservation Area, National Park, Area of Outstanding Natural Beauty, or other similarly designated area, or contains a Site of Special Scientific Interest (SSSI) or other sites of nature conservation importance, there will be additional considerations.

Your own interests and skills

What do you and your family have to offer in terms of business skills? Will you need any outside assistance? How much will it cost? Will a new farm enterprise fit in with your existing activities and interests? Will you need specific skills accreditation such as First Aid or Food Hygiene?



What will work on your farm?

Before embarking on a diversification project and thinking about the requirement for planning permission, it is useful to consider the 'market' in terms of the products or services that people might want.

You may be able to gain an understanding of potential demand by contacting local groups and organisations such as the Yorkshire Tourist Board, local authorities and also your local Business Link advisor (Appendix 1).

It is important to think about your location in relation to demand, for example:

- Is there passing traffic? Will people drop in?
- How many people live nearby? Is there a service you can provide for local people?
- Are there schools or colleges nearby which would benefit from educational activities?
- Are you located in a popular holiday area? If so, what type of holidays are taken?
- Do similar facilities already exist in the area? If so, are they sufficient and good enough?
- Is there anything innovative or new that you can provide?
- How far are people willing to travel for the product or services you could offer?
- Is your location well served by public transport? Could transport links be created?

Make use of all the information you can find to shape your ideas for your diversification project, as that may result in a more viable proposal. You will also need to think about these aspects of your project for any business plans you may prepare.

Think about the impact on your home
as well as your livelihood



What is likely to cause concern?

In addition to thinking about the resources you have, and what might work on your farm, it is important to be aware of the issues which are most likely to give rise to local concerns in the event of a planning application being submitted. Think about:

- traffic and parking
- noise
- smells
- advertisements and signs
- loss of 'tranquility'
- nature conservation issues
- loss of, or undesirable changes to, traditional farm buildings and landscapes
- location, appearance and design of new buildings – especially in designated areas
- lighting



What might be the wider benefits?

The benefits of development on farms are an important consideration. These might be in the form of local employment opportunities, both during construction and operation, and by creating a demand for goods and services which would help support other local businesses.

It is just as important to think about some of the benefits to the environment that may result, sometimes indirectly, from a diversification project. These could include the renovation of a derelict building, the management of an area of conservation value, or the improved drainage of a parcel of land.

Think about the benefits your project may bring as well as the problems that need to be addressed



Visitor
Centre

A photograph of a white sign with black text that reads "Visitor Centre". The sign is partially obscured by a body of water on the left side of the frame. The background of the entire page is a large field of yellow daisies.

What do you have to do next?

Having considered the assets on your farm and the potential market, you may have a good idea about how you wish to diversify - but what do you have to do next? This Guide will help you to deal with the planning system but there are other business aspects that you will need to think about. Time spent planning and preparing is rarely wasted. You may need help and advice when considering the following:

Budgeting

How sensitive is your budget? What margin of error have you accounted for?

Business rates

At what point do you become liable for business rates or Council Tax?

Insurance

What do you need to cover the business, yourself, and your employees?

Taxation

What are the implications if you diversify to a non-agricultural activity?

Reliance on other business activities

Will your new venture be reliant on other services? How stable are they?

Financial assistance

Are there grants available to help you get started and are you eligible?

Farm tenancy arrangements

You may be a tenant or have tenants on your land. Will tenants' rights be affected?

Health and safety

Do you need advice?

Skills and training

Would you and your staff benefit?

CONSIDERING THE PRACTICALITIES

Do you need planning permission?

Not all forms of diversification require planning permission, but the majority do. There are different types of permission. The system can be complicated and it is advisable to check before proceeding as to whether your project will need permission and what type of application will be most appropriate. Ask at your local planning authority office (Appendix 2), or seek advice from a suitably qualified advisor (Appendix 1).



Whatever sources of advice you choose, the value and importance of consulting others at an early stage in the project should not be ignored

Where to go for planning advice

Your local planning authority should be the first port of call, but there are other sources of planning advice available to farmers in addition to the Council's own staff. Members of the National Farmers Union (NFU) can telephone CallFirst for planning advice and members of the Country Landowners Association (CLA) can contact their regional office for help (Appendix 1).

Alternatively, you can contact the Royal Town Planning Institute who will provide you with a list of chartered planning consultants in the Yorkshire and Humber Region, or put you in touch with the local 'Planning Aid' co-ordinator (Appendix 1).

You could simply look in the Yellow Pages under "Town Planning Consultants".

Financial (and other) assistance for your project may be available through the successor programme to the England Regional Development Programme (ERDP) administered by Yorkshire Forward and Natural England, depending on the type of scheme being proposed. Your Farm Business Advice Service (FBAS) can be contacted. FBAS and BL advisors will be able to help you work your way through the issues and advise you on grants. Business Link can also help with your wider business development needs too.

Useful contact details are given in Appendix 1.

Some Local Authorities also have their own funding schemes (see Appendix 2).



What happens if I need planning permission?

If you have confirmed that you need to obtain planning permission you will need to start assembling all the information required for your planning application. **It is advisable to talk to people first to iron out any hitches prior to the submission of your application. Initially, it is strongly recommended that you talk to the local planning authority (LPA).**

Pre-application discussions with a planning officer can be extremely helpful and constructive. You will need to be able to explain your project and have a preliminary plan available. It is a good idea to have looked up the local planning policies prior to the meeting so that you know which ones support your ideas. Copies are kept in the reception area at the local authority offices, local libraries and often on the Council's website. Contact details for local authorities in the region are in Appendix 2.

Being flexible and open to comments from planners, local people and others before firming up your application will improve your chances of success.

Planning officers will probably suggest other organisations to consult. If not, ask them who else you need to talk to.

You will need to be flexible at this stage as the planning officers may have suggestions for amending or improving your ideas. Occasionally you may be advised that your proposal is just not possible, in which case you should always discuss what alternatives might be more appropriate. The planning officers will also tell you whether any supporting information will be required with your application, such as a traffic impact statement, a flood risk assessment, or an ecological survey. It is important to understand that any pre-application discussions with planning officers are without prejudice to the council's final decision on your application.

Other sources of advice

The local planning authority will be able to give advice on who else to talk to. This will depend on the nature and location of your proposal. Early discussions may lead to amendments to your proposal but should help to smooth its way through the process.

Local interests

There may be people who will be directly affected by your project, such as your neighbours. It is as well to talk to them early on in the process and to keep them informed as your project progresses. There may also be issues around rights of way and it would be a good idea to contact your local authority and speak to their rights of way team.

Although **District and Borough Councillors** are not encouraged to engage in pre-application discussions in the interests of propriety, the Parish Council may be willing to listen to your ideas and to offer a local perspective. The Parish Clerk should be able to help on this issue.

CONSIDERING THE PRACTICALITIES

Submitting a planning application

Planning application forms are available from the local planning authority either in hard copy or (in most cases) via their web site. A 'standard' set of forms is also available via the planning portal web site. The questions are usually straightforward, being designed to provide the planning department with all the information they need to reach a decision on your application.

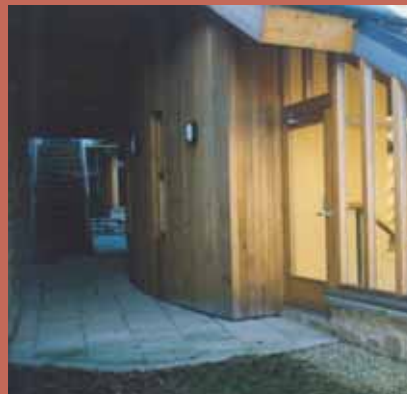
You may either submit the application yourself or engage an agent (usually an architect, or town planning consultant), to do this for you. If you do not own all the land involved in the proposed scheme, you (or your agent) will have to serve notice on all other persons with an interest in the site.

Seek advice about what type of planning (and other) permission(s) you will need

Types of application

Some applications involve only a change of use, in which case a site and location plan may be all that is required. Others include construction works, which require full drawings of any new buildings and any changes to existing ones as well as a site plan and a location plan. If the building is listed or in a conservation area, additional consents may also be required.

A separate consent is often required for any advertisements you may be intending to display on the site. Check this with the planning officer.



All planning applications require the payment of a **PLANNING FEE**, the precise amount of which is dependent upon the type of application and the nature of the scheme. Fees range from £265 to several thousands of pounds for very large schemes.

What other information may be needed?

Either the planning authority or any of the other consultees you have spoken to may ask you to provide additional supporting information with your application.

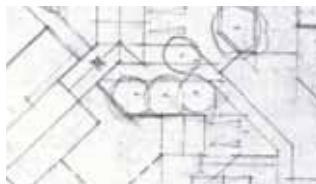
Usually, the need for such information will be clear, but do not hesitate to ask why it is required if it appears unnecessary. This will help you provide the right information in the right form, rather than wasting time and money on gathering irrelevant data. It will also ensure that you are not required to provide information without justification. If the information requirement is of a technical nature, you may have to seek professional advice.

It is often helpful to include supporting information that you already have for your farm to help illustrate your project such as your farm business plan, farm audit or appraisal, and photographs.

How is the application decided?

If your application is in line with local, regional and national planning policies, and has not raised any serious local concerns, it is possible that a decision will be issued by the planning officer, known as a delegated decision, within 8 weeks of its submission.

However, if the application proves to be contentious, or raises significant policy issues, it will be decided by a committee of locally elected councillors on the basis of a written report and recommendation submitted by the planning officer. In such cases a decision on your application will normally be issued within 8 -13 weeks of its submission.



CONSIDERING THE PRACTICALITIES

You are entitled to read the officer's written report five working days before the relevant committee date and to attend the meeting itself. Many councils allow applicants or their agent (and objectors) to make a short verbal presentation to the committee, by prior arrangement, before a decision is reached. Make sure you find out about particular local authority procedures from the planning officer as they do vary.

Planning applications are determined on the basis of policies together with other 'material considerations'. These include the planning issues highlighted by the case studies in Section 5.

If your application is approved, it may be subject to one or more conditions. Read these carefully before proceeding – and seek clarification from the planning officer if it is not clear what they require. If you think one or more of the conditions imposed are unreasonable or unnecessary, you may re-apply to have them altered.

If your application is refused, or if any conditions imposed are unacceptable to you, it is worth talking to the planning officer to see what, if any, alternative schemes or locations might be acceptable. Failing this, you have a right of appeal to the Secretary of State, the details of which should be appended to the local authority's decision letter. Planning appeals can be complex and long-winded affairs – some professional advice is usually required!



What is possible?

The following section guides you through a series of topics with case studies used to illustrate the issues involved in a variety of diversification projects. Remember, that the majority of diversification projects are successful, but in order to join the group of success stories you need to be aware of the problems you may have to overcome on the way.

The case studies are taken from around the region but they are only examples. Each new project is unique in location and context so use the following information as a guide and adapt the approach to suit your own circumstances. Be aware, for example, that some types of scheme might only be possible in urban fringe or village locations.

The list of different types of diversification project suggested is not exhaustive – you may think of something far more innovative and just as successful!

For each case study a brief description of the project is given, outlining the form and scale of the development. Alongside this you will find information on some of the likely planning issues with the types of development listed. There are also suggestions for who you might speak to in preparing your application.

These lists should not be treated as the final word, they are examples and ideas to help you on your way. By taking the time to have a quick look at some of the other topics as well as the one you are interested in, you may gain some inspiration or new ideas for your own project.



EXAMINING THE POSSIBILITIES



topics

1. business
2. food and drink
3. children and education
4. holiday accommodation
5. animals
6. recreation
7. shops
8. renewable energy
9. other schemes

TOPIC 5.1



Early discussions with the planning officers and a sustainable approach helped the success of the planning application.

Paddock House Farm, Wetherby

Two barns on a mixed 200 hectare farm have successfully been converted into a 'green' office complex.

Early discussions with the Parish Council and Highways Department led to considerable improvements being made to the access road, providing passing bays and verges for walkers and horses.

The design of the offices, providing a link between the two barns, was exceptionally important. The result has left the views of the traditional farm undisturbed but close up you can see a modern curved building of laminated timber and zinc.

examples

consulting rooms

studios

shared freelance office space

meeting facilities

training centre

light engineering

craft industries

Some likely planning issues

Traffic is always an issue with business development.

The design of any new buildings or conversions will need to be in keeping with existing buildings on the farm and with the surrounding area. You will need to know about the employment potential of your proposal in relation to the locality.

A sustainable approach to the establishment of a new business can help the development proposals (see case study), so you may wish to think about issues such as sustainable drainage systems, solar energy, insulation and water efficiency when drawing up your scheme.

Who to talk to

As well as the planning officers, you might find it helpful to talk to the local authority highways department and fire officer. Depending on the scale and nature of the proposal, it might also be a good idea to speak to your neighbours, the Parish or Town Council, Environment Agency, Health and Safety Executive and telecommunications providers.

Contact details for these and other useful organisations are in Appendices 1 and 2.

TOPIC 5.2



Barkhouse Farm, Shelley

A successful enterprise comprising ice-cream making, a tea-room and a viewing area for milking has been developed over the past seven years on a working farm of approximately 120 hectares.

It is located on the edge of the farm and started with the tea rooms and has gradually progressed. The buildings have all been purpose built. A new access road was required along with a big yard that can be used for parking.

Obtaining planning permission was a long process but the farmer overcame any problems with help from her architect. The only restrictive condition relates to opening hours on Sundays.

Seek professional advice.

FOOD AND DRINK



examples

- farm restaurant
- café or tea-rooms
- brewery
- mineral or spring water
- ice-cream or creamery
- farm food processing
- bakery
- catering for parties
- provision of ready meals

Some likely planning issues

Many of these types of businesses will need to be linked to the main road network. Issues relating to traffic such as volume of vehicle movements, access, parking and turning areas will be important considerations. Sustainable drainage systems may be a useful way to off-set the problems of increased hard standing areas.

Smells from food processing and cooking relating to prevailing winds must be taken into account with regard to neighbours.

Who to talk to

As well as the planning officers, you might find it helpful to talk to the local authority environmental health and highways departments. Depending on the scale and nature of the proposal, it might also be a good idea to speak to your neighbours, the Parish or Town Council, Environment Agency and public utilities such as the water company.

Contact details for these and other useful organisations are in Appendices 1 and 2.



TOPIC 5.3



Cannon Hall Open Farm, Cannon Hall

The Open Farm, tea-room and shop operate alongside the 51 hectare working farm in the grounds of a Grade II listed building, welcoming visitors and school groups.

The enterprise has gradually expanded, starting with the conversion of existing barns and is continuing with plans to extend the farm produce shop and develop an adventure playground.

The scheme has had to be sensitive from the outset due to its location. Access and car parking were an issue and as part of the overall scheme an ancient parkland has been restored. Early discussions with the local planning authority were productive as were talks with both the highways department and English Heritage.

Health and safety is always an issue for farms open to the public.

A Zoo Licence is required to keep exotic animals and the process is long and expensive!

MAKING THE MOST OF YOUR FARM

3. What wider benefits could your scheme bring?

Think about the benefits to the economy, environment or local communities that your diversification scheme could bring. Will new jobs be created? Could you provide a service to the local community? Are there environmental improvements that you could carry out as part of the scheme?

4. Who should you talk to?

Think about who you should talk to as you develop your ideas for a diversification scheme. Contact details for local authorities are in appendix 2 and these should be your first port of call. Other useful contacts such as the local Business Links are given in appendix 1. Make a note of their details below.

MAKING THE MOST OF YOUR FARM

Exploring the potential

This section of the Guide has been designed as a pullout that you can use to record information specific to your circumstances. It should start to give you some idea of what might be possible on your farm from a land use planning point of view and will help you to identify what might be the planning-related issues to a proposed scheme.

Use the information in sections 3 and 4 of the Guide and the topic sheets in section 5 to help you to fill out the sections below.

1. What have you already got on your farm and what potential does it have?

Buildings

Think about the buildings that you have and their size, age, condition, current use, construction method and so on. Are they listed? What could they be used for? Could they be made to look more attractive or could they be screened? Are there spaces in between buildings that need to be saved?

Current buildings	Potential use/possible changes

Land

Think about the land that you have. How much is available? What is its elevation, slope, drainage, vulnerability to flooding and how is it accessed? Are there areas of nature conservation that need protection or that could be expanded?

Current land	Potential use/possible changes

MAKING THE MOST OF YOUR FARM

Resources

Think about the natural or man made features and resources that you have on your farm. Are there streams, ponds, springs, old quarries, special views, footpaths or features that you could use or that need protecting? Do you grow particular crops or keep rare animals that you could make more of?

Current resources	Potential use/development

Location

Think about where your farm is in relation to roads and public transport. How near are you to towns and villages? Is your farm in an area such as a National Park, Conservation Area or Area of Outstanding Natural Beauty? How can you make the most of your location?

Characteristics of location	Potential offered by location

Interests and skills

Think about what you and your family have in terms of business skills and other interests that could support a new enterprise. What can you build on and develop?

Existing interests and skills	What could be developed

Exploring the potential

2. What will work on your farm and what might be the demand for it?

With these assets what might work best on your farm? What are the advantages and disadvantages of your buildings, land, resources and location? How can you use these to help to meet the potential demand for a business or service needed in your area?

Advantages

Disadvantages

Thinking about your farm and what you might want to change, what planning issues would there be? Will there be additional traffic and parking, increased noise and smells, new adverts and signs, loss of tranquility, buildings, habitats or landscape? How could you avoid these problems or overcome them?

Possible issues

How to avoid or overcome

CHILDREN AND EDUCATION



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examples

- childrens farm
- play barn
- adventure playground
- childcare facilities
- nature centre
- education centre

Some likely planning issues

Large numbers of children gathered in one place leads to an increase in noise. If the scheme involves animals they can be noisy too. Think carefully about the location of the development and potential disturbance to neighbours.

Access from the road network will be important. Parking and turning areas may have to cope with coaches and minibuses with the additional consideration of child safety. Provision of toilets and extra handwashing facilities will have drainage and effluent implications.

Who to talk to

As well as the planning officers, you might find it helpful to talk to the local authority education, highways and environmental health departments. Depending on the scale and nature of the proposal, it might also be a good idea to speak to your neighbours, the Parish or Town Council and Environment Agency.

Contact details for these and other useful organisations are in Appendices 1 and 2.



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TOPIC 5.4



Home Farm, West Bretton

Redundant stables have been converted to a cottage for self-catering holidays on a working farm that continues to have sheep, dairy herd and beef cattle.

The cottage shares access and parking with the farmhouse and has been designed to blend in with its surroundings. Barn doors have been reinstated to keep its appearance integrated with the farm.

A redundant buildings grant was obtained to help start the project and the cottage has to be retained within the ownership of the farm.

NB. High quality operations have the highest occupancy levels and repeat visits, but the region may vary greatly in demand for holiday accommodation so check with the Yorkshire Tourist Board.

Conversions are expensive, make sure the original building is sound and plan financially for the whole project including furnishings.

HOLIDAY ACCOMMODATION



examples

- bed and breakfast
- self catering cottages
- camping and caravan sites
- camping barns
- farm holidays

Some likely planning issues

The design of new and converted buildings is important and should be in keeping with the surrounding areas (see case study).

Proposals for camping and caravanning sites will need to take into consideration the impact on the landscape of the site itself and the extent and appearance of any parking areas. An increase in hard standing areas will alter the natural drainage of a site so you may wish to consider sustainable drainage systems.

Who to talk to

As well as the planning officers, you might find it helpful to talk to the local authority highways department. You should also consider discussing your proposals with the Yorkshire Tourist Board and a body such as Farm Stay UK. Depending on the scale and nature of the proposal, it might also be a good idea to speak to your neighbours, the Parish or Town Council, Environment Agency and emergency services.

Contact details for these and other useful organisations are in Appendices 1 and 2.

TOPIC 5.5



Sundial Farm, Hooper, Nr Rotherham

Planning permission was granted for an outdoor equestrian arena and the conversion of a barn to 12 stables. The applicant still has a 200 hectare working farm and received Objective1 funding.

Following discussions with the local authority the location of the arena was amended and further car parking provided.

There was local concern about traffic generation, horseboxes and noise.

Permission has recently been obtained for flood lighting subject to conditions specifying hours of use and the design of the lights.

Conditions on the permission can help to overcome concerns.



examples

- livery stables
- riding school
- racing stables
- schooling arena
- kennels or cattery
- pet breeding
- pet cemetery
- b&b for horses
- rare breed centre

Some likely planning issues

You will need to think about where and how large amounts of animal waste and straw bedding will be disposed of. Depending on the numbers and types of animals there may be a noise disturbance issue so location in relation to neighbours will be important.

Flood lighting for schooling rings etc need to be addressed carefully (see case study). Access and parking will need to be sufficient to cater for the movement of animals and their transportation vehicles such as horseboxes.

Who to talk to

As well as the planning officers, you might find it helpful to talk to the local authority highways and environmental health departments. You should also consider discussing your proposals with The Jockey Club and making contact with a veterinarian would be helpful. Depending on the scale and nature of the proposal, it might also be a good idea to speak to your neighbours and the Parish or Town Council.

Contact details for these and other useful organisations are in Appendices 1 and 2.



TOPIC 5.6



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Cross Country Course for Horseriders

There are numerous examples of cross country courses that have been established in the region, some of which have not required planning permission for various reasons such as restricted opening and/or moveable structures.

Easy to follow trails can be developed over farmland with fixed or moveable optional fences, for visiting groups or individual riders.

Areas for parking horseboxes and tacking-up are required, as well as horse washdown facilities. Some of these centres include a clubhouse with a snack bar or tea and coffee making facilities for use by the visitors



Check to see if you need planning permission.

RECREATION

examples

- quad biking
- war games or paint balling
- cross country courses
- mountain bike trails
- motorbike scrambling
- clay pigeon or laser shooting
- water sports
- golf
- fishing
- military vehicle experience
- time share swimming pool

Some likely planning issues

The landscaping of outdoor recreational activities has to be handled sensitively so as not to detract from the surrounding countryside. You may wish to think about using the existing contours, woodland areas and vegetation to help screen development from prominent viewpoints.

Many of these sports could involve considerable noise and disturbance so location in relation to neighbours, visitors to the countryside and hours of operation are important considerations.

Policy advice in PPG17 may be helpful.

Who to talk to

As well as the planning officers, you might find it helpful to talk to the local authority highways, environmental health and recreation departments. You might also consider discussing your proposal with Sport England. Depending on the scale and nature of the proposal, it might also be a good idea to speak to your neighbours, the Parish or Town Council and Environment Agency.

Contact details for these and other useful organisations are in Appendices 1 and 2.

TOPIC 5.7



Farm Shops

There are many examples of farm shops as part of a farm business. If they are selling produce grown wholly on the farm itself, the shop may not require planning permission, although the associated signs and parking might. However, as soon as a significant element of the produce is imported for sale it will require planning permission so it is always best to check with your local planning authority.

Issues of access and adequate parking tend to be important considerations and they will be most successful if there is passing traffic.

The appearance of new or converted buildings needs to be carefully designed, as do any signs or advertisements so as to avoid too much local opposition or problems over the planning permission.

Check to see if your scheme will require planning permission.



SHOPS

examples

- farm produce shop
- craft shop
- hire outlets evening wear, hats
- craft centres
- pick your own
- post office (either linked to farm shop or alone)

Some likely planning issues

The nature of this type of enterprise will mean that these businesses are likely to be located on roads with passing traffic so you may need to address the issues of access and vehicle movements – deliveries, staff and visitors. It may also be helpful to consider how you could link in with any existing public transport network.

Think carefully about the location, size and number of any signs or advertisements. PPG19 provides a guide to the advertisement regulations.

Who to talk to

As well as the planning officers, you might find it helpful to talk to the local authority highways and environmental health departments. Depending on the scale and nature of the proposal, it might also be a good idea to speak to your neighbours, the Parish or Town Council, Environment Agency and public utilities such as the water company.

Contact details for these and other useful organisations are in Appendices 1 and 2.

TOPIC 5.8

Southfield Farm, Out-Newton

This farm is on land adjoining the North Sea gas terminals at Easington, East Yorkshire.

The cliff top location seemed to present an ideal opportunity for further energy-based developments. In conjunction with energy provider PowerGen, and in the face of concerted local opposition, the farmer eventually succeeded in gaining planning permission following a public inquiry for seven wind turbines on his land.

Now they are installed he believes local people have accepted the turbines as part of the rural scene.

Be prepared for possible opposition to large scale schemes



RENEWABLE ENERGY



examples

bio-mass

wind turbines

solar power

geo-thermal

hydro-electricity

bio-gas

Some likely planning issues

This type of development can stir up some local opposition due to the visual impact of the scheme on the surrounding landscape. There is also an element of the 'fear of the unknown' and consultation with the local residents will need to be handled sensitively.

However, it is worth noting that renewable energy schemes are to be encouraged and are an integral part of the Government's longer-term aim of reducing CO2 emissions by 60% by 2050 and the target of 10% of electricity supply from renewable energy by 2010.

For further information visit the DTI website (Appendix 1)

You may wish to refer to PPS22 for policy guidance on renewable energy.

Who to talk to

As well as the planning officers, you might find it helpful to talk to the local authority highways

and environmental health departments. You should also consider discussing your proposal with an electricity provider, Yorkshire Renewable Energy Network and your local wildlife trust. Depending on the scale and nature of the proposal, it would also be a good idea to speak to your neighbours, the Parish or Town Council and Environment Agency.

Contact details for these and other useful organisations are in Appendices 1 and 2.

TOPIC 5.9



Brantingham Grange, Brough

Planning permission was first obtained in 1996 for storage of documents in two redundant farm buildings. Since then the farmer has obtained two further consents for similar developments as the document storage business has grown.

The most recent permission was for a new building rather than a conversion.

Document storage schemes are not likely to give rise to significant local opposition. In this case, no objections have ever been received by the planning authority.

Think about what will suit the location best.



OTHER SCHEMES

examples

waste materials recycling

cyber or Internet cafes

storage

recording or film studios

training centre

village hall or meeting room



Some likely planning issues

The issues could be numerous and varied depending on the type of development you are proposing. Think about the location, number and size of any advertisements and signs you are intending to erect.

Traffic could be an issue if your proposal is likely to generate large numbers of vehicle movements and you will need suitable access to the site.

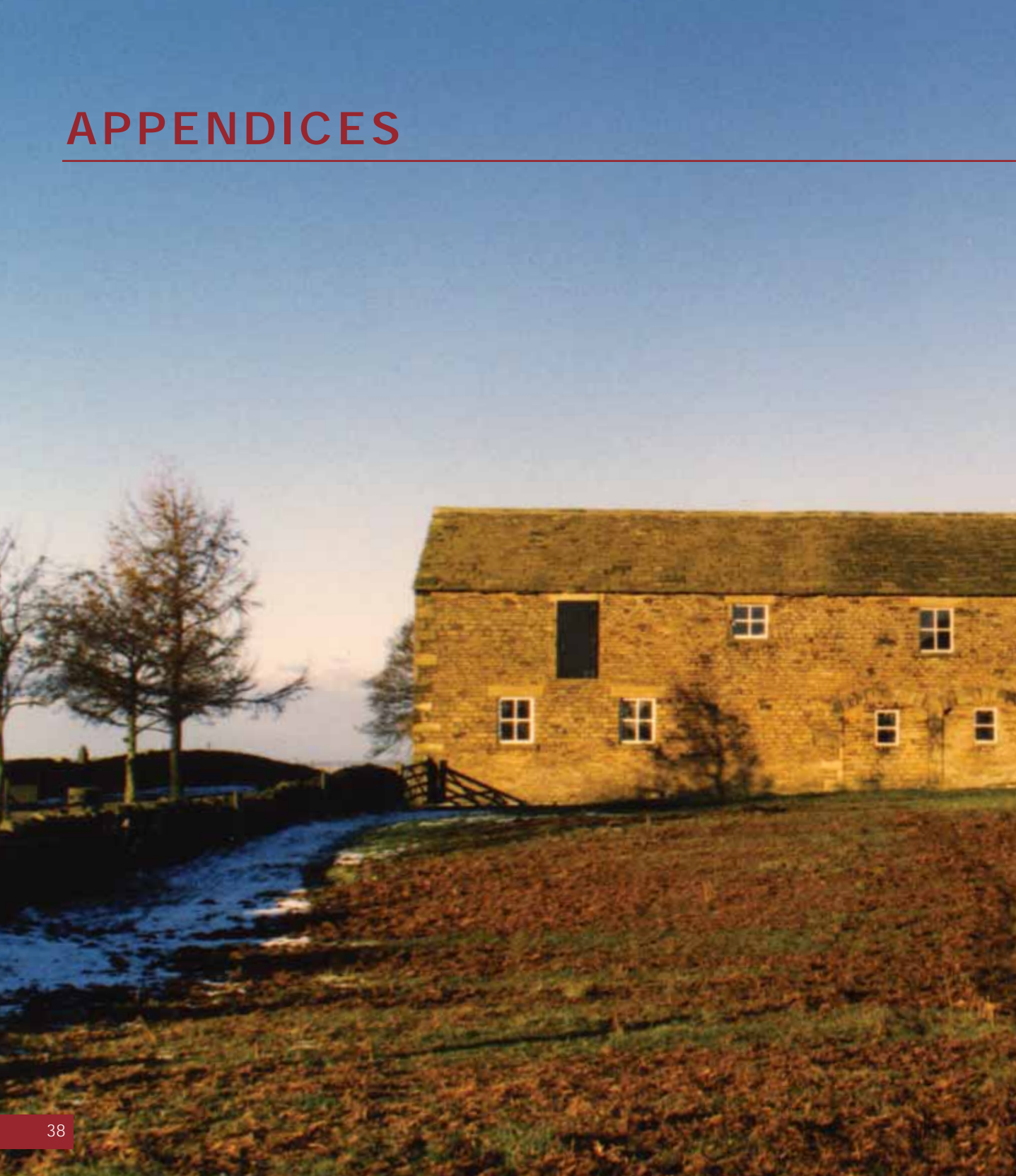
If you are intending to convert any old buildings you may have to deal with nature conservation issues relating to protected or rare species such as bats and owls.

Who to talk to

As well as the planning officers, you might find it helpful to talk to the local authority highways and environmental health departments. Depending on the scale and nature of the proposal, it would also be a good idea to speak to your neighbours, the Parish or Town Council and Environment Agency.

Contact details for these and other useful organisations are in Appendices 1 and 2.

APPENDICES





appendix 1
Useful contacts

appendix 2
Local authorities

appendix 3
Planning Policy Statements
and Guidance notes
(PPSs/PPGs)

appendix 4
Grants, advice
and references

APPENDIX 1

web address	email	telephone
Anglian Water www.anglianwater.co.uk	custservice@anglianwater.co.uk	0800 919 155
Business Link York and North Yorkshire www.here4business.co.uk	info.centre@blyny.co.uk	01904 686 000
Business Link South Yorkshire www.blsy.com	info@businessguidance.co.uk	0800 073 7474
Business Link Humber www.blhumber.co.uk	info@blhumber.co.uk	0845 124 3333
Business Link West Yorkshire www.blwy.co.uk	info@blwy.co.uk	0113 383 7733
Country Land & Business Association (Yorkshire) * www.cla.org.uk	info.yorkshire@cla.org.uk	01347 823 803
Country Land & Business Association (North) * www.cla.org.uk	info.north@cla.org.uk	01539 567 597
Country Land & Business Association (East Midlands) * www.cla.org.uk	info.eastmidlands@cla.org.uk	01845 468 949
Countryside Agency www.countryside.gov.uk	info@countryside.gov.uk	0113 246 9222
DEFRA Rural Development Service www.defra.gov.uk/rds	enquiries.yorkshumber@defra.gsi.gov.uk	0113 230 3750
Department of Transport and Industry www.dti.gov.uk	dti.enquiries@dti.gsi.gov.uk	020 7215 5000
English Heritage www.english-heritage.org.uk	customers@english-heritage.org.uk	01904 601 901
English Nature (head office) www.english-nature.org.uk	enquiries@english-nature.org.uk	01733 455 000
English Nature (North and East Yorkshire team) www.english-nature.org.uk	york@english-nature.org.uk	01904 435 500

Useful contacts

web address	email	telephone
English Nature (Yorkshire Dales team) www.english-nature.org.uk	leyburn@english-nature.org.uk	01969 623 447
English Nature (Humber to Pennines Team) www.english-nature.org.uk	humber.pennines@english-nature.org.uk	01924 334 500
Environment Agency www.environment-agency.gov.uk	enquiries@environment-agency.gov.uk	08708 506 506
Farm Business Advice Service (via Farm Business First)		0870 870 7382
Farming and Wildlife Advisory Group (East Yorkshire) www.fwag.org.uk	membership@fwag.org.uk	01964 551 308
Farming and Wildlife Advisory Group (Lincolnshire) www.fwag.org.uk	lincoln@fwag.org.uk	01522 535 540
Farming and Wildlife Advisory Group (North Yorkshire) www.fwag.org.uk	northyorks@fwag.org.uk	01609 783 632
Farming and Wildlife Advisory Group (South and West Yorkshire) www.fwag.org.uk	southwestyorkshire@fwag.org.uk	01609 783 632
Farm Stay UK www.farmstayUK.co.uk	admin@farmstayUK.co.uk	024 7669 6909
Framework for Change www.f4c.org.uk	lelizabethh@yas.co.uk	01423 546 251
Government Office for Yorkshire and the Humber www.goyh.gov.uk	yhenquiries.@goyh.gsi.gov.uk	0113 280 0600
Growing Routes www.growingroutes.co.uk	ask@growingroutes.co.uk	01423 546 200
Health and Safety Executive www.hse.gov.uk/agriculture/index.htm	hseinfo@natbrit.com	0845 345 0055

* denotes organisations who will know when updates of this Guide have been published.

APPENDIX 1

<u>web address</u>	<u>email</u>	<u>telephone</u>
Horse Regulatory Authority www.thehra.org.uk	info@thehra.org.uk	020 7189 3800
The Jockey Club www.thejockeyclub.co.uk	info@thejockeyclub.co.uk	
Lantra www.lantra.co.uk	connect@lantra.co.uk	0845 707 8007
Lincolnshire Wildlife Trust www.lincstrust.org.uk	info@lincstrust.co.uk	01507 526 667
National Association of Farmers Markets www.farmersmarkets.net	nafm@farmersmarkets.net	0845 458 8420
National Farmers Union Call First www.nfu.org.uk	call.first@associa.co.uk	0870 845 8458
National Farmers Union (Yorkshire) * www.nfuonline.com	North.East@nfuonline.com	01904 451 550
National Farmers Union (North and North East Lincolnshire) * www.nfuonline.com	East.Midlands@nfuonline.com	01572 824 250
Natural England	enquiries.yorkshumber@defra.gsi.gov.uk	0113 230 3750
Parish and Town Councils Please contact via your local authorities		
Royal College of Veterinary Surgeons www.findavet.org.uk	admin@rcvs.org.uk	020 7222 2001
Royal Town Planning Institute Yorkshire Branch www.yorkshire.rtpi.org.uk	yorkshire@rtpi.org.uk	0113 237 8487
Severn Trent Water www.stwater.co.uk	customer.relations@severntrent.co.uk	0800 783 4444

Useful contacts

web address	email	telephone
Sheffield Wildlife Trust www.wildsheffield.com	mail@wildsheffield.com	0114 263 4335
Sport England www.sportengland.org	info@sportengland.org	0845 850 8508
Tenant Farmers' Association www.tfa.org.uk	tfa@tenant-farmers.org.uk	0118 930 6130
Yorkshire Agricultural Society www.yas.co.uk	info@yas.co.uk	01423 541 000
Yorkshire and Humber Assembly * www.yhassembly.gov.uk	mail@yhassembly.gov.uk	01924 331 555
Yorkshire Forward * www.yorkshire-forward.com	firstname.surname@yorkshire-forward.com	0113 394 9600
Yorkshire Planning Aid www.yorkshire.rtpi.org.uk	yorkshire@rtpi.org.uk	0113 237 8487
Yorkshire Renewable Energy Network www.yren.org.uk	info@yren.org.uk	0845 330 4930
Yorkshire Tourist Board www.yorkshiretouristboard.net	info@ytb.org.uk	01904 707 961
Yorkshire Water www.yorkshirewater.com	via website	0845 124 2424
Yorkshire Wildlife Trust www.yorkshire-wildlife-trust.org.uk	info@yorkshirewt.cix.co.uk	01904 659 570

* denotes organisations who will know when updates of this Guide have been published.

Please note: Every effort has been made to ensure that the information is correct at the time of publication.

APPENDIX 2

Your local authority should be the first port of call for all issues to do with your farm diversification scheme. They will also have contact details for your Parish or Town Council.

web address	email	telephone
Barnsley MBC www.barnsley.gov.uk	townhall@barnsley.gov.uk	01226 770 770
City of Bradford MBC www.bradford.gov.uk	link from website	01274 753 766
Calderdale MDC www.calderdale.gov.uk	link from website	01422 357 257
Craven DC www.cravendc.gov.uk	link from website	01756 700 600
Doncaster MBC www.doncaster.gov.uk	askus@doncaster.gov.uk	01302 734 444
East Riding of Yorkshire Council www.eastriding.gov.uk	info@eastriding.gov.uk	01482 887 700
Hambleton DC www.hambleton.gov.uk	info@hambleton.gov.uk	01609 779 977
Harrogate BC www.harrogate.gov.uk	link from website	01423 500 600
Hull CC www.hullcc.gov.uk	info@hullcc.gov.uk	01482 300 300
Kirklees MC www.kirkleesmc.gov.uk	kinfo@kirklees.gov.uk	01484 221000
Leeds CC www.leeds.gov.uk	link from website	0113 247 8080
North East Lincolnshire Council www.nelincs.gov.uk	link from website	01472 31 31 31
North Lincolnshire Council www.northlincs.gov.uk	reception.pittwodd@northlincs.gov.uk	01724 296 296

Local authorities

web address	email	telephone
North Yorkshire County Council www.northyorks.gov.uk	chief.exec@northyorks.gov.uk	01609 780 780
North Yorkshire Moors National Park www.northyorkmoors-npa.gov.uk	info@northyorkmoors-npa.gov.uk	01439 770 657
Peak District National Park www.peakdistrict.org	aldern@peakdistrict-npa.gov.uk	01629 816 200
Richmondshire DC www.richmondshire.gov.uk	enquiries@richmondshire.gov.uk	01748 829 100
Rotherham MBC www.rotherham.gov.uk	link from website	01709 38 21 21
Ryedale DC www.ryedale.gov.uk	info@ryedale.gov.uk	01653 600 666
Scarborough BC www.e-sbc.co.uk	ce@scarborough.gov.uk	0800 371 695
Selby DC www.selby.gov.uk	info@selby.gov.uk	01757 705 101
Sheffield CC www.sheffield.gov.uk	FirstPoint@sheffield.gov.uk	0114 272 6444
Wakefield MDC www.wakefield.gov.uk	link from website	01924 306 090
York CC www.york.gov.uk	comments@york.gov.uk	01904 613 161
Yorkshire Dales National Park Authority (Bainbridge office) www.yorkshiredales.org.uk	info@yorkshiredales.org.uk	01969 650 456

PPGs are under review and are gradually being replaced by PPSs. They may be viewed on the Department for Communities and Local Government website www.dclg.gov.uk/planning or upon request at your local authority planning department.

PPS1

Delivering Sustainable Development (2005)
Sets out the Government's overarching planning policies for the delivery of sustainable development through the planning system. It promotes positive planning to integrate the needs of business with the environment and local communities.

PPG2

Green Belts (1995 amended 2001)
Applies only to formally designated areas of green belt. Establishes very strict tests for new development.

PPS3 (draft)

Housing (2005)
Maintains a priority for developing brownfield (previously developed) land. This currently excludes farm buildings. Sections on affordable housing for local needs may be particularly relevant in some rural areas.

PPG4

Industrial and Commercial Development and Small Firms (1992)
Expresses strong support for new business enterprise.

PPG5

Simplified Planning Zones (1992)
A guide to certain areas of regeneration in major towns and cities where a less restrictive policy framework can be operated. No relevance to rural areas.

PPS6

Planning for Town Centres (2005)
Strengthens the focus for new retailing in town centres and resists further large scale out of town shopping. Does not preclude farm shops or appropriate specialist retail shops in rural areas.

PPS7

Sustainable Development in Rural Areas (2004)

The main expression of Government Policy for rural areas encouraging good quality, sustainable development that respects and, where possible, enhances local distinctiveness whilst protecting the countryside, valued landscapes and environmental resources.

PPG8

Telecommunications (2001)
Sets out the general policy for the location of telecommunications equipment, including phone masts.

PPS9

Biodiversity and Geological Conservation (2005)
Outlines the Government's objectives for planning to promote sustainable development by ensuring that biological and geological diversity are conserved and enhanced as an integral part of development.

PPS10

Planning for Sustainable Waste Management (2004)
Sets out the planning objectives to help deliver sustainable waste management by driving waste up the hierarchy - reduce, reuse, recycle - addressing waste as a resource and looking for disposal as the last option.

PPS11

Regional Spatial Strategies (2004)
Not directly relevant in itself, but the Regional Spatial Strategy for Yorkshire and the Humber (The Yorkshire and Humber Plan) needs to be considered (see Appendix 4)

PPS12

Local Development Frameworks (2004)
Government guidance on the preparation of the new Local Development Frameworks and the setting of local planning policies.

notes & Planning Policy Statements

PPG13

Transport (2001)
Concerned to reduce dependence on the private car and stresses the need to seek alternatives to car use. Poses problems for rural areas with no real public transport network.

PPG14

Development on Unstable Land (1990)
Guidance on the issues likely to arise with development on former tips and other land that has been worked.

PPG15

Planning and the Historic Environment (1994) Government policies for dealing with listed buildings and conservation areas. Adopts a positive and helpful approach, so well worth a look.

PPG16

Archaeology and Planning (1990)
Deals with the survey, recording and protection of archaeological remains. These can be crucial to a scheme if considered sufficiently important. Highly relevant in areas of known interest.

PPG17

Planning for Open Space, Sport and Recreation (2002)
Sets out the framework for local authorities to secure adequate new provision and protect existing facilities. Possible relevance for outdoor recreation schemes.

PPG18

Enforcing Planning Control (1991)
Breaches of planning control can be remedied by a series of notices and formal procedures. Only relevant if planning law has been breached!

PPG19

Outdoor Advertisement Control (1992)
A guide to the Advertisement Regulations which provide a separate control to planning and are notoriously difficult to understand!

PPG20

Coastal Planning (1992)
Guidance on coastal development, conservation of the un-developed coast and the management of flood risk.

PPG21

Tourism (1992)
Policies to encourage tourist business. Especially relevant to rural areas.

PPS22

Renewable Energy (2004)
Sets out the Government's policy for positive planning which facilitates renewable energy developments that can contribute to the Government's sustainable development strategy.
Very useful starting point for any scheme.

PPS23

Planning and Pollution Control (2004)
Relevant only for schemes which give rise to a significant pollution threat either due to their development type or location.

PPG24

Planning and Noise (1994)
Guidance on acceptable levels of noise. Particularly relevant to the countryside because of the issue of introducing noise into previously quiet areas.

PPS25 (draft)

Development and Flood Risk (2005)
Guidance on development in areas at risk from flooding. Any development in such an area will require a flood risk assessment – however brief that may be – to be submitted with the application.

APPENDIX 4

This is just a selection of the support and funding that might be available for the types of projects outlined in this Guide. All initial inquiries about funding should be made at your local Business Link or local authority.

Farm Business Advice Service – Knowing Your Options

The farm business advice service – knowing your options, was launched in October 2005 and is available to farmers until March 2007. It replaces the former three day service which ended in March 2005. The aim of the new service is to provide consultancy advice to farmers to help them understand the implications of the Single Payment Scheme (SPS), introduced in 2005 on their individual farm businesses will encourage farmers to think about their options and direct them to other sources of information including grants and funding schemes.

Depending on the specific needs there are different levels of advice, telephone information and advice, local advice clinics and half-day farm visits. One-to-one advice will be delivered by suitably qualified farm business consultants.

The service is open to all farmers claiming the Single Payment, who are involved in the core farming business as a landowner, keeper of animals or grower of crops and may be a farm owner, tenant or manager. There are also state aid rules that have to be met.

To find out more and register for the service you can telephone the Farm Business Advice Service (Appendix 1).

England Rural Development Programme (ERDP) 2007 - 2013

The successor programme to the existing England Rural Development Programme (name may change) is due to start in 2007 and is a key delivery tool for the Government's Strategy for Sustainable Farming and Food and the Rural Strategy 2004. The new programme will provide support for farmers to develop their business, where this development makes a strong contribution to growing a sustainable industry and rural economy. The existing project based schemes – the Rural Enterprise Scheme, the Processing and Marketing Grant, the Vocational Training Scheme and the Energy Crops Producer Group Scheme – have closed to new applications. The next ERDP will run from 2007 to 2013.

You can contact Yorkshire Forward www.yorkshire-forward.com or your local Business Link, for further information (Appendix 1)

Grants, advice and references

Business Link

Business Link provides a variety of practical business advice for existing and new businesses. Advisors can help with wider business support needs and can help with providing day to day business advice and other specialist training support for you and your staff. For Business Link's contacts in your area see Appendix 1.

Objective 1

The European funded Objective 1 programme provides funding for farm based diversification activities throughout South Yorkshire through the Rural Business Growth Programme. Farmers can obtain both business and financial advice for diversification projects to provide another form of income. Contact Business Link South Yorkshire for further information and advice (Appendix 1).

Objective 2

The Objective 2 programme is a co-ordinated package of European based intervention which is intended to stimulate business dynamism, improve competitive business, reduce deprivation and enhance investment and growth. To check eligibility and funds available in certain parts of the region, contact your local Business Link or local authority (see Appendices 1 and 2).

Growing Routes

Growing Routes helps farm based young people living in Yorkshire and the Humber to start new businesses. It has been designed to offer practical help on developing business plans, providing financial help to get your business started, providing a mentoring service and gives you the opportunity to link with other organisations who may also be able to help you. It also provides you with a business network to help you meet others starting up new businesses and helps you to develop your ideas for your own venture. (see Appendix 1).

Lantra

Lantra is the government recognised Sector Skills Council for the environmental and land-based sector. Lantra Connect is its information service which provides information on training, education, careers and business development issues for the land-based sector. Lantra Connect will also give you details of your local training provider, wherever you are based in the UK, and be able to put you in touch with your local Lantra Regional Development Consultant. (see Appendix 1).

APPENDIX 4

Rural Strategy 2004

The Rural Strategy 2004 sets out the Government's vision for rural England. Building on the sustainable rural communities vision, first set out in the Rural White Paper 2000, it recognises that the challenges facing rural England are many and diverse. The Strategy looks to tackle these by addressing economic and social regeneration issues, by providing social justice for all and by ensuring the protection and enhancement of the countryside.

As part of the Rural Strategy, the regions have produced Regional Rural Delivery Frameworks. These set out regional rural priorities and look at ways services can be delivered more efficiently and effectively to ensure there is the best use of existing available resources.

Visit www.defra.gov.uk for details on Rural Strategy and www.go-regions.gov.uk for details on the Yorkshire and Humber Rural Framework.

Natural England

One of the radical reforms announced by the Secretary of State in Rural Strategy 2004 was the establishment of a new integrated agency, comprising all of English Nature (EN), the landscape, access and recreation elements of the Countryside Agency (CA), and the environmental land management functions of the Rural Development Service (RDS), and now known as Natural England.

Natural England is due to be formally established in October 2006 and it will act as a powerful champion for the natural environment.

For further information go to www.defra.gov.uk/rural/ruraldelivery/natural-england

Regional Spatial Strategy (RSS)

The Yorkshire and Humber Plan sets out a framework for the region's future development. The Plan is currently in draft form and sets out the scale, priorities and broad locations for change and development in the region over the period to 2021. The Plan replaces the current Regional Spatial Strategy (2004) and is a statutory document, which means that its policies have a direct bearing on applications as well as influencing the policies of local councils. An examination in public is scheduled for September/October 2006 and it is expected that the final version will be issued by The Department for Communities and Local Government (DCLG) in Autumn 2007.

For further information go to www.yhassembly.gov.uk

Grants, advice and references

Yorkshire and Humber Regional Economic Strategy

The Yorkshire and Humber Regional Economic Strategy aims to improve the region's economic performance and provides the blueprint for the spending priorities for a range of public agencies, including Yorkshire Forward. For more information visit www.yorkshire-forward.com

A Farmer's Guide to the Planning System


The guide provides advice to farmers about the things they need to consider in preparing a planning application and how they might improve their chances of obtaining planning approval. The guide also sets out the procedures to be followed in making the application, what farmers need to be aware of if permission is granted and what they can do if permission is refused. The guide is published jointly by ODPM and DEFRA and is available free of charge from:

Defra
tel. 08457 33 55 77
or email: defra@cambertown.com
(quote product code 02PD00188)
This guide is also available on the Internet at:
www.planning.odpm.gov.uk/farmguide

Planning for Small Rural Businesses

The guide provides help to all small rural businesses in finding way around the planning system. It is a national guide and was published in 2005 by the Countryside Agency and The Royal Town Planning Institute (RTPI).

Guides are available from Planning Aid
email: services@planningaid.rtpi.org.uk
tel: 0121 7665280

A landscape photograph showing a rural scene. In the foreground, there is a wooden fence and some dry, yellowish-brown grass. In the middle ground, there is a large, leafless tree with a dense canopy. The background shows rolling hills under a blue sky with some light clouds.

This Guide is also available on the Internet at:
www.yhassembly.gov.uk
www.yorkshire-forward.com
www.f4c.org.uk

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Designed by Xited Ltd www.xited.co.uk





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Revised edition funded by

**YORKSHIRE
 AND
 HUMBER
 ASSEMBLY**
Voice of the region

Original contributions from

 **The
 Countryside
 Agency**


defra
 Department for Environment
 Food and Rural Affairs


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Yorkshire & Humber | Regional Development Agency

July 2006


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