

■ INTRODUCTION

- 10.1 PPG4 states that a key aim of the Government is to encourage continued economic development in a way compatible with its environmental objectives. This aim is reflected both in the Plan's Guiding Principles and more specifically in the employment policies. These seek to create the right conditions for a healthy and diverse local economy which provides sufficient job opportunities to meet the needs of the resident population in a way which reflects the high priority the Plan gives to the protection of the District's natural resources and environment. In line with the Plan's strategy of reducing migration into the District it does not promote large scale employment development unrelated to local needs as this would tend to stimulate in-migration.
- 10.2 One of the Plan's main roles is to ensure that there is an adequate supply of land to meet the needs of the local economy. The Plan directs the majority of new employment land to the market towns in order to maintain their service and employment functions; provide for the expansion and relocation needs of local industry and allow for the development of new industry. By concentrating development in these locations the Council also hopes to provide people with increasing opportunities to live near their work and so reduce the need for travel. New employment land has also been allocated at Dalton Airfield which is an established industrial site of District importance.
- 10.3 The Plan provides encouragement to small businesses, for example, through safeguarding older employment areas which provide low rent units for small local firms.
- 10.4 The Plan places emphasis on promoting a healthy rural economy capable of providing a more varied range of employment opportunities for rural people. Agriculture is an important element in the District's economy, it provides direct jobs for approximately 4,500 people and with over 80% of the District being agricultural grassland or cropping land, it is by a large margin the main land use. The Plan supports the maintenance of a strong agricultural sector through safeguarding high quality agricultural land and facilitating agricultural development.
- 10.5 Falls in farm incomes and reductions in agricultural employment have created a need for a more diverse rural economy. Over the next few years the loss of farm jobs is likely to accelerate making the provision of new jobs in the countryside increasingly important. The Plan supports the provision of a more varied range of jobs for rural communities. Diversification proposals which benefit the rural economy will be supported provided that they do not conflict with the Plan's environmental objectives.

OBJECTIVES

10.6 The Employment Policies of the Plan have the following main objectives:

1. To ensure that at all times there is a satisfactory supply and variety of employment land to meet local needs.
2. To encourage the retention and expansion of existing businesses.
3. To encourage new employment development consistent with the needs of the resident population.
4. To encourage economic activity in rural areas to provide a wider and more varied choice of employment for the rural community, where this can be accommodated without serious planning problems.
5. To support the needs of agriculture and encourage agricultural diversification where compatible with the Plan's environmental objectives.
6. To improve opportunities for people to live near their work by locating the majority of new employment development in and around the market towns.

THE SCALE AND LOCATION OF NEW EMPLOYMENT

POLICY EM1

THE EMPLOYMENT LAND REQUIREMENT

Provision will be made for about 70 hectares (173 acres) of land for industrial/business development (Class B1, B2 and B8* uses) within the Plan area in the period 1991 - 2006.

* *Town and Country Planning (Use Classes) Order 1987.*

JUSTIFICATION

10.7 The Structure Plan makes provision for about 70 hectares of employment land in the District for the period 1991 to 2006. The figure is based on the previous take up of industrial/business land and the need to provide an area of land in each market town of sufficient size to be economically viable. The figures below show broadly how the requirement is to be met at April 1995.

| | |
|---|--------------------------|
| Developed 1991 - 1995 | 8.9 ha (22.0 acres) |
| Large sites with planning permission | 32.1 ha (79.3 acres) |
| Allocations | 46.3 ha (114.4 acres) |

10.8 Although only 70 hectares are required to be provided to meet the requirement of the Structure Plan, the Council has made provision for 87.3 hectares. This level of provision is within the margin of flexibility allowed in the Structure Plan.

10.9 It is vital that sufficient land is always available to meet local employment needs and that these needs are not constrained by a lack of employment land.

POLICY EM2

EMPLOYMENT COMMITMENTS

Land which currently has planning permission for industrial/business development (Class B1, B2 and B8* uses) and which is listed below and shown on the Inset Maps, will remain as a proposal of the Plan should this permission expire.

| SITE | SETTLEMENT | INSET MAP | GROSS AREA HECTARES (ACRES) | |
|-----------------------------------|---------------|-----------|--------------------------------|--------|
| 1. Kings Cross | Busby Stoop | 110 | 2.0 | (5.0) |
| 2. Dalton Industrial Estate | Dalton | 103 | 3.9 | (9.6) |
| 3. Stillington Road | Easingwold | 34 | 3.0 | (7.4) |
| 4. Leeming Bar Industrial Estate | Leeming Bar | 16 | 3.6 | (8.9) |
| 5. Yafforth Road | Northallerton | 70 | 3.7 | (9.1) |
| 6. Standard Way Industrial Estate | Northallerton | 70 | 3.6 | (8.9) |
| 7. Stokesley Industrial Park | Stokesley | 91 | 8.2 | (20.3) |
| 8. Thirsk Industrial Park | Thirsk | 124 | 4.1 | (10.3) |

* *Town and Country Planning (Use Classes) Order 1987.*

JUSTIFICATION

10.10 There are a number of sites in the District which have planning permission for employment development. These sites make an important contribution to employment land supply. Given that their

suitability for employment purposes has already been established it is considered that they should remain as a proposal of the Plan even if their current permissions expire.

POLICY EM3**EMPLOYMENT ALLOCATIONS**

The following sites, shown on the Inset maps, are allocated for industrial/business development (Class B1, B2 and B8* uses):

| SITE | SETTLEMENT | INSET MAP | GROSS AREA HECTARES (ACRES) | |
|---|----------------------|--------------|--------------------------------|--------|
| 1. Dalton Airfield | Dalton | 103 | 6.2 | (15.3) |
| 2. North of Leeming Bar Industrial Estate | Leeming Bar | 16 | 5.9 | (14.6) |
| 3. West of Leeming Bar Industrial Estate | Leeming Bar | 16 | 8.4 | (20.8) |
| 4. East of Darlington Road | Northallerton | 70 | 17.3 | (42.7) |
| 5. The Mount, Yafforth Road | Northallerton | 70 | 2.7 | (6.7) |
| 6. Goose Lane | Sutton-on-the-Forest | 37 | 0.5 | (1.2) |
| 7. Adjacent to Thirsk Industrial Park | Thirsk | 124 | 4.3 | (10.6) |
| 8. East of Dispol, Station Road | Thirsk | 124 | 1.0 | (2.3) |

* *Town and Country Planning (Use Classes) Order 1987.*

JUSTIFICATION

- 10.11 Provision for industrial/business development has mainly been made in and around the market towns in accord with the strategy of the Plan and Structure Plan policy. The market towns are capable of providing most of the jobs required by local residents including those living in the surrounding countryside. Concentrating development in the market towns will minimise the infrastructure costs and assist the protection of the District's countryside and landscape. The Council also hopes that development in these areas will achieve a better balance between employment and population and give people the opportunity to live near their work.
- 10.12 There is an inadequate supply of employment land in and around the market towns of Bedale, Northallerton and Thirsk to meet employment needs during the Plan period. No allocations have been made in Stokesley because there is sufficient land available at Stokesley Industrial Park. At Easingwold, land at Stillington Road has been granted planning permission for employment development.
- 10.13 Land has been allocated at Dalton Airfield because its size, location and good strategic road communications enable it to play an important District-wide employment role. It is particularly important for firms which might otherwise experience difficulties in finding a location in or around the market towns because of the nature of the operation or the size of site or building required.
- 10.14 The area shown for each employment allocation is a gross area and it will not all be developed for employment use as there will be a need to provide for landscaping (Policy L3 and L14) and road networks.

10.15 The sites allocated, together with existing commitments and other sites which are likely to come forward in accord with other policies of the Plan, will meet the employment land requirement of the District and, as required by PPG4, provide a choice of sites to meet different needs.

10.16 The employment allocations should be developed in accord with the requirements specified below.

1. Dalton Airfield Industrial Estate, Dalton

- An industrial estate road network of a suitable standard will be required before any further large scale industrial developments are permitted.
- Substantial improvements to the existing highway network will be required between the site and the A168.
- Substantial landscaping is required (as shown on Inset Map 103) prior to any development being permitted on the northern extension to the Industrial Estate.

2. North of Leeming Bar Industrial Estate, Leeming Bar

- Access may be possible from a new interchange between the A1 and the proposed Bedale/Aiskew/Leeming Bar Bypass.
- Substantial landscaping is required around the perimeter of the site.
- Where development on the fringe of the allocation is in proximity to residential properties consideration will be given to the restriction of appropriate uses to safeguard residential amenity.

3. West of Leeming Bar Industrial Estate, Leeming Bar

- Access will be taken from the north, and the possibility exists of creating a highway loop with an additional

access taken through land adjacent to the Dalepak premises.

- Substantial peripheral landscaping and some mounding will be required along the southern and western boundaries of the site.

4. East of Darlington Road, Northallerton

- There may be some flexibility in the position of the northern boundary of the site depending on the route of the Northallerton Bypass (see Policy T3).
- Access shall be taken from Darlington Road.
- Substantial landscaping will be required along the eastern and northern boundaries of the site.
- A design brief will be prepared for the site which will include access arrangements onto Darlington Road.
- Release of all the site will be dependent upon a Traffic Impact Assessment being carried out to determine the necessary highway improvements. The Traffic Impact Assessment will be required before any of the site is developed. This will ensure that commuted sums towards the improvements from future users of the site are on an equitable basis.

5. The Mount, Yafforth Road, Northallerton

- The Mount which is a listed building must be retained and redevelopment of the remaining land shall pay due regard to its setting.
- Access shall be taken from Standard Way.
- The frontage of the site is identified as a space of 'Townscape' Importance under Policy BD5 and will be retained as open space.
- Existing trees are covered by a Tree Preservation Order.

6. Goose Lane, Sutton-on-the-Forest

- Additional landscaping within and around the perimeter of this industrial site will be encouraged.

7. Adjacent to Thirsk Industrial Park, Thirsk

- Access shall be positioned towards the south-west corner of the site in order to achieve acceptable visibility splays.
- An adoptable standard estate road shall be provided which shall link to the existing industrial estate road.
- No access will be allowed onto the A170 Sutton Road other than a pedestrian/emergency link.

- Landscaping will be required along the northern boundary with substantial landscaping along the western boundary to protect the amenity of the residential properties.

- The western section of the site will be restricted to B1 uses, to further safeguard residential amenity.

8. East of Dispol, Station Road, Thirsk

- Landscaping is required along the southern and eastern boundaries and along the rear boundary of residential properties fronting Station Road.
- The site is suitable for business use or storage/distribution (Class B1 and B8 uses)

POLICY EM4**NORTHALLERTON AUCTION MART**

The relocation of the Northallerton Auction Mart to a site within or adjacent to the Development Limits of Northallerton will be approved provided the proposal satisfies all of the following criteria:

1. The buildings are of a good standard of design and are sympathetic to the landscape in terms of their design, siting and materials;
2. The proposal does not have a significant adverse impact on the character and appearance of the countryside;
3. It will not create unacceptable highway problems;
4. It will not involve the loss of the best and most versatile agricultural land;
5. The proposal includes a substantial and integral landscape scheme;
6. There will be no adverse impact on sites of nature conservation value or archaeological importance, or buildings of architectural or historic interest;
7. It will not have a significant adverse effect on residential amenity.

JUSTIFICATION

10.17 Northallerton Auction Mart may wish to move from its present central location to the outskirts of Northallerton during the Plan period. Its present location exacerbates problems of traffic congestion in the town centre, and through disturbance and air and noise pollution it has an adverse impact on the surrounding residential area.

10.18 In view of the type of traffic which is generated by the Auction Mart a Traffic Impact Assessment will be required to determine any necessary highway improvements. Particular regard will be given to the design, scale and massing of the buildings to ensure that their visual impact is minimised and in keeping with their surroundings.

EMPLOYMENT WITHIN DEVELOPMENT LIMITS AND SAFEGUARDED EMPLOYMENT AREAS

POLICY EM5

SAFEGUARDED EMPLOYMENT AREAS

The sites identified by Policies EM2 and EM3 as well as Safeguarded Employment Areas, as shown on the Inset Maps, will be safeguarded for industrial/business development (Class B1, B2 and B8* uses).

Subject to Policy S14, proposals for the development, redevelopment or change of use of these areas for other uses will not be permitted unless:

1. The supply and variety of industrial/business land and premises is sufficient to meet the requirements over the Plan period, both in the immediate locality and in the wider area; or
2. Evidence can be provided that no suitable industrial/business development or use can be found, or is likely to be found in the foreseeable future; or
3. There would be substantial planning benefit in permitting alternative uses.

* *Town and Country Planning (Use Classes) Order 1987.*

JUSTIFICATION

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|--|--|
| <p>10.19 Sufficient land has been allocated for industrial/business development to meet the calculated requirements, but the identification of suitable sites has been difficult. The loss of employment land to other uses could affect the Council's ability to achieve its employment objectives.</p> | <p>10.22 Where Safeguarded Employment Areas are located outside Development Limits, new development or redevelopment of employment uses will normally be strictly contained within the designation, in order to prevent encroachment into the open countryside and to protect amenity.</p> |
| <p>10.20 So that there is proper provision for employment development and pressures do not arise for development in unsuitable locations, it is important that both land allocated for employment uses and Safeguarded Employment Areas are protected from other kinds of development.</p> | <p>10.23 Exceptionally, an alternative use may be justified where continuation of an employment use would be seriously detrimental to, for example, residential amenity, the character of a conservation area or the appearance of the countryside. Such proposals would need to comply with other policies of the Plan.</p> |
| <p>10.21 Two main types of employment land and buildings are covered by this Policy. They are either purpose built industrial estates and business parks or other older industrial areas which offer scope for the re-use and sub-division of buildings. It is not intended to identify all major employment related enterprises by this Policy.</p> | <p>10.24 Policy S14 deals with retail uses in employment areas and should also be referred to.</p> |

POLICY EM6**EMPLOYMENT DEVELOPMENT WITHIN DEVELOPMENT LIMITS AND SAFEGUARDED EMPLOYMENT AREAS**

Within Development Limits and Safeguarded Employment Areas, as shown on the Inset Maps, the establishment of new industrial/business uses (Class B1, B2 and B8* uses) involving the construction of new buildings or the redevelopment or conversion of existing buildings and the expansion of existing industrial/business uses will be permitted provided that the proposal meets all of the following criteria:

1. It is of a scale and type appropriate to the locality and would not adversely affect the character or appearance of the surrounding area;
2. It will not have a significant effect on residential amenity;
3. It is of a good standard of design and satisfactorily blends into the locality in terms of its design, siting and materials;
4. It will not result in the loss of or damage to open spaces identified as being of 'townscape' importance or other features which contribute to the character of the settlement;
5. It will not create unacceptable highway problems;
6. It will not result in the loss of land identified as being of recreational value;
7. It will not have an adverse effect on areas or buildings of historic or architectural interest, or sites of nature conservation value or archaeological importance.

* *Town and Country Planning (Use Classes) Order 1987.*

JUSTIFICATION

10.25 The Plan aims to direct the majority of new employment development to areas specifically allocated for the purpose. Developments elsewhere within settlements, particularly those which are small scale and provide local employment, will also be encouraged provided they do not have an adverse impact on residential amenity or the character of the area. This approach reflects Government advice on the importance of small businesses and the need to encourage their development.

10.26 PPG4 notes that many types of industry and commerce can be carried on in residential areas without causing unacceptable disturbance and also that such development can help reduce car journeys to work. The Council also recognises that new small firms often have

little choice but to use old buildings which are available at low rental and that these are often located in older residential areas. The Council will allow commercial and industrial development in residential areas provided they would not have a significant adverse effect on residential amenity.

10.27 Existing firms are vital to the District's economy and so encouragement will be given to their continued expansion and development. Even so the expansion of certain firms on their existing sites may not be appropriate for environmental reasons. For example, where a firm is in a residential area, its expansion could bring about an unacceptable increase in levels of noise and/or heavy vehicles and so would not be appropriate.

10.28 There are several existing industrial areas located in the countryside. The most important have been defined as Safeguarded Employment Areas and these are: Alanbrooke Industrial Park, Topcliffe; Dalton Airfield; Goose Lane, Sutton-on-the-Forest; Kings Cross, Busby Stoop; Moorland Poultry, Dalton; and Station

Lane, Shipton. The areas within which further industrial development may be acceptable at these locations are indicated on the Inset Maps. Elsewhere in the countryside proposals for new employment development will be considered against Policy EM9.

POLICY EM7

INDUSTRIAL/BUSINESS USES IN RESIDENTIAL AREAS

The retention of existing industrial/business uses (Class B1, B2 and B8* uses) in residential areas will be supported provided they do not result in undue disturbance to adjoining residential uses or significantly detract from the character of their surroundings. Where problems occur, firms will be encouraged to take measures to reduce the amenity problems or to move to other locations which accord with the Plan.

* *Town and Country Planning (Use Classes) Order 1987.*

JUSTIFICATION

10.29 PPG4 notes that many firms can operate in residential areas without causing an unacceptable disturbance. The juxtaposition of employment and residential areas gives people the opportunity to live near their work and so can help reduce the need for travel.

10.30 Where an established industrial/business use is causing a particular problem to neighbours, either through the activities undertaken or the movement of heavy goods vehicles and other traffic, the Council will take measures to safeguard residential amenity.

POLICY EM8

WORKING FROM HOME

Proposals for business uses (Class B1* uses) operating from dwellings, which require planning permission, will be permitted provided that all the following criteria are met:

1. The use remains ancillary to the residential use;
2. It will not have a significant adverse effect on residential amenity;
3. It will not have a detrimental effect upon the character of the surrounding residential area;
4. It will not create unacceptable highway problems.

Where proposals are approved they will be subject to a condition relating the approval solely to the person who occupies the dwelling and undertakes the activity.

* *Town and Country Planning (Use Classes) Order 1987.*

JUSTIFICATION

- 10.31 With recent technological innovations there is more scope for people to work from home. This can enable people to become economically active who may otherwise be denied the opportunity.
- 10.32 Whilst there are economic and social benefits to working from home it is important to ensure that proposals do not have a detrimental effect upon the character or amenity of the surrounding residential area.
- 10.33 It is important that the proposed employment use is ancillary to the residential use in order to prevent any gradual change in the character of residential areas.

EMPLOYMENT OUTSIDE DEVELOPMENT LIMITS AND SAFEGUARDED EMPLOYMENT AREAS

POLICY EM9

NEW EMPLOYMENT DEVELOPMENT OUTSIDE DEVELOPMENT LIMITS AND SAFEGUARDED EMPLOYMENT AREAS

Outside Development Limits and Safeguarded Employment Areas, as shown on the Inset Maps, the construction of buildings for industrial/business development (Class B1, B2 and B8* uses) will not be permitted. In exceptional circumstances permission will be granted for small scale development where there would be a proven benefit to the rural economy. In considering such proposals account will be taken of the availability of more suitable alternative sites within the Development Limits of nearby settlements or Safeguarded Employment Areas. Proposals should meet all of the following criteria:

1. It will not generate traffic of a type or amount inappropriate to rural roads or require improvements which would detrimentally affect the character of rural roads in the area;
2. It respects the scale and level of activity in the locality;
3. It will not have a significant adverse effect on the character or appearance of the countryside;
4. It will not have a significant adverse impact on the character or setting of local settlements or the amenity of existing residents;
5. It will not have a significant adverse impact on sites of nature conservation value or archaeological importance, or buildings of historic or architectural interest;
6. It is for a building which is of a good standard of design and satisfactorily blends into the landscape in terms of its design, siting and materials;
7. It is not located within the Green Belt or a Green Wedge.

* *Town and Country Planning (Uses Classes) Order 1987.*

JUSTIFICATION

10.34 One of the primary aims of the Plan is to maintain the attractive quality of the countryside. Sporadic employment development in the countryside could have a significant adverse effect on its character and appearance. However, there is a need to allow appropriate employment uses within the countryside in order to help support rural communities and compensate for the loss of traditional employment. PPG7 notes that many economic activities can be carried out in rural areas without causing unacceptable disturbance and that small scale enterprises have a vital role in promoting a healthy rural economy. Such uses not

only provide jobs but also help to sustain local services and maintain the social fabric of rural communities.

10.35 The Council will normally expect such uses to be located within employment areas or settlements. In exceptional circumstances, where such a location is not suitable and the employment use meets a particular economic and/or social need, a site in the countryside may be acceptable provided it is compatible with the need to protect the countryside. Small scale developments are likely to be more compatible with the protection of the countryside than large developments.

POLICY EM10**EXTENSIONS TO EXISTING EMPLOYMENT USES OUTSIDE DEVELOPMENT LIMITS AND SAFEGUARDED EMPLOYMENT AREAS**

Outside Development Limits and Safeguarded Employment Areas, proposals for the extension of industrial/business premises (Class B1, B2 and B8* uses), which require planning permission, will be permitted where the proposal meets all of the following criteria:

1. It respects the scale, design and materials of the original building;
2. It will not have a significant adverse effect on the character or appearance of the countryside;
3. It respects any historic or architectural interest that the original property or area may have;
4. It will not have a significant adverse effect on the amenity of nearby residents;
5. It will not generate traffic of a type or amount inappropriate to rural roads or require improvements which would detrimentally affect the character of rural roads in the area.

* *Town and Country Planning (Uses Classes) Order 1987.*

JUSTIFICATION

10.36 Existing businesses can be found throughout the countryside both as individual premises and as small groups of premises such as at Skipton Airfield. Whilst the Council wishes to encourage the continued development of existing businesses, this has to be balanced against the need to protect the attractive character and appearance of the District's countryside.

10.37 Proposals for the extension of existing premises will need to be of a scale and design which is in keeping both with the existing building and the surrounding area. Care must also be taken to ensure that extensions do not create an adverse effect on nearby residential properties.

POLICY EM11**THE CONVERSION OF RURAL BUILDINGS TO EMPLOYMENT USE**

Outside Development Limits, the conversion of agricultural and other rural buildings to industrial/business uses (Class B1, B2 and B8* uses) will be permitted when all of the following criteria are met:

1. The building is of a form, bulk and general design in keeping with its surroundings, or where a building currently detracts from the rural character or appearance of the locality, its external appearance should be acceptably improved by the proposal;
2. The building is structurally sound so as to be capable of conversion without major rebuilding;
3. The building is large enough to be converted without the need for substantial new extensions;
4. The alterations to the appearance of the building are sympathetic to its design, character and materials and do not have an adverse effect on the character or appearance of the countryside;
5. Any service or storage space can be provided without adversely affecting the character or appearance of the countryside;
6. The scale and nature of the use proposed is appropriate to the locality;
7. The development will not generate traffic of a type or amount inappropriate to rural roads or require improvements which would detrimentally affect the character of rural roads in the area;
8. The proposal does not have an adverse effect on any nature conservation interest the building may have.

* *Town and Country Planning (Uses Classes) Order 1987.*

JUSTIFICATION

10.38 Many commercial and manufacturing activities can be carried out in rural areas without causing unacceptable disturbance. As noted in PPG7 the conversion of existing buildings to such uses can provide valuable workspace for businesses in rural areas, help expand and diversify the rural economy and reduce the demand for new buildings.

10.39 The Council will normally prefer the conversion of buildings to workspace rather than residential use because of the economic and social benefits to rural

areas. With the conversion of buildings to employment uses it can be easier to retain the existing character and appearance of the building and minimise the impact on the locality.

10.40 Whilst both traditional and modern buildings will be considered under this Policy, it is not the intention to allow the conversion of buildings which have an adverse visual impact on the landscape, unless the proposal would result in a positive improvement.

POLICY EM12**MAJOR EMPLOYMENT DEVELOPMENT ON EXCEPTION SITES**

In exceptional circumstances, major industrial/business development (Class B1 and B2* uses) for occupation by a single operator, together with development directly related to its operation, will be permitted on unallocated sites, over and above the employment land requirement identified in Policy EM1, where all of the following criteria are met:

1. There would be substantial proven employment or other economic benefits for the District;
2. It can be demonstrated that the proposal cannot be implemented on land allocated for industrial/business development;
3. It does not involve the loss of the best and most versatile agricultural land;
4. The proposed site has good access to and is in close proximity to the Trunk Road network and where feasible is served by rail;
5. The proposal does not have a significant adverse impact on the character or appearance of the countryside. Proposals will not be permitted in the Green Belt, AONBs, Special Landscape Areas and Parks and Gardens of Historic or Landscape Interest;
6. There will be no adverse impact on sites of nature conservation value or archaeological importance, or buildings of architectural or historic interest;
7. The buildings are of a good standard of design and are sympathetic to the landscape in terms of their design, siting and materials;
8. The proposal includes a substantial integral landscaping scheme.

In all cases an environmental statement will be required.

* *Town and Country Planning (Uses Classes) Order 1987.*

JUSTIFICATION

10.41 The provision made for employment land in Policy EM1 should be sufficient to meet the needs of the District over the Plan period. However, proposals for major employment development may occur which would create many hundreds of jobs which cannot be accommodated on allocated sites. Such proposals, which bring proven long term employment benefits to the District's residents and help strengthen and diversify the local economy, will be sympathetically considered by the Council provided they meet the environmental objectives of the Plan.

10.42 Proposals should not create traffic problems or adversely affect areas of historic, ecological or archaeological

interest. Proposals must also be in keeping with the character and quality of the surrounding landscape and not result in the loss of the best and most versatile agricultural land. Major employment development would not be appropriate in areas of high landscape quality.

10.43 Any proposal must be for a specific single operator or firm. The Policy does not allow development for multiple occupation or speculative proposals.

10.44 Policy EM13 provides guidance on large scale warehousing, storage and distribution developments and Policy TO6 provides guidance on large scale tourist attractions.

POLICY EM13**LARGE SCALE WAREHOUSING, STORAGE AND DISTRIBUTION DEVELOPMENTS**

Proposals for new large scale warehouse, storage, distribution or haulage developments or the large scale expansion of existing developments will not be permitted in the Green Belt, Special Landscape Areas, AONBs, and Parks and Gardens of Historic or Landscape Interest. Elsewhere, they will be permitted exceptionally when all of the following criteria are met:

1. It can be demonstrated that the proposal needs to be located in the Plan area for operational reasons;
2. It can be demonstrated that the proposal cannot be implemented on land allocated for industrial/business development;
3. The proposed site has good access to and is in close proximity to the Trunk Road network and where feasible is served by rail;
4. The proposal does not involve the loss of the best and most versatile agricultural land;
5. The proposal does not have a significant adverse impact on the character or appearance of the countryside;
6. There will be no adverse impact on the character or setting of local settlements or the amenity of existing residents;
7. There will be no adverse impact on sites of nature conservation value or archaeological importance, or buildings of architectural or historic interest;
8. The buildings are of a good standard of design and are sympathetic to the landscape in terms of their design, siting and materials;
9. The proposal includes a substantial and integral landscaping scheme.

In all cases an environmental statement is likely to be required.

JUSTIFICATION

10.45 The presence of the A168, A19 and A1 Trunk roads running through the District could create pressure for new large scale warehousing/storage facilities and road haulage depots. Generally these types of use take up a considerable amount of land, provide few jobs, act as a base for serving areas outside the District and attract a large number of heavy vehicles. In the majority of cases the adverse impact on the environment is unlikely to be offset by the economic benefits derived from the number of jobs created.

10.46 In accord with Structure Plan policy the Council will not allow such uses unless it can be demonstrated that they need to be located within the District. In such circumstances the selection of acceptable sites will be based upon the criteria which seek to minimise the impact on the environment, avoid congestion and provide quick direct access to the Trunk Road network or, where feasible, to the rail network.

AGRICULTURE

POLICY EM14

PROTECTION OF AGRICULTURAL LAND

Development of the best and most versatile agricultural land (grades 1, 2 and 3a) will only be permitted where:

1. There is no suitable alternative site for the proposal on land of moderate or poor quality (grades 3b, 4 and 5); or
2. It can be demonstrated that the development would allow the return of the land to agricultural use, without loss of quality.

JUSTIFICATION

10.47 The increasing efficiency of agriculture and changes in agricultural policy mean that the aim is no longer to retain as much land as possible in farming use. Protection is now concentrated on high quality agricultural land, grades 1, 2 and 3a,

which constitutes a long term national resource. In accord with the requirements of PPG7 and Structure Plan policy, considerable weight will be given to the protection of this land from non-agricultural development.

POLICY EM15

NEW AGRICULTURAL BUILDINGS

Proposals for new agricultural buildings, which require planning permission, will be permitted provided that all of the following criteria are met:

1. The building is located within or adjacent to an existing group of buildings, unless it can be demonstrated that a more isolated location is essential to meet the needs of the holding. Where an isolated location is essential the site should be chosen to minimise the impact of the building on the character or appearance of the countryside;
2. In appropriate cases, the proposal is accompanied by an integral landscape scheme, reflecting the distinctive landscape character of the area;
3. The building is of a design which in terms of scale, materials, colour and architectural detail is sympathetic to its surroundings;
4. The proposal will not have a significant adverse impact on the character or setting of local settlements or the amenity of existing residents;
5. The proposal will not have a significant adverse impact on sites of nature conservation value or archaeological importance, or buildings of historic or architectural interest;
6. The proposal is compatible with the landscape policies of the Plan.

Normally a condition will be imposed to require planning consent for the change of use of agricultural buildings to intensive livestock use.

JUSTIFICATION

10.48 Despite recent changes in policy, agriculture will remain the predominant land use in the District, influencing the character and appearance of the countryside. Whilst the Council recognises the importance of a thriving agricultural industry, it is concerned to ensure that this is not at the expense of landscape character. As noted in PPG7, in considering proposals for agricultural buildings, careful consideration will be given to the effect of the development upon the landscape.

10.49 The siting of a new agricultural building can have a considerable impact on the landscape. The Council will expect new buildings to be sited, where possible, close to existing buildings or on a site which minimises the visual impact.

10.50 The design and external appearance of the proposal should be compatible with its setting in terms of its scale, materials, colour and detailing. Where development takes place in the AONBs, the Special Landscape Areas and Parks and Gardens of Historic or Landscape Interest, the Council will normally expect the use of appropriate materials (see Policies L5, L8 and L9).

10.51 Adequate landscaping, which reflects the character of the area, will also normally be required. Landscaping should not attempt to hide the building but rather to soften its outline and allow it to blend in with the surrounding landscape.

Advice on the siting and design of new farm buildings is provided in the Supplementary Planning Guidance Note entitled 'Guidelines for the Siting and Design of Farm Buildings' produced by the Council.

POLICY EM16**FARM DIVERSIFICATION**

Proposals for farm diversification will be supported provided all of the following criteria are met:

1. The proposal is supplementary to agricultural operations on the farm and is clearly orientated towards the support of the rural economy;
2. The character, scale and location of the proposal is compatible with the Plan's landscape and nature conservation policies;
3. The proposal minimises as far as possible any adverse effects on the best and most versatile agricultural land (see Policy EM14);
4. The likely level of traffic generated by the proposal is acceptable, taking account of the suitability of existing access and approach roads;
5. The scheme, where possible, reuses existing farm buildings;
6. Where a new building is required it should be located within or adjacent to an existing group of buildings, be of a good standard of design and satisfactorily blend into the landscape in terms of its design, siting and materials;
7. The proposal will not bring about an unacceptable level of noise, air or water pollution;
8. The proposal will not have a significant adverse impact on the amenity of local residents.

JUSTIFICATION

10.52 There are a large number of small farms in the District and these have very low farm incomes. Where there are no other sources of income the viability of these farms is uncertain. At the same time reductions in agricultural employment have made the creation of new jobs in the countryside increasingly important.

10.53 In line with Government policy in PPG7, the Council recognises that there is a need to allow for a wider range of economic uses on farms in order to help maintain their viability and the prosperity of the rural economy in general. However, the Council will expect proposals for diversification to be supplementary to the agricultural operations on the farm. The Council does not wish to see farms rendered unviable by the stripping of

assets and may request applicants to enter into a legal obligation to ensure that the proposal is linked to the farm operation.

10.54 Proposals supplementary to farming could include equestrian centres, camping barns, farm shops, farm-based visitor centres and tourist accommodation. However, proposals such as golf courses, major tourist attractions and large scale industrial development will be considered to be independent of the farm holding and, therefore, not within the scope of this Policy.

10.55 The Council will give considerable weight to the impact of the proposal on the character and appearance of the countryside and will expect the use of existing buildings where possible.

POLICY EM17**INTENSIVE LIVESTOCK UNITS**

Proposals for the establishment or extension of intensive livestock units* and associated facilities, which require planning permission, will be permitted where all of the following criteria are met:

1. The siting, design and landscaping of the building meet criteria 1-6 of Policy EM15 on new agricultural buildings;
2. The development will not create an unacceptable nuisance through noise, smell or water pollution to streams or ground water;
3. Satisfactory arrangements for the storage of slurry are provided, these may be subject to a condition or legal obligation;
4. The traffic generated can be safely accommodated on the road network.

* *Buildings and associated works both for the permanent indoor housing of pigs, poultry or cattle and the temporary housing of such livestock when a slurry system is adopted.*

JUSTIFICATION

10.56 Intensive livestock units by virtue of their scale and their potential for air, land and water pollution can have a significant environmental impact. Objectionable smells can arise from the units themselves, open slurry lagoons, storage tanks and from the spreading of slurry on the land. The pollution of water courses and streams can result from seepage or spillage near storage compounds. Also the movement of traffic at unsociable hours can be a significant noise nuisance.

10.57 Whilst it is recognised that those who live in the countryside must expect to experience unpleasant smells from time to time the Council will aim to ensure that potential problems are minimised.

10.58 In determining the environmental nuisance of a proposal the Council will follow MAFF's Codes of Good Agricultural

Practice for the Protection of Water and Air. The Council will also seek advice from the Environment Agency to ensure that sufficient technical information is available on the potential impact. The design of buildings for slurry storage should be in accord with the requirements of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991.

10.59 The Council will expect livestock units to be located on a site which minimises their visual impact. Landscaping which reflects the character of the area will be required, to soften the impact of buildings and allow them to blend in with their surroundings. Where proposals fall within the AONBs, Special Landscape Areas and Parks and Gardens of Historic or Landscape Interest they will also be judged against the policies relating to these areas.