



Derbyshire Dales District Council

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# The Conversion of Farm Buildings – Design Guidance

## Supplementary Planning Document

### Sustainability Appraisal Scoping Report

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## PREFACE

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This Scoping Report forms the first stage of the Sustainability Appraisal (SA) of the “The Conversion of Farm Buildings – Design Guidance” Supplementary Planning Document (SPD) : a process that ensures sustainability concerns will be taken into account throughout its preparation.

The SPD will provide detailed design guidance to applicants proposing to convert farm buildings. Under the Planning and Compulsory Purchase Act 2004, SA is mandatory to assess the environmental, economic and social implications of any SPD so that alternatives and any issues relating to sustainability can be considered as early as possible.

The Scoping Report puts forward : sustainability objectives for the SPD; sustainability indicators; baseline information collected on the area so far and the structure and methodology proposed for undertaking subsequent stages of Sustainability Appraisal (SA).

The purpose of this consultation is to seek your views on the Scoping Report. We would particularly welcome your views on the following:

1. Have we included all the relevant plans and programmes that are significance to the SPD and sustainability?
2. Can you suggest any other information/facts and figures that may be suitable for inclusion in the baseline for the SPD?
3. Have we identified the main sustainability issues?
4. Have we chosen the right sustainability indicators?

**Please can you send any comments by 06 June 2005**

## INTRODUCTION

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The Planning and Compulsory Purchase Act 2004 requires Supplementary Planning Documents (SPDs) to be prepared with a view to achieving sustainable development.

Sustainable development is a term that is the simple idea of ensuring a better quality of life for everyone, now and for future generations. The government has set out four aims for sustainable development in its strategy **“A Better Quality of Life - A Strategy for Sustainable Development in the UK May 1999”**.

The four aims are:

- Social progress, which recognises the needs of everyone;
- Effective protection of the environment;
- The prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

It is considered that no one of these objectives is more important than the other and that in the long term, success of one is dependent on the others.

In preparation of SPDs, Authorities must also comply with the requirements of European Strategic Environmental assessment (SEA) Directive 2001/42/EC on the “Assessment of the Effects of Certain Plans and Programmes on the Environment”. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. Reference to the environment in this document is broadly acknowledged to include population, human health, cultural heritage, material assets, flora, fauna, climatic factors, landscape, biodiversity, air, water and soil.

Whilst the SEA Directive focuses primarily on environmental effects, the SA process encompasses assessment of socio-economic as well as environmental aspects of strategies, policies and programmes. This assessment helps to determine the extent to which the implementation of specific strategies, policies or programmes will accord with the objectives by which sustainable development can be defined.

This Scoping Report is the first stage of the process and assesses the potential effects of the SPD to decide the level of detail of the Sustainability Appraisal. The final outcome of the Scoping Report will be the Sustainability Appraisal Framework which will provide the structure

and scope of the final Sustainability Appraisal. Table 1 below provides an outline of the process against the production of the SPD.

**Table 1 : Sustainability Appraisal and Supplementary Planning Document Process**

Stage	Stage – SPD	Stage - SA	Timetable
1	Collect baseline information	Produce and consult (3 weeks) on SA Scoping Report.	May 2005
2	Prepare draft SPD  (Consult on Issues and Options of the SPD if necessary)	Develop and refine options and assess effects of preferred options  (Consult on an Initial Sustainability Report along side the Issues and Options if necessary)	The Council does not intend to consult upon an initial SA report or Issues and Options for the SPD. This is because the Council considers that the Scoping Report has not raised any conflicts issues that would merit detailed discussion on an Issues and Options consultation.
3	Public consultation draft SPD	Public consultation on the Sustainability Appraisal Report.	July –September 2005
4	Amend SPD in response of consultation	Undertake Sustainability Appraisal on significant and valid changes to the SPD	
5	Adoption of SPD	Produce a statement of changes to SPD in response to SA process and consultation	December 2005
6		Publish information on final monitoring arrangements.	
7	Monitoring the effects of the SPD against the effects identified in the Sustainability Appraisal Report.		Ongoing

**Source: ODPM -Sustainability Appraisal of Regional and Spatial Strategies and Local Development Frameworks, Consultation Paper September 2004.**

The SPD will not be formally adopted until the Derbyshire Dales Local Plan Revised Deposit Draft (2003) has been adopted and the policies become saved under the “Transitional Arrangements” of the Planning and Compulsory Purchase Act 2004. The aim is to adopt both documents in December 2005 in accordance with the Local Development Scheme timetable.

The SPD will build upon the following policies contained within the Derbyshire Dales Local Plan Revised Deposit Draft (2003):

**Table 2 : List of Policies that will be complemented by the SPD**

Policy	Title
SF5	Development in the Countryside,
H6	Conversion and Re-Use of Buildings To Provide Residential Accommodation Outside Settlement Frameworks
H12	Design and Appearance of New Housing
EDT15	Re-Use Of Rural Buildings For Industrial and Business Use
NBE20	Conversion And Changes Of Use Of A Listed Building
EDT7	Design and Appearance of New Industrial And Business Premises
EDT19	Tourist Accommodation Outside Settlement Frameworks

***The objectives of the SPD are to:***

- **Provide clear guidance to developers on the design of farm building conversions; and**
- **Ensure that any alternative use of farm buildings is sympathetic to their character and surrounding landscape.**

The Scoping Report is divided into the following sections:

1. **Requirements of other plans and programmes**  
This section discusses all relevant guidance on the subject of conversion of farm buildings.
2. **Baseline information**  
This section details all relevant baseline information on the subject of conversion of farm buildings.
3. **Key Sustainability Issues**  
This section identifies the key sustainability issues for the SPD. The information collected is based upon the requirements of other plans and programme, discussed in section 1.
4. **The Sustainability Appraisal Framework**  
This section builds upon the key sustainability objectives (identified in section 3) and identifies sub-objectives and targets to enable the key sustainability objectives to be measurable.
5. **Testing the SPD objectives against the Sustainability Appraisal Framework** The purpose of this section is to ensure the two sets of objectives are compatible.
6. **Consulting on the Scope of the SA**  
This section identifies the extent of consultation of the Scoping Report
7. **Structure and level of detail of the Sustainability Appraisal Report** This section provides information as to the final Sustainability Appraisal Report which will form part of the consultation of the SPD for a period of 6 weeks.

## SECTION 1 : IDENTIFYING OTHER PLANS, PROGRAMMES AND SUSTAINABILITY OBJECTIVES

1.1 This section reviews national planning policy documents, programmes and sustainability objectives significant to the SPD identified at international, national, regional and local levels. The content of these must be reflected in the production and review of sustainability objectives of the SPD. Table 3 provides a list of relevant plans, programmes and sustainability objectives that relate to the design of farm building barn conversions.

**Table 3 Plans and Programmes**

No	Key Objectives Relevant to SPD and SA	Key Targets and Indicators Relevant to SPD and SA	Implications for the Conversion of Farm Buildings SPD	Implications for SA
<b>A</b>	<b>National</b>			
1	<p><b>UK Sustainable Development Strategy</b> Four aims of sustainable development: social progress which recognises the needs of everyone; effective protection of the environment; prudent use of natural resources and maintenance of high and levels of economic growth and employment.</p> <p>Promoting sustainable, high quality design and construction, to reduce waste and improve resource efficiency, and promoting more sustainable buildings.</p>	<p>Increase energy efficiency of buildings and use of renewable energy.</p> <p>Resource efficiency of building materials.</p> <p>Increasing the energy efficiency of buildings by 15 per cent by 2010-11, relative to 1999-2000.</p>	Ensure that this objective is expressed in the SPD	Reflect the key objective in the SA Framework and objectives and appraisal criteria.
2	<p><b>Energy Efficiency the Governments Plan for Action</b> Key measures include the intention to double the level of Energy Efficiency Commitment activity from 2005 to 2011</p>	Improve the energy standards of buildings	Ensure that this objective is expressed in the SPD	Reflect the key objective in the SA Framework and objectives and appraisal criteria.

No	Key Objectives Relevant to SPD and SA	Key Targets and Indicators Relevant to SPD and SA	Implications for the Conversion of Farm Buildings SPD	Implications for SA
3	<p><b>PPS1 – Creating Sustainable Communities – Consultation draft</b> Commits to protecting and enhancing the quality of the natural and historic environment. Promotes positive policies on issues such as design and conservation, quality and character of the countryside.</p> <p>Good Design is about the functionality and impact of the development on the overall character, quality and sustainability of an area including resource efficiency.</p>	No target.	Ensure that this objective is expressed in the SPD.	Reflect the key objectives in the SA Framework, objectives and appraisal criteria.
4	<p><b>PPG 3 -Housing</b> To promote more sustainable patterns of development and make better use of previously developed land. Plan to meet the housing requirements of the whole community; including those in need of affordable and special needs housing.</p>	National target by 2008. 60% of housing should be provided on previously developed land and through conversions of existing buildings.	Not appropriate to the SPD – reflected in the Local Plan Policy.	Reflect the key objectives in the SA Framework and objectives and appraisal criteria.
	<p><b>PPS7 – Sustainable Development in Rural Areas</b> Clarifies the reuse of rural buildings. The policy supports the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives.</p>	No target.	Not appropriate to the SPD – reflected in the Local Plan Policy.	Reflect the key objectives in the SA Framework, objectives and appraisal criteria.
	<p><b>PPG15 - Planning and Historic Environment</b> Identification and protection for all aspects of the historic environment. Sets out guidance on listed buildings and states the best way of securing the upkeep of historic buildings. The range and acceptability of possible uses is a major consideration when the future of listed or buildings in a conservation area is in question. The principle aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.</p>	No target.	Not appropriate to the SPD – reflected in the Local Plan Policy.	Reflect the key objectives in the SA Framework, objectives and appraisal criteria.

No	Key Objectives Relevant to SPD and SA	Key Targets and Indicators Relevant to SPD and SA	Implications for the Conversion of Farm Buildings SPD	Implications for SA
	<p><b>PPG 16 – Archaeology and Planning</b>            Gives advice on the handling of archaeological remains and discoveries. Archaeological remains should be seen as a finite and resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management to ensure they survive in good conditions therefore essential.</p>	No target.	Not appropriate to the SPD – reflected in the Local Plan Policy.	Reflect the key objective in the SA Framework and objectives and appraisal criteria.
	<p><b>Planning (Listed Buildings and Conservation Areas) Act 1990</b>            Provides specific protection for buildings and areas of special architectural or historic interest</p>	No target.	Not appropriate to the SPD.	Reflect the key objectives in the SA Framework, objectives and appraisal criteria.
	<p><b>Wildlife and Countryside Act 1981</b>            Farm buildings provide a valuable habitat for barn owls and some species of bats. It is an offence to kill injure or disturb their place of shelter and protection or destroy that place. For owls it is an offence to intentionally disturb the creatures whilst they are nesting or during the process of breeding.</p>	Important to establish whether these species are present so measures can be taken to secure their well-being.	Ensure that this objective is expressed in the SPD.	Reflect the key objectives in the SA Framework, objectives and appraisal criteria
	<p><b>The Conservation (Natural Habitats &amp;c) Regulations 1994</b>            A number of different species are listed as protected on Schedule 2 of <i>The Conservation (Natural Habitats &amp;c.) Regulations 1994</i>. Although these species are also protected by the 1981 Wildlife &amp; Countryside Act, they are now subject to strict licensing procedures when any development proposal is likely to result in the disturbance or killing of individuals or the destruction of the places that they use for shelter.</p>	Local Authorities, when considering planning applications that affect European protected species, must apply two strict tests before granting permission for any development that is likely to lead to an adverse impact on either the individuals	Not appropriate to the SPD	Reflect the key objectives in the SA Framework, objectives and appraisal criteria

No	Key Objectives Relevant to SPD and SA	Key Targets and Indicators Relevant to SPD and SA	Implications for the Conversion of Farm Buildings SPD	Implications for SA
		<p>themselves or the places that they use for shelter. Planning permission should only be granted under these circumstances when:</p> <p><b>The development is needed to “preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.” Regulation 44(2)(e).</b></p> <p><b>In circumstances where “there is no satisfactory alternative”. Regulation 44(3)(a).</b></p>		
<b>B</b>	<b>Regional</b>			
	<p><b>East Midlands Regional Spatial Strategy (March 2005)</b>  Seeks to understand, conserve and enhance the historic environment of the East Midlands. Particular attention should be given to promoting the sensitive change of the historic environment, retaining local distinctiveness by:</p> <ul style="list-style-type: none"> <li>identifying and assessing the significance of specific historic and cultural assets (including their settings).</li> </ul>	No target	Ensure that this objective is expressed in the SPD.	Reflect the key objective in the SA Framework and objectives and appraisal criteria.

No	Key Objectives Relevant to SPD and SA	Key Targets and Indicators Relevant to SPD and SA	Implications for the Conversion of Farm Buildings SPD	Implications for SA
	<ul style="list-style-type: none"> <li>• using characterisation to understand their contribution to the landscape or townscape.</li> <li>• encouraging the refurbishment and re-use of disused or under-used buildings of some historic or architectural merit and incorporating them sensitively into the regeneration scheme.</li> <li>• promoting the use of local building materials.</li> </ul>	<p>Cont...</p> <p>No target</p>	<p>Cont..</p> <p>Ensure that this objective is expressed in the SPD.</p>	<p>Cont..</p> <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p>
	<p><b>East Midlands Regional Environment Strategy</b></p> <p><b>Conserving and enhancing</b> the diverse and attractive <b>natural and built environment</b> and ensuring prudent management of resources now and for future generations</p> <p>To protect, improve and manage the rich diversity of the natural, cultural and built environmental and archaeological assets of the region. To manage change by enhancing and conserving the environmental quality of the region including high standards of design and to maximise the re-use of previously used land and buildings.</p> <p><i>Historic Environment</i></p> <p><b>To manage the historic environment so that the resource is conserved for the benefit of present and future generations</b></p> <p><i>Biodiversity</i></p> <p><b>To conserve and dramatically enhance biodiversity a</b></p>	<p>No target</p> <p>Number and % of Listed Buildings and Scheduled Monuments at risk of neglect or decay.</p> <p>Halt and reverse the decline in the East Midlands of priority BAP species by 2008. Enhance biodiversity by creating new wildlife habitats</p>	<p>Ensure that this objective is expressed in the SPD</p> <p>Ensure that this objective is expressed in the SPD</p> <p>Ensure that this objective is expressed in the SPD</p>	<p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p> <p>Reflect the key objective in the SA Framework and objectives and appraisal criteria.</p>

No	Key Objectives Relevant to SPD and SA	Key Targets and Indicators Relevant to SPD and SA	Implications for the Conversion of Farm Buildings SPD	Implications for SA
	<i>Landscape</i> <b>To enhance the character and quality of the region's landscape by protecting the best and enhancing the rest.</b>	Increase in key landscape features.	Ensure that this objective is expressed in the SPD	Reflect the key objective in the SA Framework and objectives and appraisal criteria.
<b>C</b>	<b>Local</b>			
	<b>Derbyshire Dales District Council (Revised Deposit Draft 2003)</b> Sets out when development in the countryside will be permitted in particular buildings associated with agriculture, forestry or other rural based enterprise.  Preference is given to the use of Rural Building for tourism and employment use  Promotes sustainable development and design and appearance of development.  Supports the conversion of buildings subject to it not having a detrimental impact upon the character and appearance of the building or group of buildings and its surrounding.	No target  No target  No target  No target	Consider how the SPD can add to these policies  Consider how the SPD can add to these policies  Consider how the SPD can add to these policies  Consider how the SPD can add to these policies	Reflect the key objective in the SA Framework and objectives and appraisal criteria.  Reflect the key objective in the SA Framework and objectives and appraisal criteria.  Reflect the key objective in the SA Framework and objectives and appraisal criteria.  Reflect the key objective in the SA Framework and objectives and appraisal criteria.
	<b>Derby and Derbyshire Structure Plan Adopted Written Statement Adopted January 2001</b>  Historic Buildings – Buildings with historic interest should be retained in situ and protected from inappropriate alteration and unsympathetic development that would harm their character and setting	No target	Consider how the SPD can add to these policies	Reflect the key objective in the SA Framework and objectives and appraisal criteria.

No	Key Objectives Relevant to SPD and SA	Key Targets and Indicators Relevant to SPD and SA	Implications for the Conversion of Farm Buildings SPD	Implications for SA
	Reuse, adaptation or change of use of buildings of architectural or historic interest will be permitted only where this would ensure their preservation without the loss of character and landscape quality	No target	Consider how the SPD can add to these policies	Reflect the key objective in the SA Framework and objectives and appraisal criteria.
	Archaeological – protection of features from development on or adjacent will be considered against need to ensure their preservation in situ and conservation.	No target	Consider how the SPD can add to these policies	Reflect the key objective in the SA Framework and objectives and appraisal criteria.
	<b>Derbyshire Dales Landscape Character Assessment</b> Provides a Landscape Character Assessment of the District	No Target	No	Reflect the key objective in the SA Framework and objectives and appraisal criteria.
	<b>Mid Derbyshire Local Biodiversity Action Plan – Barn Owls</b> Sets out local targets for protecting habitats and species.	<i>Barn Owls</i>  Objective /target. Halt the decline and increase wild population to 20 pairs by year 2010. Ensure all barn alterations and conversions make provision for nesting platforms as planning conditions. Protected under the Wildlife and Countryside Act 1981	Ensure that this objective is expressed in the SPD	Reflect the key objective in the SA Framework and objectives and appraisal criteria.

No	Key Objectives Relevant to SPD and SA	Key Targets and Indicators Relevant to SPD and SA	Implications for the Conversion of Farm Buildings SPD	Implications for SA
	<b>Lowland Derbyshire Biodiversity Action Plan (Draft)</b>	<p><i>Bats</i></p> <p>To survey and monitor the status of bat population in lowland Derbyshire</p> <p>To maintain and enhance the existing populations and range of bats in lowland Derbyshire</p> <p>Increase the amount of suitable bat habitats through appropriate habitat management.</p>	Ensure that this objective is expressed in the SPD	Reflect the key objective in the SA Framework and objectives and appraisal criteria.
	<b>Protected Species and Development – A Guide for Planners in Derbyshire and the Peak District National Park</b>	Provides a screening checklist for proposed works on protected species.	Ensure that this objective is expressed in the SPD	Reflect the key objective in the SA Framework and objectives and appraisal criteria.

1.2 The assessment of other plans and programmes reveal that there are no specific targets that relate to the design converting farm buildings to other uses. There are a number of specific objectives that are common to all which will be considered as part of the scoping process.

## SECTION 2 BASELINE INFORMATION

- 2.1 This section details all relevant baseline information on the subject of the design of the conversion of farm buildings within the District.
- 2.2 The baseline information helps to identify sustainability problems and provides the basis for predicting and monitoring effects of policy since 2002. This is the first attempt of the collection of baseline data for the SPD which is ongoing and reflects the:
- number of planning decisions of farm building conversions;
  - available information on bats and barn owls.
- 2.3 The scoping report recognises that there is a finite asset of farm buildings within the Derbyshire Dales which is difficult to monitor because the use of buildings are constantly changing in terms of when they become redundant and change from agriculture use to other alternatives.

### ***Summary of Planning Decisions***

- 2.4 Since 2002 there have been 69 planning applications approved to convert farm buildings into alternative uses. 57 of the conversions were for residential dwellings, 12 for tourism and 2 for employment use. Table 4 below sets out a description and location of the development.

**Table 4 Number / description of decisions since 2002**

Application	Location	Proposal
02/01/0015	Somercote, 6 Stoney Hill, Little Bolehill	Change of use of barn to residential/holiday accommodation
02/01/0023	Sitch Farm, Sitch Lane, Callow	Alterations to curtilage listed buildings - Conversion of 2 no. Barns to 2 no. Dwellings and provision of new access
02/01/0024	Sitch Farm, Sitch Lane, Callow	Change of use of 2 no. Barn to 2 no. Dwellings and provision of new access
02/01/0041	The Barn, Dayfields Lane, Atlow	Change of use of barn and extension to form dwelling with detached garage
02/01/0042	Churchfields Farm, Brailsford	Change of use, extensions to and external alterations to barns to form 3 dwellings
02/01/0049	Churchfields Farm, Brailsford	Alterations to listed building - Conversion of 3 no. barns to 3 no. dwellings
02/01/0070	Suffield House, Sutton-on-the-Hill, Ashbourne	Change of use and extension of barn/outbuildings to residential dwelling

Application	Location	Proposal
02/02/0154	41 The Hill, Cromford	Alterations to listed building - Conversion of barn to dependant relative unit, erection of kitchen extension and erection of workshop
02/02/0155	41 The Hill, Cromford	Erection of single storey kitchen extension, conversion of barn to dependant relative unit and erection of workshop
02/04/0287	Barns Adjacent Hall Cottages, Off Yew Tree Lane, Bradley	Change of use and extension of barn to dwelling and construction of garage
02/05/0438	New Buildings Farm, Clifton	Change of use of barns to form 3 no. dwellings
02/07/0519	Barns at Fullwood House Farm, Hulland	Conversion of barns to create five dwellings with associated parking and new access
02/07/0541	Hazel Farm, Sydnop Hill, Two Dales	Alterations to existing farmhouse, change of use of barn to residential accommodation, conversion of outbuilding to dependant relative unit and alterations to access
02/08/0688	Town End Farm, Church Street,	Change of use of barn to holiday unit Bonsall
02/10/0803	Barn at Wheatley Road, Two Dales	Conversion of barn to dwelling (approval of reserved matters)
02/10/0826	North Farm, Brailsford	Conversion of barn to additional living accommodation, erection of glazed link to farmhouse and extensions to farmhouse
02/11/0866	Barn at Melville House, Moss Lane, Hulland Ward	Change of use and conversion of barn to dwelling
02/11/0884	Barns at Manor House Farm, Cubley	Change of use and conversion of 2 no. barns to 1 no. dwelling and 1 no. workshop and formation of access
02/12/0954	Land South East of The Old Rectory, Off Atlow Lane, Atlow	Change of use, conversion and extension to barn to form holiday cottage
03/02/0157	Greenaway Farm, Hackney, Darley Dale	Single storey/two storey extensions to dwelling and conversion of barn to dependant relative unit
03/03/0188	Barn at New Buildings Farm, Clifton	Conversion and extension of barn to form dwelling
03/03/0224	Annie's Meadow Farm, Kniveton Lane, Offcote	Change of use and conversion of barn to holiday accommodation
03/04/0283	Barn at Wheatley Road, Two Dales	Conversion of barn to dwelling and erection of freestanding car shelter
03/04/0323	Meadow Fleck Farm, Carsington	Change of use and conversion of barn to 2 no. holiday units
03/05/0372	The Old Scout Hut, Off Buxton Road, Ashbourne	Change of use and conversion of barn to dwelling

Application	Location	Proposal
03/05/0405	Barn at Claremont Farm, Boylestone	Change of use and extension of barn to create a dwellinghouse and garage
03/05/0422	Barns at Fullwood House Farm,	Conversion of barns to create five dwellings and associated parking and new access
03/06/0471	Barn at Bakers Lane, Cromford	Change of use and conversion of barn to dwelling
03/06/0476	Holt Barns, Holt Farm, Ladygrove Road, Two Dales	Change of use and conversion of barns to form 1 no. dwelling and 2 no. holiday cottages, erection of garage block and alterations to access
03/07/0545	Park House Farm, Bradbourne	Change of use and conversion of attached barn to form ancillary residential accommodation
03/08/0645	Mollies Barn, Callow, Ashbourne	Change of use and conversion of barn to holiday cottage
03/09/0703	Oldfields Farm, Snelston	Conversion of barns to dwelling, erection of double garage and installation of septic tank
03/09/0701	Moorside Spring Farm, Kirk Ireton	Conversion of barn to holiday accommodation
03/09/0747	Grange Barn, Offcote	Change of use and conversion of barn to dwelling and erection of detached garage block
03/09/0748	The Old Farmhouse, Derby Lane, Shirley	Change of use and conversion of barn to dwelling and erection of detached double garage with associated alterations to access
03/10/0786	Grange Barn, Offcote	Alterations to listed building - Conversion of barn complex to form residential building
03/10/0820	Bag Lane Farm, Bag Lane, Roston	Change of use, conversion and extension of barn to dwelling, modification to existing garage, installation of sewage treatment plant and alterations to access
03/10/0836	Yew Tree Farm, Matlock Road, Tansley	Change of use and extension to barn to form dependant relative unit
03/11/0871	Gate Farm, Belper Road, Ashbourne	Change of use and conversion of barn to holiday accommodation
03/11/0872	Gate Farm, Belper Road, Ashbourne	Alterations to listed building - Conversion of barn to holiday accommodation
03/11/0892	Belle Vue Farm Buildings, Hoargate Lane, Hollington	Change of use, conversion and extension of barn to form dwelling and alterations to access
03/11/0922	Shepherdswood Farm, Roston Common	Conversion of barn to dwelling
03/12/0963	Barn at Bakers Lane, Cromford	Change of use, conversion and extension of agricultural barn to dwelling

Application	Location	Proposal
04/01/0002	Salters Lane, Matlock	Change of use and conversion of barn to holiday accommodation and associated alterations to access
04/01/0098	Top House Farm, Alkmonton, Ashbourne	Change of use and conversion of barn to form office/studio and 2 no. holiday cottages
04/04/0279	Green Farm, The Green, Hognaston	Alterations to listed building - Conversion and extension of barn to 2 no. dependant relative dwellings and associated alterations
04/04/0278	Green Farm, The Green, Hognaston	Change of use and extension of barn to form two dependant relative units
04/04/0269	Wash Green, Wirksworth	Change of use and conversion/extension of barn and former dwelling to create dwellinghouse and formation of access
04/04/0346	Fiddlers Barn, Foxholes Lane, Kniveton	External alterations to former barn
04/06/0512	Adjacent Brookside Cottages, Cacklehill, Snelston	Change of use and conversion of barn to dwelling and erection of detached garage with associated access alterations
04/07/0571	Barn adj. Greenview, Brassington	Conversion and extension of barn to create dwelling and associated access
04/07/0626	Pittywood Farm, Summer Lane,	Modifications to barn to provide domestic garaging Wirksworth
04/07/0652	The Barn, Dayfields Lane, Atlow Curley	Change of use and extension of barn to form dwelling
04/07/0657	14 The Green, Middleton by Wirksworth	Change of use and extension of barn to form ancillary residential accommodation
04/07/0662	Low Leas Barns, Riber Lane,	Change of use/conversion and extension of barn to
04/08/0755	Barn Adjacent Village Hall, Stonepit Lane, Hognaston	Change of use and conversion of barn to dwelling
04/09/0782	Land at Rear of 149 Smedley Street, Matlock	Conversion and extension of former barn to create dwelling
04/09/0815	4/5 Wash Green, Wirksworth	Two storey/single storey extensions and conversion of barn to form ancillary residential
04/10/0931	Church Farm, Kniveton	Change of use and conversion of barns to form 2 no. holiday units
04/11/1005	The Gables, Lower Street, Doveridge	Conversion/extension of barn and garage to create dwelling and erection of replacement detached
04/11/1016	The Gables, Lower Street, Doveridge	extension of existing barn to form dwelling
03/09/0697	Manor Farm, Green Road, Ashbourne	Conversion and extension of farm buildings to create dwelling
02/05/0395	Manor House Farm, Cubley	Change of use of barns to independent office (Use Class B1)

Application	Location	Proposal
02/02/0155	41 The Hill, Cromford	Erection of single storey kitchen extension, conversion of barn to dependent relative unit and
04/04/0346	Fiddlers Barn, Foxholes Lane, Kniveton	External alterations to former barn
04/07/0571	Barn adj. Greenview, Brassington	Conversion and extension of barn to create dwelling and associated access
04/07/0626	Pittywood Farm, Summer Lane, Wirksworth	Modifications to barn to provide domestic garaging
04/09/0815	4/5 Wash Green, Wirksworth	Two storey/single storey extensions and conversion of barn to form ancillary residential
04/11/1016	The Gables, Lower Street Doveridge	Alterations to listed building - Conversion and extension of existing barn to form dwelling

### ***Background Summary to Barn Owls***

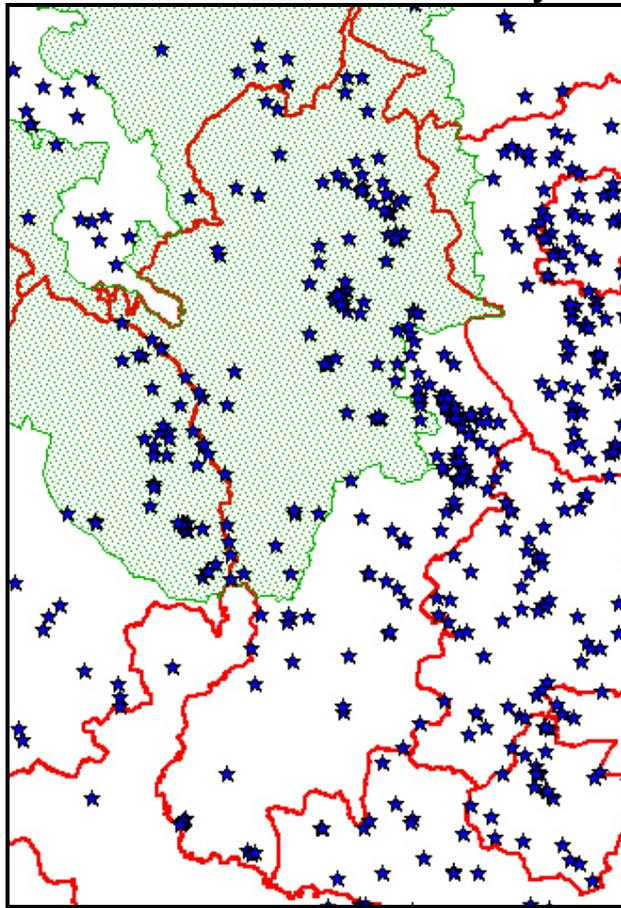
- 2.5 The decline of the barn owl in Britain has been well documented from an estimated 12,000 breeding pairs in 1935 to 3,000 in 1985, a decline of 70% in 50 years. The main reason for the decline relate to changes in agricultural practices. Other contributory causes include barn conversions and the loss of old trees.
- 2.6 There are several sources of information on barn owls within the Derbyshire Dales. In 2001 the District Council commissioned Derbyshire Wildlife Trust to undertake an evaluation of planning conditions on barn owl conversions. No comprehensive survey has been undertaken but estimates made in 2001 of the population of the species in Derbyshire are that there only 10 pairs. Information supplied by the Derbyshire Ornithological Society for seasons from 1995 to 2000 indicated an estimated 25 breeding tetrads (four 1 km squares) and 8 proved breeding terads. 8 of the possible breeding tetrads lie within Derbyshire Dales.
- 2.7 English Nature have prepared “Protected Species and Development - A Guide for Planners in Derbyshire and the Peak District National Park” that provides guidance on the screening procedures that need to be undertaken when submitting application for a development that might affect a Protected Species such as a Barn Owl.

## **Background Summary to Bats**

2.8 The Derbyshire Lowland Biodiversity Action Plan is currently being reviewed. The draft section on Bats states:

*“The Derbyshire Bat Conservation Group (DBCG) and Sorby Bat Group work independently of the BATLINE (although some bat group members are also EN volunteer bat workers) they carry out a range of surveys and other conservation work. The Derbyshire Bat Group maintain a database of bat records (that have been recorded by the Bat group) English Nature fund the maintenance and enhancement of a protected species database for Derbyshire. This GIS database includes information supplied by DBCG and other groups on bat roosts. The database is maintained and updated annual by Derby Biological Records Centre. Copies are distributed to Derbyshire County Council, Derbyshire wildlife Trust, English Nature and DBCG. The National Bat Monitoring programme is run by the Bat Conservation Trust. The Bat Groups locally carry out monitoring surveys and feed into this programme”.*

**Figure 1 Distribution of Bats within Derbyshire Dales**



Source : English Nature

## SECTION 3 KEY SUSTAINABILITY ISSUES

3.1 Through analysis of the baseline data and assessment of programme and policies, a number of key sustainability issues have been identified for consideration in the SPD. These are set out in Table 5 below.

**Table 5 – Sustainability Issues**

	Sustainability Issue	Source
Social	<ul style="list-style-type: none"> <li>• Availability of local skilled labour specialising in traditional building techniques</li> </ul>	Planning Application
Environment	<ul style="list-style-type: none"> <li>• There are only a small number of breeding pairs of barn owls in the District</li> </ul>	Derbyshire Wildlife Trust
	<ul style="list-style-type: none"> <li>• Farm buildings provide a habitat for barn owls, bats, house martins, swifts, swallows and other wildlife.</li> </ul>	Mid Derbyshire Biodiversity Action Plan
	<ul style="list-style-type: none"> <li>• The District has a varied and diverse landscape. This diversity is reflected in the buildings that occupy the District. The special character and appearance of the area is considered to be invaluable attribute. The appearance of barns and farm buildings and the relationship they have with their surroundings, is an important element of local landscape character, which varies throughout the District. The landscape that provides the immediate setting for barns and farm buildings makes a significant contribution to their character and to the character of the site itself.</li> </ul>	Landscape Character of Derbyshire (2004)
	<ul style="list-style-type: none"> <li>• Significant number of farm buildings are listed in recognition of their special architectural and historic interest.</li> </ul>	Derbyshire Dales District Council
	<ul style="list-style-type: none"> <li>• In some cases the immediate landscape to a farm building or group of building may have significant archaeological interest and value.</li> </ul>	Derbyshire Dales District Council, Derbyshire County Council
	<ul style="list-style-type: none"> <li>• Energy efficient materials / systems may not be suitable for the final design of farm building conversion.</li> </ul>	Derbyshire Dales District Council records –
	<ul style="list-style-type: none"> <li>• Farm buildings are generally constructed from limestone, sandstone (or sometimes a mixture of both ) and brickwork that reflect the indigenous materials and the local building tradition.</li> </ul>	Derbyshire Dales District Council records
	<ul style="list-style-type: none"> <li>• Availability of natural stone slates within the Derbyshire Dales area.</li> </ul>	English Heritage
	<ul style="list-style-type: none"> <li>• Farm buildings are generally simple and functional in their form and design, both internal and external and use of local material and uncomplicated detailing.</li> </ul>	Derbyshire Dales District Council records
	<ul style="list-style-type: none"> <li>• High percentage of farm buildings are in relatively isolated locations reliant on the car as a means of transport.</li> </ul>	Derbyshire Dales District Council Planning records

	Sustainability Issue	Source
Economic	<ul style="list-style-type: none"> <li>Since 2002, a significant proportion of farm buildings have been converted to residential dwellings.</li> </ul>	Derbyshire Dales District Council Planning records

## **SECTION 4 THE SUSTAINABILITY APPRAISAL FRAMEWORK**

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- 4.1 The SA framework provides a way in which sustainability effects can be described, analysed and compared. This consists of sustainability objectives and indicators and is central to the SA process.
- 4.2 The SA objectives provide a statement of what is intended and specify the desired direction of change against which the social, environmental and economic effects of plans can be tested.
- 4.3 The Council is in the process of developing objectives for the SA process. This will be based on key sustainability issues, taking into account characteristics of the area and the findings of its baseline data.
- 4.4 For the purpose of the SA for the SPD a number of relevant objectives have been developed and are set out in Table 6.
- 4.5 As well as setting out sustainability objectives, the SA Framework develops indicators, which are linked to the SA objectives and will be used to measure their achievement when the SPD is implemented.

**Table 6 : SA Framework for the Conversion of Farm Buildings Supplementary Planning Document**

<b>OBJECTIVE</b>	<b>INDICATOR</b>	<b>SOURCE</b>
<b>SOCIAL</b>		
1. To encourage and support local employment	Work carried out by local companies	Case officer
<b>ENVIRONMENT</b>		
2. To protect and enhance key habitats and species	<p>Provision for barn owl nesting platforms as planning conditions</p> <p>Ecological surveys undertaken for every farm building conversion to establish the extent of wildlife using farm building as habitat</p> <p>Increase the amount of suitable bat habitat through appropriate management.</p> <p>Contribute to maintaining and enhancing the existing populations of bats and barn owls.</p> <p>Proportion of farm buildings with protected species habitats</p>	<p>Mid Derbyshire Biodiversity Action and Draft Lowland Biodiversity Action Plan</p> <p>Planning records</p> <p>Derbyshire County Council, English Nature, The Derbyshire Bat Conservation Group</p> <p>Derbyshire County Council, English Nature, The Derbyshire Bat Conservation Group</p> <p>Derbyshire Dales District Council</p>
3 To ensure the design of the conversion is not detrimental on the fabric and character of farm buildings and surrounding landscape.	<p>The use and source of building materials</p> <p>The use of traditional building methods</p>	<p>Planning records</p> <p>Planning records</p>
4 To protect and enhance the character of the landscape	Number of landscape schemes submitted	Planning records

<b>OBJECTIVE</b>	<b>INDICATOR</b>	<b>SOURCE</b>
5 To reduce energy consumption and waste production and facilitate renewable energy	Percentage of new approvals incorporating energy efficient designs/layouts  Number of conversions completed to Eco-Homes standard	Planning records  Planning Records
6 To protect and enhance environmental assets.	Number of approvals involving listed buildings  Number of approvals that have significant archaeological interest.	Planning records
<b>ECONOMIC</b>		
7 To ensure any conversion is appropriate and a viable use in accordance with national, regional and local planning policy and to encourage further development of tourism and employment	Tourism and employment related completions of farm building conversions	Planning Records

## **SECTION 5 TESTING THE SPECIAL PLANNING DOCUMENT OBJECTIVES AGAINST THE SUSTAINABILITY FRAMEWORK**

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5.1 At this stage it is important that the identified objectives of the SPD, are compatible with the identified SA Framework key sustainability objectives

***The objectives of the SPD are to:***

- **Provide clear guidance to developers on the design of farm building conversions; and**
- **Ensure that any alternative use of farm buildings is sympathetic to their character and surrounding landscape.**

5.2 The objectives set out in the SPD indicate what the Council is trying to achieve through the implementation of the Derbyshire Dales Local Plan. Once defined, they must then be assessed against each of the Council's SA objectives (which are currently being developed) to ensure that they are consistent in their approach in working towards achieving sustainable development. The results of this will give an indication of whether the objectives are positively compatible, neutral (have no effect or will create a possible conflict). For the purposes of this exercise the SPD objectives will be assessed against the SA objectives.

**Table 7 Comparing the SPD objectives against the SA objectives**

SA Objectives	SPD Objectives	
	Provide clear guidance to developers on the design of farm building conversions	Ensure that any alternative use of farm buildings is sympathetic to their character and surrounding landscape
1. To encourage and support local employment	Positively Compatible	Positively Compatible
2. To protect and enhance key habitats and species	Positively Compatible	Positively Compatible
3. To ensure the design of the conversion is not detrimental on the fabric and character of farm buildings and surrounding landscape.	Positively Compatible	Positively Compatible
4. To protect and enhance the character of the landscape	Positively Compatible	Positively Compatible
5. To reduce energy consumption and waste production and facilitate renewable energy	Positively Compatible	Positively Compatible
6. To protect and enhance environmental assets, and reduce contributions and vulnerability to climate change.	Positively Compatible	Positively Compatible
7. To ensure any conversion is appropriate and a viable use in accordance with national, regional and local planning policy and to encourage further development of tourism and employment	Positively Compatible	Positively Compatible

Scale: neutral / positive compatible

**Conclusion:** Assessment of compatibility between the SPD objectives and the SA Objectives do not reveal any significant conflicts

## **SECTION 6 CONSULTING ON THE SCOPE OF THE SA**

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- 6.1 Consultation on this Scoping Report is intended to ensure that the objectives set are appropriate, and the scope and level of detail proposed for subsequent stages of the of the SPD are comprehensive and robust enough to support decisions made on programmes and strategies of the Plan with regards to sustainability.
- 6.2 Consultation for this Report is being undertaken with the four key SEA consultation bodies – The Countryside Agency, English Heritage, English Nature and the Environment Agency. Other key stakeholders and where appropriate, representatives of other interest groups are also being consulted.
- 6.3 It is at this point now that we are seeking your views on the Scoping Report. Particular focus at this stage is directed to the questions set out at the front of this document.
- 6.4 Once any necessary changes to the scoping report have been made and approved, work can then commence on the SPD.

## **SECTION 7 STRUCTURE AND LEVEL OF DETAIL OF THE SA REPORT**

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- 7.1 We do not intend to consult upon an initial SA report or Issues and Options for the SPD. This is because the Council considers that the Scoping report has not raised any conflicting issues that would merit detailed discussion in an Issues and Options consultation.
- 7.2 The next consultation will therefore be a six week consultation on the Final SA Report and the Draft SPD.