



**DERBYSHIRE DALES DISTRICT COUNCIL**

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**Supplementary Planning Document  
The Conversion of Farm Buildings –  
Design Guidance  
Sustainability Appraisal Report**

**August 2005**

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# **1. Summary and Outcomes**

## **1.1 Non Technical Summary**

- 1.1.1 Work is currently being undertaken to produce a Supplementary Planning Document (SPD) to provide guidance to applicants on the design of farm building conversions in the Derbyshire Dales District outside the Peak District National Park boundary. The purpose of this Sustainability Appraisal (SA) is to integrate sustainability considerations into the preparation and adoption of the SPD. The SA considers the SPD's implications from a social, economic and environmental perspective, by assessing options and the draft SPD against available baseline data and sustainability objectives.
- 1.1.2 This final report outlines the findings of the Sustainability Appraisal of the "The Conversion of Farm Buildings – Design Guidance" Draft Supplementary Planning Document (SPD) which supplements the Derbyshire Dales Local Plan.
- 1.1.3 SA is mandatory for SPDs under the requirements of the Planning and Compulsory Purchase Act (2004). SAs of SPDs should also fully incorporate the requirements of the European Directive 2002/42/EC, known as the Strategic Environmental Assessment (SEA) Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. Compliance with the SEA Directive is shown in Appendix 1. In addition, the report aids the Council in demonstrating how it has sought to meet Section 39 of the Planning and Compulsory Purchase Act (2004) which requires that local planning authorities exercise their functions with the purpose of contributing towards sustainable development.
- 1.1.4 The approach to the appraisal has been developed with reference to the Office of the Deputy Prime Minister consultation paper and guidance (ODPM), *'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks'* (Consultation Draft SA Guidance) September 2004. This guidance was updated in April 2005 by an OPPM Interim Advice Note on frequently asked questions.
- 1.1.5 As part of the Supplementary Planning Document Pre production stage, the District Council published a Sustainability Appraisal Scoping Report for "the Conversion of Farm Buildings – design Guidance SPD. This forms the key document in the first stage of the SA. The Scoping Report helps to set the context of the Supplementary Planning Document. Undertaking the Sustainability Appraisal has ensured the following:
- All relevant national, regional and local policy documents have been taken into account.

- All relevant information relating to the conversion of farm buildings were collated.
- All targets from relevant policy documents were identified.
- All policies contained in the SPD are consistent with one another.

## 1.2 Consultation

1.2.1 This final SA report will be published by the Council at the same time as the draft Conversion of Farm Buildings Design Guidance SPD. Consultation on the final SA Report will be undertaken during the public participation stage on this draft SPD in accordance with Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004. The ODPM consultation paper and guidance, *'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks'* September 2004 makes clear that consultation on the final SA Report will need to comply with the requirements of the SEA Directive. This will include the four SEA consultation bodies, the Environment Agency; English Nature; English Heritage and the Countryside Agency; specific consultation bodies in the Town and Country Planning (Local Development) (England) Regulations; and the public affected or likely to be affected by, or having an interest in the conversion of Farm Buildings Design Guidance SPD. Responses to this consultation must be taken into account during the preparation of the revised draft version of the Conversion of Farm Buildings – Design Guidance SPD.

This document and the draft SPD – The Conversion of Farm Buildings Design Guidance has been published for public consultation. The consultation is for 6 weeks from 04 August 2005 to 15 September 2005. All comments must be received no later than 15 September 2005, 5.00pm:

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Comments received will be appraised for the purpose of informing the final version of the Conversion of Farm Buildings Design Guidance SPD.

## **2. Appraisal Methodology**

### **2.1 Approach Adopted to the SA**

2.1.1 The approach to the appraisal has been developed with reference to the ODPM consultation paper and guidance, '*Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks*' (Consultation Draft SA Guidance) September 2004. Consideration has also been given to the ODPM interim advice note on frequently asked questions '*Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks*' April 2005.

2.1.2 The SA was undertaken by the Council's Planning Policy Officers and Conservation Officers.

### **2.2 Sustainability Objectives**

2.2.1 The appraisal process has used an Appraisal Framework, which contains 17 draft objectives covering social economic and environmental issues within the Derbyshire Dales District Council planning administrative area and are presented in Table 1 below.

2.2.3 The Council is in the process of finalising the objectives. This will 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.

2.2.4 The draft objectives are based on key sustainability issues, taking into account characteristics of the area and the findings of its baseline data. The aim is to ensure the objectives will remain unchanged for all sustainability appraisals. This will ensure that the Council's approach towards achieving sustainable development is consistent in the production of all documents forming part of the Development plan.

**Table 1 - The draft Sustainability Objectives that have been used for this SA are as follows:**

**Social**

1	To ensure adequate quality and provision of a range of house types to meet local needs in appropriate location, and maintain and improve the local housing stock and provision of affordable housing/social housing.
2	To improve the quality of where people work and live and minimise risks and nuisances
3	To promote maintain and improve facilities, services and opportunities for all and access to them
4	To minimise opportunities for crime and reduce the fear of crime
5	To direct development to more sustainable locations and reduce the need to travel
6	To strengthen transport links between rural areas and towns and improve conditions for walking, cycling and travel by public transport.

**Environment**

7	To identify, conserve and enhance biodiversity sites and to maximize opportunities for achieving Biodiversity Action Plans targets
8	To protect and enhance key habitat and species
9	To reduce contamination, regenerate degraded environments and maintain soil resources and quality
10	To promote efficient use of resources
11	To reduce energy consumption and waste production and facilitate renewable energy
12	To protect and enhance water resources and environmental assets, and reduce contributions and vulnerability to climate change
13	To protect and enhance the character of the landscape and townscape, historic assets, and maintain and strengthen local distinctiveness and sense of place
14	To encourage further development of tourism and culture

**Economic**

15	To safeguard the vitality of the District's town and villages, and create and sustain a vibrant rural economy
16	To strengthen, modernize and diversify the District economy, and promote sustainable economic growth
17	To encourage and support a high and stable level of employment and variety of jobs to meet local employment needs.

## **2.3 Sustainability Appraisal Scoping Report for the Conversion of Farm Buildings - Design Guidance - SPD**

2.3.1 As part of the Supplementary Planning Document Pre-Production stage, the District Council has published a *Sustainability Appraisal Scoping Report for The Conversion of Farm Buildings – Design Guidance SPD*. This forms the key document in the first stage of the SA. The Scoping Report helps to set the context of the Supplementary Planning Document, define its objectives, establish the baseline and decide on the scope and level of detail required of the Sustainability Appraisal, to ensure that sustainability concerns will be taken into account throughout production of the document.

2.3.2 The Scoping Report was published for consultation for 3 weeks from 16 May 2005 to 06 June 2005. The Report stated that the Council considered that the Scoping Report had not raised any conflicting issues that would merit detailed discussion in an Issues and Options consultation. The report therefore considered that the next consultation should be on the SA report and the Draft SPD. There were no consultation responses that disagreed with this approach.

The Scoping Report set out an initial assessment of:

- The relationship between the SPD and other relevant plans and programmes.
- Relevant sustainability objectives established at the national, regional and local level.
- The current baseline data.
- The likely key sustainability issues.

The SA Scoping Report consultation was sent to the following organisations :

English Heritage, Environment Agency, English Nature, Countryside Agency, Government Office for the East Midlands, Derbyshire County Council, South Derbyshire District Council, High Peak Borough Council, Amber Valley Borough Council, Peak District National Park Authority, North East Derbyshire District Council, Staffordshire Moorlands District Council, East Staffordshire Borough Council, Derbyshire Wildlife Trust

A summary of the consultation responses is provided in Appendix 2

## **2.4 Sustainability Appraisal Report for the Conversion of Farm Buildings - Design Guidance - SPD**

2.4.1 Two key spatial objectives have been identified for the SPD, which set out the desired outcomes the Council will aim to achieve through implementation of the SPD. These have been produced based on the evidence-gathering stage – as outlined in the Scoping Report.

**Spatial Objective 1** *To provide clear guidance to developers on the design of farm building conversions*

**Spatial Objective 2** *Ensure that any alternative use of farm buildings is sympathetic to their character and surrounding landscape.*

This document forms the Sustainability Appraisal Report for *The Conversion of Farm Buildings – Design Guidance SPD* – including development and refinement of Options, and appraisal of the effects of the Draft SPD.

## **2.5 Plan Options to be considered**

One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process. During the development of the draft SPD, a range of options were considered.

The aim of options is to assess the preferred option alongside other previously considered, against the sustainability framework. This process enables comparison between options, highlighting any potential implications on sustainability. The appraisal of options also enables recommendations for mitigation of negative impacts and suggestions for modifications to the preferred option as presented in the draft SPD.

Two Options have been generated in response to issues identified during the evidence gathering stage of the SPD. These look at approaches that the Council may take in working to meet the SPD's Spatial Objectives.

**Option 1:** Business as Usual; and  
**Option 2:** The Conversion of Farm Buildings  
Design Guidance” SPD.

The Key distinctions between the two Options are detailed below:

### **2.4.1 Business as Usual**

Option 1 would involve no change to the level of practical advice offered to developers, designers and planners with respect to the design of farm building conversions. Assessment of design issues would continue to rely on Officer experience.

The business as usual option is concerned with existing legislation and development plan policies in so much as these may affect farm building conversions. It assumes that the following conditions are in place.

- The **Town and Country Planning Act 1990** makes it a duty of the Local Planning Authority to ensure that in granting planning permission adequate provision is made for the quality of design of development. This can be done through the use of planning conditions. Planning Authorities must also take into account all current legislation and Government guidance. Planning permission will not normally be granted for developments that have a detrimental impact upon the character and appearance of the farm building(s) and its surroundings. Proposals for change of use and conversion would require an application for Planning Permission.
- The **Wildlife & Countryside Act 1981** provides protection for scheduled species and their habitats, especially SSSIs and National Nature Reserves. Trees are habitat to a variety of protected species.
- The **Countryside and Rights of Way (CROW) Act 2000** also covers protected species and their habitat, as well as including reckless (as well as intentional) destruction/disturbance.
- **Listed Building Consent** – Any works of alteration, however subtle, which would be considered to affect the special character or appearance of the listed building would require an application for Listed Building Consent to be made to Local Planning Authority

### **2.4.2 “The Conversion of Farm Buildings Design Guidance” SPD**

Option 2 would involve the preparation of a document to provide guidance to promote good design guidance of the conversion of farm buildings, through a booklet, which would be adopted as SPD.

- The SPD is designed to provide information to all those involved in the development process about the standard that the Local Planning Authority requires for the design of farm buildings conversions.

- The proposed booklet is intended to expand on the provisions of the “saved policies” of the Derbyshire Dales Local Plan – Revised Policies to control the appearance of development

Policy	Title
SF6	Design and Appearance of Development
H6	Conversion and Re-Use of Buildings To Provide Residential Accommodation Outside Settlement Frameworks
H12	Design and Appearance of New Housing
EDT7	Design and Appearance of New Industrial And Business Premises
EDT15	Re-Use Of Rural Buildings For Industrial and Business Use
EDT19	Tourist Accommodation Outside Settlement Frameworks
NBE20	Conversion And Changes Of Use Of A Listed Building

- The booklet provides detailed design guidance to applicants proposing to convert farm buildings.
- Through the SA process a number of sustainability issues have been identified and are considered important when considering the conversion of farm buildings. An appendix to the SPD provides a “sustainability checklist” to help applicants identify relevant sustainability issues before submitting a planning application.
- Adoption of the booklet as SPD will give it some weight as material consideration and therefore assist in the application of standards through planning permissions and Listed Building Consents

**No other realistic options have been identified.**

### **3. Appraisal Results**

#### **3.1 Assessment of Options**

- 3.1.1 Each of the options prepared for the SPD will be recorded against the Objectives of the SA, and their likely significant effects on sustainability determined over time – the short medium and long term as either being positive negative or having no significant effect along with cumulative impacts of implementing the Option. An indication of predicted effects is also provided, where they are recorded as being negative.
- 3.1.2 The findings of the initial SA helps to identify which Option does not perform well and can be discarded, or where changes should be made to ensure that negative impacts are minimised and positive impacts enhanced
- 3.1.3 **Appendix 3** presents the results from the initial SA. The findings of the Initial SA helps to identify which Option does not perform well and can be discarded, or where changes should be made to ensure that negative impacts are minimized and positive impacts enhanced.

#### **3.2 Outcome of the Initial SA**

##### **3.2.1 *Business as Usual***

The SA of Option 1 indicates that the current information is insufficient to promote good design guidance of farm building conversions and could be improved through greater promotion of design standards for conversion of farm buildings or implementation of control through policy.

##### **3.2.3 *The Conversion of Farm Buildings Design Guidance SPD***

Due to the specific scope of the SPD, impacts on economic, environmental and sustainability objectives are limited. There will be positive long term impacts, through greater promotion, if farm buildings are converted sympathetically to their character and surrounding environment enhancing the environment for future generations.

The SPD proposed in Option 2 will help to support the design of farm buildings and has been shown to perform better overall in sustainability terms – particular in the medium to long term. This Option has subsequently been selected as the Preferred Option (to be subject to further assessment) No changes were required resulting from the Initial SA of this Option.

### **3.3 Sustainability Effects of the Preferred Option**

3.3.1 **Appendix 4** presents the cumulative effects of the Preferred Option are assessed in greater detail, against SA Objectives, paying particular attention to the impacts its implementation may have on the baseline situation, the likelihood of effects occurring, and the scale and nature of the impacts predicted over time.

### **3.4 Outcome of Further SA of Option 2**

3.4.1 Findings of the SA of the Preferred Option indicates that the proposed SPD would provide a useful tool in informing and enforcing better design standards to help maintain the character of farm building conversions. The outcomes of this have been used to inform the production of the Draft SPD. Cumulative effects were considered during the assessment. No potential negative cumulative effects were identified.

3.4.2 The SPD is linked to “saved” polices SF6, H6, H12, EDT15, NBE20, EDT7, and EDT19 of the Derbyshire Dales District Council Local Plan. The document will help to deliver benefits, socially, environmentally and economically throughout the District. Overall in the medium to long term there will be a positive impact on the character and appearance of farm buildings and surrounding landscape.

## **4 Implementation and Monitoring**

4.1 The significant sustainability effects of implementing the draft SPD will be monitored to help identify unforeseen adverse effects and to enable remedial action to be taken.

4.2 The Council is required to prepare Annual Monitoring Reports to assess the implementation of the Local Development Scheme and the extent to which policies in the Local Plan are being achieved.

Table 2 below, shows the indicators that were included in the SA Framework, and will be used to monitor the performance of the SPD

4.3 Attached as an appendix to the draft SPD is a “sustainability checklist” which uses the SA objectives in Table 2 to form a schedule of items that developers would need to consider as sustainability issues before submitting a planning application. They will become part of the monitoring of the SA objectives.

**Table 2 : 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>Lowland Biodiversity Action Plan</p> <p>Planning records Sustainability Checklist</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>Number of landscaping and planting proposal informed by landscape character assessment and Derbyshire Dales Emerging Landscape Strategy</p>	<p>Planning records, Sustainability Checklist</p> <p>Planning records, Sustainability Checklist</p>
4 To protect and enhance the character of the landscape	Number of appropriate landscape schemes submitted that positively enhance intrinsic landscape character	Planning records, Sustainability Checklist

<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

## Appendix 1 Compliance with SEA Directive

SEA Directive Requirement	Where covered in SA process
Preparation of an <b>Environmental Report</b> , detailed below (Article 5).	Sections
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	Section 1-4 SA report
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;	Section 2 – SA Scoping Report
(c) the environmental characteristics of areas likely to be significantly affected;	Section 2 - SA Scoping Report
(d) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Section 3 – SA Scoping Report
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	Section 1 – SA Scoping Report
(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Appendix 3 of SA Report
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Section 3 of SA Report
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information;	Section 2.5 of SA report
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10; Refer to paragraphs 36-37	Section 4 of SA Report
(j ) A non-technical summary of the information provided under the above headings	Section 1 of SA Report

(k) The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Appendix 3 of SA Report
(l) <b>Consultation:</b> <ul style="list-style-type: none"> <li>▪ Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4)</li> <li>▪ Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)</li> <li>▪ Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</li> </ul>	Section 2.3 of SA Report
	Section 1.21 of SA Report
	N/A
(m) <b>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</b>	Section 1.21 of SA Report
(n) <b>Provision of information on the decision:</b> When the plan or programme is adopted, the public and any countries Consulted under Art.7 must be informed and the following made available to those so informed: <ul style="list-style-type: none"> <li>▪ The plan or programme as adopted</li> <li>▪ a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of Consultations entered into pursuant to Art. 7 have been taken into account in Accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>▪ the measures decided concerning monitoring (Art. 9)</li> </ul>	To be carried out after consultation on the draft SPD
(o) <b>Monitoring</b> of the significant environmental effects of the plan's or programme's implementation (Art. 10)	Section 4 of SA Report

## Appendix 2 Summary of the main SA Scoping Report Consultation Responses

Consultee	Consultee Response Summary	Officer's Response and Recommendation
English Heritage	Suggested that the baseline data could include a schedule of traditional buildings that are listed. Change of use could then be monitored and an indicator of change would be the proportion of listed farm buildings which are subject to a change of use (not just the number of approvals as proposed in Table 6)	Noted. This would provide an effective means of monitoring conversions. To be done during the monitoring of the SPD.
Environment Agency	<p>Include Great Crested Newts within the SA framework</p> <p>Include swift, house martin and swallow within the sustainability appraisal framework</p> <p>Section 1 Page 9 should refer to protection for all breeding birds, their nest and eggs (Wildlife Countryside Act 1981)</p>	To be included in the Sustainability Checklist of the SPD
English Nature	<p>Section 3 – Key sustainability issues:</p> <p>Include to additional points:</p> <p>A statement explaining the vulnerability of roosting bats and nesting birds to building work needs to be added.</p> <p>A statement explaining that those involved in building work are often unaware of the legal protection afforded to bats and bird species.</p> <p>Include another objective in Section 5 - “to ensure that the habitat of legally protected species (ie birds and bats) are protected and where possible enhanced during the development of farm buildings</p>	Noted and updated. Promotion of Protected Species incorporated into the “Sustainability Checklist” of the SPD

Consultee	Consultee Response Summary	Officer's Response and Recommendation
Countryside Agency	<p>Amend Section1 (C) to read Derbyshire County Council's landscape character assessment "The Landscape Character of Derbyshire" Targets should "enhance local landscape character"</p> <p>Indicator for objective three in table 6 to be amended to read " the inclusion of appropriate landscaping and planting proposals informed by landscape character assessment and Derbyshire emerging Landscape Strategy</p> <p>Indicator for Objective four in Table 6 be strengthened to ensure landscaping schemes positively enhance intrinsic landscape character.</p>	Noted and updated
Government Office for the East Midlands	Indicate if the rate of approvals is expected to continue and the geographical location of conversions (open countryside : within settlements) and type of building construction as these may give rise to the need for different design guidance	Noted : Monitoring of farm building conversions will take these into consideration.

Consultee	Consultee Response Summary	Officer's Response and Recommendation
Derbyshire County Council	<p>Amend target <b><i>“Increase in key landscape features”</i></b> to <b><i>“Increase in appropriate key landscape characteristics”</i></b></p> <p>Include reference to Environment Policy 1 Landscape Character in the Derby and Derbyshire Structure Plan</p> <p>Change indicator on page 24 to read <b><i>“Number of appropriate landscape schemes”</i></b></p> <p>Table 5 under availability of natural stone slates include English Heritage, Derbyshire County Council and the Peak District National Park Authority.</p> <p>Include the following documentary sources:</p> <ul style="list-style-type: none"> <li>• "The Grey Slates of the South Pennines",-by Terry Hughes , FIoR, 1996, for DCC and Peak Park</li> <li>• English Heritage Research Transactions Vol 9., "Stone Roofing", Aug 2003</li> <li>• "Planning for the Supply of Natural Building and Roofing Stones in England and Wales" -ODPM, March 2004, aka "The Symonds Report".</li> </ul> <p>Barn conversions can have a detrimental effect on populations of other birds such as swallows, house martins and swifts. The SA should address this.</p> <p>Table 5 – Sustainability Issues – The table should refer to bats and their decline</p>	Noted and updated
South Derbyshire District Council	No comments received	N/A
High Peak Borough Council	No comments received	N/A

Consultee	Consultee Response Summary	Officer's Response and Recommendation
Amber Valley Borough Council	<p>National Appeal decisions seem to suggest that the re-use of farm buildings is more important than car travel generation implications.</p> <p>Suggest a new sustainability Issue : Relatively low numbers of tourism and employment approvals relative to residential approvals</p>	Noted
Peak District National Park Authority	No comments received	N/A
North East Derbyshire District Council	No comments received	N/A
Staffordshire Moorlands District Council	No comments received	N/A
East Staffordshire Borough Council	No comments received	N/A
Derbyshire Wildlife Trust	<p>The conversion of farm buildings has the potential to impact on a range of wildlife including several protected species. Bats and barn owls are especially vulnerable but other species affected include little owl, tawny owl, swallows, house martins and swifts. There are also cases of great crested newt being affected (the adults seek shelter under and within stones, crevices etc.</p> <p>Both DWT and English Nature will often advise that surveys for protected species (bats mainly) are undertaken <b>prior</b> to consent being granted for conversion. DWT also advise that breeding bird surveys should be undertaken prior to consent.</p>	Noted and included in the Sustainability Checklist

**APPENDIX 3 – The Conversion of Farm Buildings – Design Guidance SPD  
SUMMARY OF SUSTAINABILITY IMPACTS OF OPTIONS 1 and 2**

**OPTION 1 – Business As Usual**

**+ = Positive 0 = Neutral (no significant positive or negative effects) - = Negative**

SA Objective		OPTION 1 – Business as Usual				
		Short Term	Med Term	Long Term	Comments/Cumulative Effects	Possible Mitigation Measures
Social	1 To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations, and maintain and improve the local housing stock and provision of affordable/social housing.	0	0/+	0/+	The cost of converting farm buildings to residential makes it not viable to provide for affordable housing for local needs. In the event that the site is considered acceptable for residential use the applicant is required to make a financial contribution towards the provision of affordable housing to meet an identified local community need elsewhere in the vicinity	N/A
	2 To improve the quality of where people work and live, and minimise risks and nuisances	0/+	0/-	0/-	Design advice on farm building conversion is provided where an application for planning permission or Listed Building Consent is sought  The conversion of farm buildings can help improve the quality of farm buildings both physically and aesthetically. However, where inappropriate materials or designs are used especially, the collective impact of these may adversely affect the appearance of the farm buildings and relationship they have with their surroundings, which is an important element of local landscape character.	Greater promotion of design and materials for farm buildings appropriate for Listed Farm Buildings, Curtilage Listed Buildings and buildings with some architectural merit.
	3 To promote, maintain and improve facilities, services and opportunities for all and access to them	0	0	0	No significant effect	N/A

	4 To minimise opportunities for crime and reduce the fear of crime	0	0	0	No significant effect	N/A
	5 To direct development to more sustainable locations and reduce the need to travel	0	0/-	0/-	Consideration of whether the proposal is sustainable and appropriate given that many farm buildings are in isolated rural locations, some distance from local service centres and other facilities.  High percentage of farm buildings are in relatively isolated locations reliant on the car as a means of transport	Greater awareness to applicants about sustainability issues and the impact of the car on the environment.  To provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.
	6 To strengthen transport links between rural areas and towns, and improve conditions for walking, cycling and travel by public transport	0	0	0	No significant effects	N/A
Environment	7 To identify, conserve and enhance biodiversity sites and to maximise opportunities for achieving Biodiversity Action Plan targets	0/+	0/+	0/+	The planning application process enables designated sites to be identified which ensures relevant bodies are consulted on the proposal.	To provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.
	8 To protect and enhance key habitats and species	0/+	0/-	0/-	The planning application process does not identify whether protected species or key habitats are present. English Nature and Derbyshire Wildlife Trust are not always consulted on sites that may provide habitats for protected species. The responsibility lies with the applicant	Greater awareness of the importance of farm buildings as habitats for protected species. To provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.
	9 To reduce contamination, regenerate degraded environments and maintain soil resources and quality	0	0	0	No significant impacts	N/A
	10 To promote efficient use of resources	0/+	0/+	0/+	Converting existing farm buildings to alternative uses help conserve the use of raw building materials.	N/A

11 To reduce energy consumption and waste production, and facilitate renewable energy	<b>+/-</b>	<b>+/-</b>	<b>+/-</b>	Modern buildings materials are often considered more energy efficient than traditional forms. However the production of new windows, doors, roofs etc will require more energy than repair as opposed to using natural materials that would be also in keeping with character of the buildings	Greater promotion of repair and retention will reduce the demand for raw materials and help to enhance the original character of the farm buildings and on the local landscape.
12 To protect and enhance water sources and environmental assets, and reduce contributions and vulnerability to climate change	<b>0</b>	<b>0/-</b>	<b>0/-</b>	Many of the farm buildings are located in open countryside. In some cases the immediate landscape to a farm building may have significant archaeological interest and value. Other important environmental assets may also be present such as ponds and other ecological features that are not identified through the planning process	To provide a sustainability checklist as an Appendix the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.
13 To protect and enhance the character of the landscape and townscape, historic assets, and maintain and strengthen local distinctiveness and sense of place	<b>0/+</b>	<b>0/+</b>	<b>0/+</b>	<p>A significant number of farm buildings are listed in recognition of their special architectural and historic interest.</p> <p>Conservation advice is provided where an application for planning permission or Listed Building Consent is sought</p> <p>Listing building protects both the exterior and interior of the building for inappropriate alterations</p> <p>Buildings adjacent to or within the curtilage of a listed building may also be protected by the listing of that building. (curtilage listing)</p> <p>Unlisted Farm buildings do not benefit from statutory protection. Proposals for change of use and conversion would require an application for Planning Permission. Advice on design is given</p> <p>In some cases the immediate landscape to a farm building or group of building may have significant archaeological interest and value.</p>	Greater awareness and promotion of good design of farm buildings will reinforce and supplement advice given to applicants to ensure local distinctiveness and character of an area.

	14 To encourage further development of tourism and culture	<b>0/+</b>	<b>0/+</b>	<b>0/+</b>	<p>The Council's policies establish a sequential test for the conversion of farm buildings located within the open countryside. Applicants seeking planning permission to convert farm buildings to residential use would need to demonstrate that farm buildings or group of farm buildings are not suited for conversion to tourism. Applicants are advised by planning officers that tourism is given preference over residential conversion</p> <p>Increase in tourist accommodation in appropriate locations will provide a positive impact on the number of people visiting the area.</p>	Greater awareness of the policies on barn conversions and in particular that there is presumption in favour of employment and tourism use over residential use.
Economic	15 To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<b>0/+</b>	<b>0/+</b>	<b>0/+</b>	The Council's policies establish a sequential test for the conversion of farm buildings located within the open countryside. Applicants seeking planning permission to convert farm buildings to residential use would need to demonstrate that farm buildings or group of farm buildings are not suited for conversion to tourism	Greater awareness of the policies on barn conversions and in particular the presumption in favour of employment and tourism use over residential use.
	16 To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<b>0</b>	<b>0</b>	<b>0</b>	82% of farm buildings in the District are converted for residential mainly located in open countryside.	Greater promotion to convert farm buildings to employment use will help strengthen local economies.
	17 To encourage and support a high and stable level of employment and variety of jobs to meet local employment needs	<b>0/-</b>	<b>0/-</b>	<b>0/-</b>	<p>82% of farm buildings in the District are converted for residential mainly located in open countryside.</p> <p>New jobs may be sustained in converting farm buildings to alternative uses.</p>	Greater promotion of farm building conversion will help to sustain local jobs and traditional skills.

N.B. Different components within an Option may generate varying impacts. This is indicated by '/'

# OPTION 2 – Supplementary Planning Document

**+ = Positive 0 = Neutral (no significant positive or negative effects) - = Negative**

SA Objective		OPTION 2 - SPD				
		Short Term	Med Term	Long Term	Comments/Cumulative Effects	Possible Mitigation Measures
Social	1 To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations, and maintain and improve the local housing stock and provision of affordable/social housing	<b>0</b>	<b>0/+</b>	<b>0/+</b>	The cost of converting farm buildings to residential makes it not viable to provide for affordable housing for local needs. In the event that the site is considered acceptable for residential use the applicant is required to make a financial contribution towards the provision of affordable housing to meet an identified local community need.	N/A
	2 To improve the quality of where people work and live, and minimise risks and nuisances	<b>0</b>	<b>+</b>	<b>+</b>	Encouragement, through design guidance, the conversions of farm buildings that are in disrepair and would benefit from being converted will help to preserve and enhance the character of the local area.	N/A
	3 To promote, maintain and improve facilities, services and opportunities for all and access to them	<b>0</b>	<b>0</b>	<b>0</b>	No significant effects	N/A
	4 To minimise opportunities for crime and reduce the fear of crime	<b>0</b>	<b>0/+</b>	<b>0/+</b>	Increasing the number of farm building conversions and providing additional residential properties in the open countryside may provide further opportunities for crime.  However, well maintained buildings will also help to reduce the fear of crime.  Overall positive	N/A

	5 To direct development to more sustainable locations and reduce the need to travel	<b>0</b>	<b>0/-</b>	<b>0/-</b>	Consideration of whether the proposal is sustainable and appropriate given that many farm buildings are in isolated rural locations, some distance from local service centres and other facilities.  High percentage of farm buildings are in relatively isolated locations reliant on the car as a means of transport	Greater awareness to applicants about sustainability issues and the impact of the car on the environment.  To provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.
	6 To strengthen transport links between rural areas and towns, and improve conditions for walking, cycling and travel by public transport	<b>0</b>	<b>0</b>	<b>0</b>	No significant effects	N/A
Environment	7 To identify, conserve and enhance biodiversity sites and to maximise opportunities for achieving Biodiversity Action Plan targets	<b>+</b>	<b>+</b>	<b>+</b>	The SPD will promote the importance of protected species in particular barn owls and bats.	To provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.
	8 To protect and enhance key habitats and species	<b>+</b>	<b>+</b>	<b>+</b>	The SPD will promote the importance of protected species in particular barn owls and bats.	To provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.
	9 To reduce contamination, regenerate degraded environments and maintain soil resources and quality	<b>0</b>	<b>+</b>	<b>+</b>	Farm buildings that have become into a state of disrepair may benefit from being converted to an alternative use to help regenerate the site.	N/A
	10 To promote efficient use of resources	<b>+</b>	<b>+</b>	<b>+</b>	Converting a farm building will reduce the need for additional raw materials	N/A
	11 To reduce energy consumption and waste production, and facilitate renewable energy	<b>0/+</b>	<b>0/+</b>	<b>0/+</b>	Although it is considered that more energy may be lost through traditional systems compared to modern systems (such as UPVC windows) there may be an overall reduction in usage of energy required for new productions	N/A

	12 To protect and enhance water sources and environmental assets, and reduce contributions and vulnerability to climate change	<b>0/+</b>	<b>+</b>	<b>+</b>	Greater promotion of the impacts of converting farm buildings will provide awareness of protecting water resources and environmental assets.	To provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.
	13 To protect and enhance the character of the landscape and townscape, historic assets, and maintain and strengthen local distinctiveness and sense of place.	<b>+</b>	<b>+</b>	<b>+</b>	Greater promotion of the impacts of converting farm buildings will provide awareness of the importance of landscape character and local distinctiveness.	To provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.
	14 To encourage further development of tourism and culture	<b>0</b>	<b>+</b>	<b>+</b>	Preservation of buildings in their traditional form will encourage people to visit the area for their historic assets.  The SPD will promote tourist accommodation as a preferred alternative uses.	N/A
Economic	15 To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	<b>0</b>	<b>+</b>	<b>+</b>	The SPD will promote employments as a preferred alternative uses.	N/A
	16 To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	<b>0/+</b>	<b>+</b>	<b>+</b>	Continued demand generated for the conversion of farm buildings will help sustain local skills and jobs involved and associated with such work	N/A
	17 To encourage and support a high and stable level of employment and variety of jobs to meet local employment needs	<b>0</b>	<b>+</b>	<b>+</b>	Continued demand generated for the conversion of farm buildings will help sustain local skills and jobs involved and associated with such work  Positive overall	N/A

N.B. Different components within an Option may generate varying impacts. This is indicated by ‘/’

## WINDOWS AND DOORS SPD - SUMMARY OF SUSTAINABILITY IMPACTS OF OPTIONS 1 AND 2

+ = Positive impact - = Negative impact 0 = Neutral (no significant positive or negative effects)

SA Objective		OPTION 1			OPTION 2		
		Short Term	Med Term	Long Term	Short Term	Med Term	Long Term
Social	1 To ensure adequate quality and provision of a range of house types to meet local needs in appropriate locations, and maintain and improve the local housing stock and provision of affordable/social housing	0	0/+	0/+	0	0/+	0/+
	2 To improve the quality of where people work and live, and minimise risks and nuisances	0/+	0/-	0/-	0	+	+
	3 To promote, maintain and improve facilities, services and opportunities for all and access to them	0	0	0	0	0	0
	4 To minimise opportunities for crime and reduce the fear of crime	0	0	0	0	0/+	0/+
	5 To direct development to more sustainable locations and reduce the need to travel	0	0/-	0/-	0	0/-	0/-
	6 To strengthen transport links between rural areas and towns, and improve conditions for walking, cycling and travel by public transport	0	0	0	0	0	0
Environment	7 To identify, conserve and enhance biodiversity sites and to maximise opportunities for achieving Biodiversity Action Plan targets	0/+	0/+	0/+	+	+	+
	8 To protect and enhance key habitats and species	0/+	0/-	0/-	+	+	+
	9 To reduce contamination, regenerate degraded environments and maintain soil resources and quality	0	0	0	0	+	+
	10 To promote efficient use of resources	0/+	0/+	0/+	+	+	+
	11 To reduce energy consumption and waste production, and facilitate renewable energy	+/-	+/-	+/-	0/+	0/+	0/+
	12 To protect and enhance water sources and environmental assets, and reduce contributions and vulnerability to climate change	0	0/-	0/-	0/+	+	+
	13 To protect and enhance the character of the landscape and townscape, historic assets, and maintain and strengthen local distinctiveness and sense of place	0/+	0/+	0/+	+	+	+
	14 To encourage further development of tourism and culture	0/+	0/+	0/+	0	+	+
Economic	15 To safeguard the vitality and viability of the District's towns and villages, and create and sustain a vibrant rural economy	0/+	0/+	0/+	0	+	+
	16 To strengthen, modernise and diversify the District economy, and promote sustainable economic growth	0	0	0	0/+	+	+
	17 To encourage and support a high and stable level of employment and variety of jobs to meet local employment needs	0/-	0/-	0/-	0	+	+

N.B. Different components within an Option may generate varying impacts. This is indicated by '/'

## **SUMMARY OF SUSTAINABILITY IMPACTS**

### **Option 1 - Proposes no change to the current provision of guidance for the Conversion of Farm Buildings Design Guidance**

Although primary concern is for listed farm buildings and buildings in conservation areas, which define the character of local historic environments, there is no formal published guidance to assist developers / applicants in the final design of farm building conversion.

There is a lack of awareness of the impact of farm building conversions on the environment especially on protected species, landscape character and archaeological / ecological features. The majority of farm building conversions are for residential use which is potentially the most harmful to agricultural buildings as such conversion often incurs the most change. This overall will impact negatively on localities particularly in the medium to long-term as the cumulative effects of changes become more apparent.

### **Option 2 - Proposes a supplementary planning document in the form of a pamphlet promoting the repair and retention of traditional windows and doors.**

This Option helps to provide design guidance on the conversion of farm buildings and provides detailed information on the status of buildings listed in recognition of their special architectural and historic interest. It also provides details on final design of all aspects of conversions including windows, roofs, walls and doors. Although such advice is currently available through national guidance and advice from conservation / planning officers, the proposed booklet allows easier access to and distribution of the information to those wishing to undertake such work.

A Sustainability Checklist will be attached as an Appendix to the SPD which provides a systematic list of sustainability issues for applicants to consider before submitting an application to the District Council. It also provides useful contact details of relevant authorities and advises to undertake independent survey where little or no information is available on a particular issues.

Given some weighting as material consideration, the SPD will provide Officers with greater control over design elements involving conversions of farm buildings in particular those buildings that are listed or are cartilage listed farm buildings. It will also provide guidance to buildings that are unlisted.

Greater impact of the SPD on sustainability is more noticeable in the medium to long term are more barn conversion are undertaken following the design guidance and the sustainability checklist.

### **Overall Finding:**

The conversion of farm buildings to alternative uses such as residential, employment and tourist accommodation can have an impact on the character of the agricultural buildings and surrounding landscape if the design does not take into consideration the architectural merit or their form, grouping, massing and configuration. The impact can be detrimental if buildings are listed, cartilage listed and / or within a conservation area. The SA of Option 1 indicates that current information available is insufficient to reduce such impacts. The SPD in Option 2 will help to support good design guidance for the conversion of farm buildings.

**Option 2 performs better overall in sustainability terms - particularly in the medium to long term, as awareness about the importance of the character of the farm buildings both as individual buildings and on the wider landscape. The guidance also makes applicants aware that conversion to residential use is potentially the most harmful to agricultural buildings as such conversion incurs the most change. The SPD addresses other sustainability issues and offers a checklist that enables applicants to address issues at an early stage so they can make an informed judgement whether their proposal is sustainable.**

## APPENDIX 4– ASSESSMENT OF THE PREFERRED OPTION

+ = Positive impact - = Negative impact 0 = Neutral (no significant positive or negative effects)

SA Objective		Preferred Option 2						
		Summary of Baseline Situation	Impact of Preferred Option	Predicted Effects			Justification for assessment noting: <ul style="list-style-type: none"> <li>▪ Likelihood/certainty of effect occurring</li> <li>▪ Geographical scale of effect</li> <li>▪ Whether temporary or permanent</li> <li>▪ Assumptions made</li> </ul> Include recommendations for mitigation/improvement	
				Nature of Effect (quantify where possible)	Short Term	Med Term		Long Term
Social	1	82% of farm building conversions are for open market residential use. Applicants are required to provide a financial contribution for affordable housing.	The SPD provides advice that conversion to residential use is potentially the most harmful to agricultural buildings and gives preference to employment use.	The cost of converting farm buildings to residential makes it not viable to provide for affordable housing for local needs. In the event that the site is considered acceptable for residential use the applicant is required to make a financial contribution towards the provision of affordable housing to meet an identified local community need.	0	0/+	0/+	Likely effects: <ul style="list-style-type: none"> <li>• Likelihood/certainty: Medium</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>

2	Inappropriate conversion of farm buildings can affect the quality and appearance of buildings that have architectural merit.	Requires those who are intending to carry out such work to take on board the advice given in the SPD.  Clarifies what is required of those wishing to carry out farm building conversions on listed buildings, cartilage listed, buildings within conservation areas and those with not listing status	Will help to maintain and enhance buildings visually and in context with their character and wider landscape,	0	+	+	The SPD will help to promote good design of farm building conversions. This will be afforded a certain amount of weight as material consideration.  Likely effects:  <ul style="list-style-type: none"> <li>• Likelihood/certainty: Medium</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>
3	N/A	No significant effects	N/A				N/A
4	Poor maintenance and buildings that are in a state of disrepair reflect the quality and perception of a safe environment	The SPD provides advice on good design guidance to ensure that buildings are converted in a traditional style which can be seen to offer security	May help to reduce opportunities for crime and also fear of crime in individual buildings. This may encourage people to visit, stay or move to particular areas	0	0/+	0/+	No research undertaken to determine the impact that the conversion of farm buildings has on crime reduction, fear of crime or migration patterns, though likely to have small positive impact.  Likely effects:  <ul style="list-style-type: none"> <li>• Likelihood/certainty: Low/Uncertain</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Medium and Long Term</li> <li>• Recommendation: None</li> </ul>

5	Conversion of farm buildings occur on existing sites usually in rural locations that depends on car travel	Depending on the scale of the proposal and its proximity to existing local services it requires applicants to consider carefully the impacts of the proposal and dependency on the car	Will raise awareness	0	0/-	0/-	<p>The SPD will help to promote the issue of sustainability in particular the need to travel by car.</p> <p>The SPD will provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.</p> <p>Likely effects:</p> <ul style="list-style-type: none"> <li>• Likelihood/certainty: Low negative</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Medium and Long Term</li> <li>• Recommendation: None</li> </ul>
6	N/A	No significant effects	N/A	0	0	0	
<b>Summary Appraisal against Social Objectives:</b>				<b>0</b>	<b>0/+</b>	<b>0/+</b>	The SPD will lead to low positive social benefits through the design guidance of conversion of farm buildings.

Environment	7	Conversion of farm buildings can have an impact on protected species which may effect the Biodiversity Action Plan Targets	Requires those who are intending to carry out such work to take on board the advice given in the SPD.	The SPD will provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.	+	+	+	<p>The SPD will help to promote the issue of sustainability in particular the impacts of farm building conversions on the protected species.</p> <p>Likely effects:</p> <ul style="list-style-type: none"> <li>• Likelihood/certainty: High</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>
	8	Conversion of farm buildings can have an impact on protected species which may effect key habitats and species	Requires those who are intending to carry out such work to take on board the advice given in the SPD	The SPD will provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the social, economic and environmental issues of their proposal.	+	+	+	<p>The SPD will help to promote the issue of sustainability in particular the impacts of farm building conversions on the protected species.</p> <p>Likely effects:</p> <ul style="list-style-type: none"> <li>• Likelihood/certainty: High</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>

9	Farm buildings that have become into a state of disrepair may benefit from being converted to an alternative use to help regenerate the site.	The SPD promotes traditional design of farm building conversions	Will help to regenerate sites that are run down and may have potential to cause pollution	<b>0</b>	<b>+</b>	<b>+</b>	<p>Likely effects:</p> <ul style="list-style-type: none"> <li>• Likelihood/certainty: Medium - High</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>
10	Converting a farm building will reduce the need for additional raw materials.	The SPD promotes repair and retention and the use of traditional materials	Will help to reduce waste and ensure that traditional natural materials are used	<b>+</b>	<b>+</b>	<b>+</b>	<p>Likely effects:</p> <ul style="list-style-type: none"> <li>• Likelihood/certainty: Medium - High</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>
11	Energy efficient materials may not be suitable for the final design of farm building conversions therefore creating inefficient energy systems	The SPD promotes early discussions with Building Regulations s The SPD will provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the energy efficiency issues of their proposal.	Will help the applicant explore and improve energy efficiency of their proposal.	<b>0/+</b>	<b>0/-</b>	<b>0/-</b>	<p>Likely effects:</p> <ul style="list-style-type: none"> <li>• Likelihood/certainty: Low</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>

12	The conversion of farm buildings can have an impact of environmental assets and the quality of any water environment	The SPD will provide a sustainability checklist as an Appendix to the SPD so applicants are given the opportunity to systematically consider the energy efficiency issues of their proposal.	Greater promotion of the impacts of converting farm buildings will provide awareness of protecting water resources and environmental assets.	0/+	+	+	Likely effects: <ul style="list-style-type: none"> <li>• Likelihood/certainty: Medium - High</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>
13	Poor designed farm building conversions that does not consider the architectural merit of buildings can have an impact on the character of the landscape and townscape	The SPD provides detailed advice on the design of farm building conversions to avoid inappropriate designs and fittings	Will help to maintain and enhance individual buildings visually. Also has a synergistic effect on the character of the local landscape	+	+	+	Likely effects: <ul style="list-style-type: none"> <li>• Likelihood/certainty: High</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>
14	Poorly converted barns may discourage those visiting areas for its historic assets.  More farm buildings are converted for residential accommodation	The SPD helps to raise awareness and promote good design of farm building conversions	Will help to maintain and enhance individual buildings visually. Also has a synergistic effect on the character of the local landscape	0	+	+	Likely effects: <ul style="list-style-type: none"> <li>• Likelihood/certainty: High</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>
<b>Summary Appraisal against Environmental Objectives:</b>				+	+	+	<b>The SPD will lead to positive environmental benefits through to preservation and enhancement of the character of farm building conversions.</b>

Economic	15	Farm buildings that are converted to employment will help achieve this objective	The SPD promotes employment and tourism over residential use	Will help to sustain associated businesses with the local economy	<b>0</b>	<b>+</b>	<b>+</b>	Likely effects: <ul style="list-style-type: none"> <li>• Likelihood/certainty: High</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>
	16	There are a number of local trades that rely on work related to farm building conversions	The SPD promotes the traditional design of farm building conversions	Will help to sustain associated businesses with the local economy	<b>0/+</b>	<b>+</b>	<b>+</b>	Likely effects: <ul style="list-style-type: none"> <li>• Likelihood/certainty: High</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>
	17	There are a number of skills and jobs that rely on work related to farm building conversions. These are important to localities, both for the type of work in which they specialise and other associated works	The SPD promotes the traditional design of farm building conversions	Will help to sustain associated businesses with the local economy and reduce the loss of jobs and skills	<b>0</b>	<b>+</b>	<b>+</b>	Likely effects: <ul style="list-style-type: none"> <li>• Likelihood/certainty: High</li> <li>• Scale: District wide – affecting all farm building conversions</li> <li>• Temporary or permanent: permanent</li> <li>• Timing: Short, Medium and Long Term</li> <li>• Recommendation: None</li> </ul>
	<b>Summary Appraisal against Economic Objectives:</b>					<b>0/+</b>	<b>+</b>	<b>+</b>

N.B. Different components within an Option may generate varying impacts. This is indicated by ‘/’

