

2.38 FARM DIVERSIFICATION (ENV. 16)

2.38.1 Changing trends in the agricultural industry have led increasingly to farmers looking into different ways of supplementing their farm incomes through some form of diversification, including farm shops. The objective of diversification is to allow the primary agricultural unit to be retained whilst being supported by other forms of income. In addition to planning and environmental factors the Council will consider economic benefit of the proposed farm diversification scheme as a material consideration.

POLICY ENV.16 Development which forms part of a 'farm diversification' scheme will be permitted provided:

- (a) it benefits the economy of the rural area of which it is a part; and
- (b) the buildings are appropriate in scale, form, impact, character and siting to their rural location. Wherever possible new or replacement buildings should be located within or adjoining an existing group of buildings; and
- (c) the proposed scheme maintains or enhances the landscape character of the site and its rural surroundings; and
- (d) it does not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal or require improvements to these roads which could be detrimental to their character; and
- (e) it would not cause unacceptable levels of disturbance, nuisance or environmental harm to nearby properties or other adjacent land uses by noise, smell, dust, pollution or operations at unreasonable hours; and
- (f) it would not cause demonstrable harm to existing nature conservation sites and or important habitat areas.