PLANNING DEPARTMENT
SUPPLEMENTARY PLANNING GUIDANCE

DESIGN AND LOCATION OF AGRICULTURAL BUILDINGS

IF YOU REQUIRE THIS LEAFLET ON AUDIO TAPE
PLEASE TELEPHONE: (01327) 302585
The Daventry District Local Plan refers in policies EN38 and EN39 to Supplementary Planning Guidance “The Design and Location of Agricultural Buildings”. The following are the District Council’s current criteria against which planning application and prior notifications will be assessed. Regard should also be had to policy EN42 of the Local Plan in respect of the Design of Development.

**SITING**

1. In general, agricultural buildings should be sited in inconspicuous locations, compatible with their functional requirements, and where they have the least impact on the surrounding landscape, buildings and residents. Particular care must be taken to the siting of buildings located in a Special Landscape Area, Conservation Area or adjacent to or within the curtilage of a Listed Building.

2. New buildings should normally form part of a group rather than stand in isolation, apart from where this may result in visual conflict with traditional buildings.

3. Buildings should be sited to take advantage of local topography, preferably in discreet, concealed locations. They will not be permitted to break the skyline or intrude into the existing landform when seen from critical viewpoints.

4. Silos and tall buildings should generally be sited against a backdrop of higher ground or trees to take advantage of the existing topography and dominant natural landscape backgrounds.

5. The siting of new agricultural buildings adjacent to existing woods and groups of trees may help to assimilate them into the landscape. Elsewhere, new tree planting will be required to conceal buildings from significant views, whilst also softening a hard outline and helping to "anchor" a new building to the surrounding landscape. Any new planting should reflect the native species already existing in the locality.
6 Intensive food production units should not be sited where they would have an adverse environmental impact on either the open countryside or on residential areas.

**DESIGN AND APPEARANCE**

7 The choice of design and materials, and the external appearance in respect of the use of texture, colour and detailing, is important in ensuring that buildings do not detract from the amenity of residential areas and are in sympathy with the appearance of the landscape. This is particularly the case where buildings are located in a Special Landscape Area or Conservation Area.

8 Although the function of a building will be material to shaping its form, a single large building may have a greater impact on the landscape than one or more smaller buildings, which can be more easily incorporated into an existing group and provide greater flexibility. Where possible new buildings should relate to existing buildings in size, height, proportions and roof pitch.

9 The type and colour of materials chosen for a building should be compatible with the rural setting and in most cases relate to the characteristics of any existing buildings which lie adjacent. The use of reflective materials should be avoided.

10 Careful choice of colour reduces the apparent scale of a large building. For example, if the roof is coloured darker than the walls its visual impact is normally reduced. Dark coloured material should also be utilised when a building will be seen against the backdrop of land or trees, whereas a light colour is more appropriate when the building will be viewed against the sky.

11 The use of contrasting types and colours of materials for the roofs and walls of buildings can help to reduce apparent size, as can the use of detailing to create shadow effects, such as roof overhang, eaves and gutters.
12 Traditional building styles and sympathetic materials may be necessary for developments taking place near to or within Conservation Areas or affecting the setting of Listed Buildings.

13 Extensions to existing agricultural buildings should utilise materials to match the original building as far as possible and be of the same style and proportions.

**STABLES AND RIDING SCHOOLS**

14 The above criteria also generally apply to stables and riding schools. However, in accordance with the Local Plan policy EN39 they must be sited adjacent to existing settlements or farmsteads, close to existing bridleways or other land made available for riding, and outside Special Landscape Areas.

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For more information please contact

**PLANNING DEPARTMENT**

Daventry District Council,
Lodge Road,
Daventry,
Northants. NN11 5AF
E-mail: plancare@daventrydc.gov.uk
Web-site: www.daventrydc.gov.uk

Tel: (01327) 302586
DX: 21965
Fax: (01327) 301605
Minicom: (01327) 312844