



Rural Payments
Agency

Coding non-agricultural areas and features when you claim for the Basic Payment Scheme: full list

The table below contains **all** the land use options for non-agricultural areas and features for the 2015 Basic Payment Scheme in England. For the list of codes to use on a BP5 application form, read 'How to apply for the 2015 Basic Payment Scheme in England'.

Use this document to check for a land use code if it doesn't appear in the how to apply document. Read page 18 of 'How to apply for the 2015 Basic Payment Scheme in England' for more information.

This version (version 5) has been updated to provide more clarity on which codes to use on a BP5 application form.

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Agricultural buildings

Land Use	Code	Description	Eligible for BPS?
Agricultural shed	AB02	A building on a farm in which crops, farm vehicles, animals or animal feed are kept.	No
Animal shelter on bare soil	AB03	<p>A building on a bare soil surface where livestock may seek shelter. Only use this code to tell us about an ineligible (i.e. permanent) shelter on bare soil.</p> <p>An animal shelter is eligible for BPS if it is a temporary or mobile structure on a natural surface (such as bare soil). Eligible shelters should be coded as the main land use of the parcel.</p>	No
Animal shelter on hard standing	AB04	A building on a hard standing surface where livestock may seek shelter.	No
Cow shed	AB07	A specific type of agricultural shed used for keeping cattle when they are not at pasture or in which they are milked.	No

Farm building	AB01	A building (typically of a more robust construction than an agricultural shed/barn) used, under management, for cultivation or keeping of livestock and associated residences, e.g. farmhouse.	No
Farmyard	AB09	The open ground, generally of hard standing, surrounding farm buildings.	No
Glasshouse	AB06	<p>A horticultural building constructed largely of glass. Only use this code to tell us about an ineligible glasshouse.</p> <p>A glasshouse is eligible for BPS if it is used to grow eligible crops and is not on a hard standing. Eligible glasshouses should be coded as the crop grown in the glasshouse.</p>	Sometimes
Milking parlour	AB05	A building on a farm where cows are milked.	No

Pig sty	AB08	An enclosure for keeping pigs.	No
Sheep fold (not on grass)	AB10	An enclosure for holding sheep. A sheep fold on grass is eligible for BPS and should be coded as permanent grassland.	No

Banks, hedges and stone walls

Land Use	Code	Description	Eligible for BPS?
Bank	BF08	A raised, manmade linear feature, predominantly of earth, constructed as a barrier or boundary. Only use this code to tell us about an ineligible bank. Only banks not protected under cross compliance are ineligible for BPS. Eligible banks should be coded as the main land	No

		use of the parcel.	
Hedge	BF02	<p>A row of bushes or small trees that forms a boundary to a garden, road or field.</p> <p>Hedges are eligible if protected under cross compliance. You don't have to include the hedge in Part C. You can include it under the main land use of the parcel.</p> <p>If you are using the feature for your ecological focus area, enter the hedge in Part D.</p>	Yes
Hedgebank – Cornish hedges	BF03	<p>A 'Cornish hedge' is a type of hedge built from stone, soil and could have vegetation growing on it. Hedgebanks are eligible if protected under cross compliance. You don't have to include the hedgebank in Part C. You can include it under the main land use of the parcel.</p> <p>If you are using the feature for your ecological focus area, enter the hedgebank in Part D.</p>	Yes

Stone wall	BF01	<p>A wall structure built with stones, traditionally built with loose field stones and mortar.</p> <p>Stone walls are eligible if protected under cross compliance. You don't have to include the stone wall in part C. You can include it under the main land use of the parcel.</p>	Yes

Coastal features

Land Use	Code	Description	Eligible for BPS?
Cliffs	CF01	<p>A feature representing a steep rock face, usually natural and most commonly occurring where the land meets the sea. Cliffs may be semi-natural, in the case of disused mineral workings, or manmade in the case of rock faces resulting from construction activity.</p>	No

Sand dunes	CF03	An area of sand dunes (ridges of sand created by the wind).	No
Vegetated shingle	CF02	An area of water-worn pebbles that support vegetation growth.	No

Cultivated and managed features

Land Use	Code	Description	
Peat production	CM01	Area of land used for peat extraction.	No
Turf production	CM02	<p>A site used for the production of turf, a surface layer of earth containing a dense growth of grass and its roots. Only use this code for ineligible turf production.</p> <p>Turf for fuel production is ineligible for BPS. Turf for later replanting is eligible and should be included under the main land use of the parcel.</p>	No

Heaps

Land Use	Code	Description	Eligible for BPS?
Permanent heap	HE03	A pile of farm refuse, e.g. straw, manure, hay or silage. The heap is considered permanent if it has been kept at the same location for 3 years or more. Only use this code to tell us about a permanent heap.	No
Temporary heap	HE01	<p>A pile of farm refuse, e.g. straw, manure, hay or silage. The heap is considered temporary if it has been kept at the same location for over a year but less than 3 years. Only use this code to tell us about an ineligible heap.</p> <p>A heap of compost or muck which has been in the same place for up to three years is eligible for BPS if:</p> <ul style="list-style-type: none">• It is stored in the field on which it is to be used• the amount stored is appropriate for that	No

		<p>field (larger amounts are ineligible)</p> <ul style="list-style-type: none"> • it will be used as part of the normal cultivation cycle. <p>A heap of straw, hay or silage which has been in the same place for up to three years is eligible for BPS if:</p> <ul style="list-style-type: none"> • it is stored in the field from which it was harvested, or on which it is to be used • the amount stored is proportionate to what could/can actually be used on the field the heap is located in (larger amounts are ineligible). <p>Eligible heaps should be coded under the main land use of the parcel.</p>	
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Inland water and wetland features

Land Use	Code	Description	Eligible for BPS?
Bog	IW07	An area of land which is normally waterlogged throughout the year and consists of spongy moss and peat.	No
Fen marsh and swamp	IW06	Fenland is considered to be the flat and low land formerly under water.	No
Rivers and streams type 1	IW01	Rivers and streams – up to 4 metres wide over the majority of its length (ie up to 2 metres wide from the centre) and used as a parcel boundary. If you have this feature, you can code it under the main land use of the parcel.	Yes
Rivers and streams type 2	IW02	Rivers and streams – in field and less than 4 metres wide over the majority of its length are eligible if	No

		the overall area of ineligible features in the field does not exceed 0.01 hectares.	
Rivers and streams type 3	IW03	Rivers and streams - more than or equal to 4 metres wide over the majority of its length are eligible if the overall area of ineligible features in the field does not exceed 0.01 hectares..	No
Shingle	IW05	An area of small rounded pebbles.	No

Manmade surfaces, storage areas, transport and utility features

Land Use	Code	Description	Eligible for BPS?
Airstrip/airport	MT05	Airstrip – A stretch of land which has been cleared so that light aircraft can take off and land. Airport – An area of land, where aircraft land and take off and which provides facilities for handling	No

		<p>passengers, air freight and servicing aircraft.</p> <p>Only use this code for ineligible airstrips.</p> <p>Grass airstrips can be eligible for BPS under the 28 day rule. Read page 23 of 'The Basic Payment Scheme in England 2015' for more information. Eligible airstrips should be coded under the main land use of the parcel.</p>	
Hard standing	HS01	A manmade open ground surface built using aggregate, concrete-type construction materials.	No
Metalled track – permissive access	MT01	<p>A metalled way that is clearly marked and permanent, and where the public has been granted access by permission of the private land owner. It generally exists for a light use purpose.</p> <p>Metalling is any manmade surface including areas of asphalt, concrete and gravel.</p>	No
Metalled track – no permissive access	MT02	A restricted metalled way that is clearly marked and permanent. It generally serves a light use purpose. Metalling is any manmade surface including areas of asphalt, concrete and gravel	No

Mineral extraction site	MS04	A site where minerals are extracted. It may be underground or on the surface. It includes both currently operational and disused sites.	No
Mobile phone mast	CO01	A free-standing structure which supports antennas at a height where they can transmit and receive radio waves.	No
Other utility	UT06	A type of permanent infrastructure on land that is not covered by other utility classifications.	No
Pipelines	UT05	A metal or concrete tube which is used for carrying fluids or gas.	No
Polytunnel on hard standing	ST02	<p>A semi-circular tunnel made of a metal frame with polythene cover and on a hard standing surface. Only use this code to tell us about ineligible polytunnels.</p> <p>Polytunnels on soil used to grow eligible crops are eligible for BPS and should be coded as the crop in the polytunnel.</p>	No

Pylon (fenced off)	UT03	Tall metal structures for carrying electricity cables. Fenced off, preventing grazing.	No
Pylon (not fenced off)	UT04	Tall metal structures for carrying electricity cables. Not fenced off, allowing grazing.	Yes
Railway	MT04	Steel bar or continuous line of bars laid on the ground usually as one of two forming a track used for the movement of trains.	No
Road	MT03	Metalled or surfaced way that is clearly marked and permanent and forms part of a wider road network infrastructure.	No
Scattered manmade features	NF07	Manmade features such as small areas of hard standing that are scattered in a field.	No
Solar panel on non-agricultural land	UT01	Solar panels installed on non-agricultural land.	No
Structure	ST05	Any other manmade structure.	No

Waterworks	UT07	A site where water is treated and supplied.	No

Marine wetland features

Land Use	Code	Description	Eligible for BPS?
Intertidal habitats	MW04	An area of sand or mud uncovered at low tide.	No
Reed beds	MW03	An area of tall, stiff marsh or water grass of various kinds. Only use this code to tell us about an ineligible reed bed. Reed beds are eligible for BPS if grasses and other herbaceous forage remain predominant and the land is suitable for grazing. Eligible reed beds should be coded as permanent grassland.	No
Saline habitats	MW05	An area around the coast where the Sodium	No

		Chloride concentration equals or exceeds 0.5%.	
Salt marsh - ungrazeable	MW01	An ungrazeable area of coastal grassland frequently inundated by the sea. Only use this code to tell us about ineligible salt marsh. Grazeable salt marsh is eligible for BPS and should be coded as permanent grassland.	No
Tidal areas	MW02	An area of land between mean high water and mean low water.	No

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Mixed features

Land Use	Code	Description	Eligible for BPS?
Scattered mixed features	NF08	Various, scattered ineligible features in a field, a mixture of manmade and natural.	No
Scattered natural features	NF06	Various, scattered ineligible natural features in a field.	No

Natural transport features – tracks and gallops

Land Use	Code	Description	Eligible for BPS?
Gallop - grass	NT01	<p>A grass track for horses to gallop on when being trained for horse racing, and so on. Only use this code to tell us about an ineligible grass gallop.</p> <p>Grass gallops can be eligible for BPS but only if the applicant can prove that the non-agricultural activity does not significantly interfere with agricultural activity. Eligible gallops should be coded under the main land use of the parcel.</p>	No
Gallop – non-grass	NT02	A non-grass track for horses to gallop on when being trained for horse racing, and so on.	No
Track – natural surface	NT03	Natural unsurfaced roads, tracks, paths. Only use	No

		<p>this code to tell us about an ineligible track.</p> <p>Natural, unsurfaced roads, tracks and paths are eligible for BPS when used as part of the agricultural activity carried out on the land parcel (examples include tracks, paths and bridleways). Eligible natural tracks should be coded under the main land use of the parcel.</p>	
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Recreational and non-recreational buildings, and recreational land

Land Use	Code	Description	Eligible for BPS?
Golf course	RL04	Bunkers, greens, fairways and areas of rough that are part of the playing course. Includes putting greens and driving ranges. Only use this code to tell us about an ineligible golf course.	No

		Golf courses are only eligible for BPS if the applicant can prove that the non-agricultural activity does not significantly interfere with agricultural activity. Eligible golf courses should be coded under the main land use of the parcel.	
Golf course – coppice, patch of trees	WO27	An area of a golf course in which the trees or shrubs are periodically cut back to ground level to stimulate growth and provide firewood or timber.	No
Hill fort, military castle	NR02	A large military settlement of historical importance made up of large fortified buildings or a set of buildings.	No
Information/visitor centres	RB01	A purpose-built reception building for visitors to a particular attraction or establishment.	No
Rail buildings	NR03	Buildings associated with the provision of a rail service, e.g. picking up passengers, freight, carriage maintenance, engine shed and signal stations.	No
Real estate services	ES01	An area of land used for primarily land business purposes.	No

Recreational parks in a farmed environment	WO16	Green spaces where organised recreational activities take place in an otherwise farmed area. These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Recreational parks in a non-farmed environment	WO15	Green spaces where organised recreational activities take place in a non-farming area. These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Residential dwelling, house	NR01	A building used for residential accommodation.	No
Residential gardens	WO17	A garden making up part of a residential dwelling.	No
Sports and recreation	RL03	An area of land permanently used for sports and recreational activities.	No
Urban commons – not	WO18	Green spaces in urban areas in a farmed	Sometimes

part of a farmed environment		<p>environment, which are mainly used for leisure activities and ecological applications.</p> <p>These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.</p>	
Urban commons – part of a farmed environment	WO19	<p>Green spaces in urban areas, which are mainly used for leisure activities and ecological applications.</p> <p>These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.</p>	Sometimes
Zoo in a farmed environment	RL02	A farmed site, where live animals are also kept in cages or pens for viewing by the public.	No
Zoo in a non-farmed environment	RL01	A site where live animals are also kept in cages or pens for viewing by the public.	No

Rocky features

Land Use	Code	Description	Eligible for BPS?
Boulders	RO03	An area of large (0.2 metre diameter) rounded rocks that are weathered or water-worn.	No
Rocky outcrop	RO04	Protrusion of rocks above the ground in a conspicuous form.	No
Scattered rock	NF01	All naturally occurring scattered elements of a rocky nature - including small outcrops, areas of shingle or scree, small boulders etc	No
Scree	RO02	A mass of loose stones on the side of a steep rock face.	No

Storage areas

Land Use	Code	Description	Eligible for BPS?
Machinery storage on bare soil	ST01	Storage of farm-related machinery and related items on grass and bare soil. Machinery storage on bare soil where the machinery has been stored in the same place for less than a year is eligible for BPS and should be coded under the main land use of the parcel.	No
Septic tank	UT02	A sewage disposal container.	No
Silage pit	ST04	An area where silage is kept. Eligible silage heaps should be recorded under the main land use of the parcel.	No
Slurry tank	ST03	A tank used to gather animal waste and various other types of both solid and liquid farm waste.	No

Storage area	SA02	An unmetalled surface used for storage purposes.	No
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Trees, foliage, scrubland, woodland and forestry

Land Use	Code	Description	Eligible for BPS?
Ancient trees	WO13	Trees that are in their third or final stages of life These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Ash	WO04	Woodland species – Ash	No
Beech	WO02	Woodland species – Beech	No
ESA woodland	WO28	Woodland in an Environmentally Sensitive Area. These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in	Sometimes

		England 2015' for more information.	
Forestry	WO26	An area of land where trees have been introduced, normally on a commercial basis These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Heathland and bracken - ungrazeable	HE02	Land that is ungrazeable. Grazeable heath and bracken should be coded as permanent grassland for BPS.	No
Horse chestnut	WO07	Woodland species – Horse chestnut	No
Landmark woodland	WO23	Natural woodland These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Licence felling area	WO11	An area where the Forestry Commission has granted a licence to fell trees	Sometimes

		These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	
Lime	WO03	Woodland species – Lime	No
Local nature reserve		Local nature reserve in an area of natural woodland These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Maple	WO05	Woodland species – Maple	No
Mixed woodland	WO12	Woodland with a variety of tree species and age These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Native semi-natural wood	WO32	An area which is composed of locally native trees and shrubs, which generally derives from natural regeneration and coppicing	Sometimes

		These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	
National nature reserve	WO20	National nature reserve in an area of natural woodland These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Oak	WO01	Woodland species – Oak	No
Plantation on ancient woodland site	WO22	An area of trees were planted, as opposed to naturally grown, within an overall Ancient woodland These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Scattered bracken	NF02	Small scattered patches of bracken that are ineligible for BPS	No

		Eligible bracken should be recorded as permanent grassland.	
Scattered scrub	NF03	Small scattered patches of scrub that are ineligible for BPS	No
Scattered trees	NF04	Small scattered patches of trees that are ineligible for BPS Scattered trees on agricultural parcels can be eligible for BPS and should be coded as the main land use of the parcel. Read page 27 of 'The Basic Payment Scheme in England 2015' for more information.	No
Scrub - ungrazeable	WO25	An ungrazeable area of shrubs and bushes including Rhododendrons, Gorse, Briar and Broom Scrub and bracken are eligible for BPS if grasses and other herbaceous forage remain predominant and they are suitable for grazing. Eligible scrub and bracken should be coded as permanent grassland.	No

Thorns	WO06	An area of woodland of Thorns species	No
Traditional orchard	WO24	Groups of fruit and nut trees planted on vigorous rootstocks at low densities in permanent grassland, and managed in a low intensity way These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Trees - clumps	TR03	A small cluster of trees that is ineligible for BPS	No
Trees in a line	BF04	Trees formally planted at regular intervals in a line which are eligible for BPS	Yes
Walkway grass strip – integral part of woodland	WO29	A grass strip that is integral to an area of woodland These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Woodland block	WO08	A management area of woodland block	Sometimes

		These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	
Woodland compartment	WO09	A management area of woodland compartment These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Woodland edges	WO31	Woodland edges	No
Woodland margins	WO30	Woodland margins	No
Woodland sub-compartment	WO10	A management area of woodland sub-compartment These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	Sometimes
Wood pasture and parkland	WO14	Wood pasture and parkland are mosaic habitats valued for their trees, especially veteran and ancient trees, and the plants and animals they support.	Sometimes

		These areas are sometimes eligible for BPS. Read pages 20-22 of 'The Basic Payment Scheme in England 2015' for more information.	
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Water and irrigation features

Land Use	Code	Description	Eligible for BPS?
Ditch, drain or dyke	WF01	<p>An artificial channel for carrying excess water from low-lying areas. Only use this code to tell us about an ineligible ditch, drain or dyke.</p> <p>A ditch, drain or dyke is eligible for BPS if it forms part of a field boundary and:</p> <ul style="list-style-type: none"> • it is up to 4 metres wide for the majority of its length, and • the field boundary is the centre of the ditch/drain/dyke. <p>If it is not part of a field boundary, it is still eligible if the overall area of ineligible features in the field does not exceed 0.01 hectares.</p>	Sometimes

		Eligible water and irrigation features should be coded under the main land use of the parcel.	
Pond	WF03	A small area of fresh water, often artificially constructed, which is smaller than a lake.	No

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