

Green Belt and Rural Area

Planning and Building Standards Services

South Lanarkshire Local development plan




































supplementary
guidance **2**



Community and Enterprise Resources



Key to Environmental Layers

- | | | | | | |
|---|--|---|-------------------------------------|---|---|
|  | Special Area of Conservation |  | Historic Buildings |  | Green Belt Outer Edge |
|  | Special Protection Area |  | Special Landscape Area |  | Green Belt Outer Edge |
|  | New Lanark World Heritage Site buffer zone |  | Conservation Area |  | Rural Area |
|  | New Lanark World Heritage Site |  | Local Nature Reserve |  | Settlement Boundary |
|  | Scheduled Ancient Monument |  | Wagner Glen Local Nature Reserve |  | Minority |
|  | Listed Building |  | Ancient Semi-Natural Woodland |  | W Class Road |
|  | National Nature Reserve |  | Long Established and Other Woodland |  | Railway |
|  | Site of Special Scientific Interest |  | County Park |  | Railway Station |
|  | Gardens and Designed Landscapes |  | Water Access Point |  | Local Council |
| | |  | Core Path (urban) |  | Electric Vehicle Charging Point (urban) |
| | |  | Edge of Way |  | Electric Vehicle Charging Point (rural) |
| | |  | Core Path |  | Public Vehicle Charging Point (rural) |
| | |  | Quilt Area |  | Road Scheme |
| | |  | Former Agricultural Land | | |

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Introduction



1.0 Introduction

1.1 This supplementary guidance (SG) was approved for consultation by South Lanarkshire Council at its meeting on 11th March 2014 and was subject to public consultation for six weeks from 17th July until 29th August 2014. A total of sixteen representations were received from four contributing consultees.

Background

1.2 This SG has been prepared under the provisions of Section 22 of the Planning etc. (Scotland) Act 2006 and Regulation 27 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2006. It is part of the development plan for South Lanarkshire and as such will be used for decision making in accordance with section 25 of the Planning Act.

1.3 The rural area within South Lanarkshire is constantly evolving. Historically, it has seen the development of a range of activities, in particular agricultural and horticultural uses but also activities that were traditionally common to the countryside. In parallel, associated housing was located close to these places of work. More recently, there has been increased pressure for new housing in the countryside. At the same time, many of the traditional uses located within the rural area have ceased, leaving behind a number of derelict and degraded sites. Other more recently established businesses, such as nurseries and garden centres are also ceasing viable use, resulting in additional vacant, formerly developed sites. In addition, the rural area has come under increased pressure for a wide range of further uses and development, including commercial, leisure and business activities.

1.4 The purpose of this supplementary guidance is to support Policy 3 Green Belt and Rural Area within the SLLDP by providing more detailed policy and guidance for developers on the requirements for all new development proposed within both the Green Belt and the rural area of South Lanarkshire.

Strategic Environmental Assessment

1.5 In accordance with the Environmental Assessment (Scotland) Act, 2005, the Council prepared and submitted a Strategic Environmental Assessment (SEA) screening report to the statutory consultation authorities, summarising its view that this SG is unlikely to have significant environmental effects. The consultation authorities agreed with the Council's view and the Council made a formal determination that a SEA is not required for this SG. The Council reached this view because the SG sits under the hierarchy of the Glasgow and the Clyde Valley Strategic Development Plan and the South Lanarkshire Local Development Plan, both of which have undergone SEA. The SG does not seek to change or amend policies in these plans, including Policy 3 Green Belt and Rural Area or identify new ones.

Habitats Regulations Appraisal

1.6 A Habitats Regulations Appraisal (HRA) screening exercise, undertaken in compliance with the EC Habitats Directive (Council Directive 92/43/EEC), and the Conservation (Natural Habitats, &c.) Regulations 1994 as amended has been carried out for this SG. This is included in the HRA Record for the SLLDP. The HRA screening concludes that there are no likely significant effects from this SG on Natura sites in the area, and no appropriate assessment requires to be undertaken.

Equalities Impact Assessment

1.7 An Equalities Impact Assessment of the SLLDP Green Belt and Rural Area and SG has been carried out and concluded that there are no adverse impacts on any of the community groups covered by equalities legislation or on community relations.

Community Infrastructure Assessment

1.8 The Council has developed an approach for assessing the level of community benefits to address the impact a development may have on a specific area, for example, on the road network, educational provision or recreational areas and/or facilities. Policy 5 of the SLLDP covers this matter and additional guidance can be found in the Community Infrastructure Assessment SG.



Context



2.0 Context

National strategic and local policy

National

2.1 Scottish Government planning policies are set out within the National Planning Framework (NPF), Scottish Planning Policy (SPP) and various Planning Advice Notes (PANs). In terms of the designated Green Belt, SPP states that certain types and scales of development may be appropriate especially where it will support diversification of the rural economy. SPP also states that the Green Belt designation should be used

to direct development to appropriate locations, not prevent development happening. The cumulative erosion of the Green Belt's integrity should be avoided.

2.2 Within the rural area, outwith the Green Belt, there is a more flexible approach to new housing and other appropriate uses in the countryside. It advises that Councils should support more opportunities for small scale housing development, while at the same time respecting and protecting the natural heritage. All new development should respect the spatial character of the site, fit in the landscape and seek to achieve high design quality and environmental standards.

2.3 Detailed guidance and examples of best practice on the topic of new development within the Green Belt and the countryside is found within several of the Planning Advice Notes (PANs) published by the Scottish Government. These include the following:

- PAN 39 - Farm and Forestry Buildings
- PAN 43 – Golf Courses and Associated Developments
- PAN 44 – Fitting New Housing Development into the Landscape
- PAN 72 – Housing in the Countryside
- PAN 73 – Rural Diversification.

Strategic

2.4 The Glasgow and the Clyde Valley Strategic Development Plan (SDP) was approved in May 2012. The key aim of the SDP is to set out a long-term Spatial Vision and a related Spatial Development Strategy for the Glasgow City region, to the year 2035. Strategic policy states that Green Belts are an important strategic tool and therefore should continue to be designated. A key development issue is to promote sustainable locations for development. Furthermore, the SDP states that development

proposals which do not have implications for the Spatial Development Strategy will fall within the consideration of local development plans and the development management process.

Local development plan

2.5 The SLLDP sets out the land use planning framework for South Lanarkshire over the next five years. The plan contains 19 policies which identify opportunities for new development and set out requirements to protect the environment and safeguard local communities. Policy 3 of the SLLDP sets out the Council's overall policy for assessing development proposals within both the Green Belt and the Rural Area.

2.6 A range of supplementary guidance has been prepared to support the LDP. These SG contain other detailed policies which may be relevant to the development proposed. These are:

- SG1 : Sustainable Development and Climate Change.
- SG2 : Green Belt and Rural Area
- SG3 : Development Management, Placemaking and Design
- SG4 : Community Infrastructure Assessment
- SG5 : Industrial and Commercial Development
- SG6 : Town Centres and Retailing
- SG7 : Affordable Housing and Housing Choice
- SG8 : Green Network and Greenspace
- SG9 : Natural and Historic Environment
- SG10 : Renewable Energy

How to use this document

2.7 The Green Belt and Rural Area Supplementary Guidance (GBRASG) sets out policy and other advice to assist in the consideration and assessment of all development proposed within the rural area of South

Lanarkshire. It expands and supplements the advice contained within South Lanarkshire's Local Development Plan and should be read in association with Policy 3 of that document.

Policy 3 Green Belt and rural area

The Green Belt and the rural area functions primarily for agriculture, forestry, recreation and other uses appropriate to the countryside. Development which does not require to locate in the countryside will be expected to be accommodated within the settlements identified on the proposals map, other than in the following circumstances:

- Where it is demonstrated that there is a specific locational requirement and established need for a proposal.
- The proposal involves the redevelopment of derelict or redundant land and buildings where significant environmental improvement can be shown.
- The proposal is for conversion of traditional buildings and those of a local vernacular.
- The proposal is for limited development within clearly identifiable infill, gap sites and existing building groups.
- The proposal is for the extension of existing premises or uses providing it is of a suitable scale and design. Any new built form should be ancillary to the main use.

In the rural area limited expansion of an existing settlement may be appropriate where the proposal is proportionate to the scale and built form of the settlement, it is supportive of the sustainability of the settlement and a defensible settlement boundary is maintained.

Context

In both the Green Belt and the rural area isolated and sporadic development will not be supported.

Development proposals must also accord with other relevant policies and proposals in the development plan and other appropriate supplementary guidance.

Local development plan vision

2.8 The SLLDP has to ensure that future development takes place in a sustainable way. At the same time it must recognise the need for economic growth and regeneration. This must create well designed and located places and respect the distinctive and valued qualities of the area's natural and built environment.

2.9 The Plan's overall strategic vision is therefore:

'To promote the continued growth and regeneration of South Lanarkshire by seeking sustainable economic and social development within a low carbon economy whilst protecting and enhancing the environment.'

2.10 The GBRASG provides detailed advice which seeks to achieve this vision and to meet the aims and objectives of Scottish Government policy. This will ensure that a clear framework is established that permits high quality and sustainable development to be brought forward whilst protecting and enhancing the character of both the Green Belt and the Rural Area.

The Green Belt and the Rural Area



3.0 The Green Belt and the Rural Area

3.1 Managing development in the Green Belt and rural area is a key aim of the Council. SPP requires development plans to promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces. It considers that rural areas can be categorised as 'pressurised', 'intermediate' and 'remote and fragile' and different policy approaches should be developed for each of these. The Council applied this type of approach in the South Lanarkshire Local Plan but it did not prove successful. Policy 3 in SLLDP, therefore, reverted to a single rural area definition for areas beyond the Green Belt.

Green Belt

3.2 SPP states that the purpose of Green Belt designation in the development plan as part of the settlement strategy for an area is to;

- direct planned growth to the most appropriate locations and support regeneration,
- protect and enhance the quality, character, landscape setting and identity of towns and cities; and
- protect and give access to open space within and around towns and cities.

3.3 Pressure for development within the Green Belt is strong, although this varies from one type of development to the next and also from one part of the Green Belt to the other, across South Lanarkshire. However, recent evidence suggests that pressure is greater on the edges of the established urban centres than the more rural part of the Green Belt.

3.4 Any development proposal in the Green Belt which can be demonstrated to be necessary and required for the furtherance of agriculture, horticulture, forestry, recreation or other appropriate Green Belt uses, or where development forms part of a larger proposal for the rehabilitation or change of use of disused or redundant traditional buildings where this consolidates such groups, will generally be supported subject to appropriate criteria being met. Appendix 2 lists the types of uses that may be acceptable in a Green Belt location, where a specific locational requirement can be demonstrated.

3.5 New housing development in the Green Belt will be supported in the following circumstances, subject to appropriate criteria being met:

- Countryside workers and houses required to support existing or proposed businesses.

The Green Belt and the Rural Area

- Replacement houses.
- The conversion of traditional redundant buildings to residential use. Limited new build in association with conversions may also be acceptable where proposals are considered capable of achieving a net environmental gain and will result in a cohesive grouping.
- The redevelopment of derelict/redundant buildings where proposals of a limited scale are considered capable of achieving a net environmental gain and other Green Belt objectives are not compromised.
- Limited development within clearly identifiable gap sites.

Rural area

3.6 Beyond the Green Belt, the Council seeks to take a positive approach to new development, with the aim of encouraging prosperous and sustainable communities through the promotion of economic activity and diversification.

3.7 Small scale housing development in the right places and of a high environmental and design quality may also be supported. In addition to the circumstances outlined in paragraph 3.5, in the rural area this can also include:

- The formation of new clusters and groups.
- The limited expansion of an existing settlement where the proposal would be proportionate to the existing scale and built form of the settlement.
- Extensions to existing clusters and groups.
- Proposals for individually designed, contemporary or innovative houses.

- Holiday homes and buildings for temporary recreational occupation.
- Housing which is linked to rural businesses or would support the formation of new businesses or the expansion/diversification of new businesses by providing funding.

3.8 Detailed guidance on all of the above forms of development proposed in the Green Belt and rural area is found in sections 4 (Economy/Business related developments) and 5 (Rural Housing Development) and in the associated appendices. All development proposals must also accord with other relevant policies and proposals in the development plan and other appropriate supplementary guidance. Proposals should protect the recreational qualities and interests of the area.

Conversion of farm outbuildings to form tourist accommodation



Economy/business related developments



4.0 Economy/business related developments

Background

4.1 SPP states that the planning system has a significant role in supporting sustainable economic growth in rural areas. By taking a positive approach to new development, planning authorities can help to create the right conditions for rural businesses and communities to flourish. The aim should be to enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality. All new development should respond

to the specific local character of the location, fit in the landscape and seek to achieve high design and environmental standards, particularly in relation to energy efficiency.

4.2 Tourism has a significant role in increasing employment opportunities and broadening the local rural economy. Further development of the tourism potential is seen as a means of complementing the area's major attraction, the New Lanark World Heritage Site and the many other local tourist attractions, including Chatelherault, Calderglen, Falls of Clyde, David Livingstone Centre and Biggar Museums. It is considered that there is an ongoing need to improve and expand the range of tourist accommodation throughout South Lanarkshire. Market areas to be developed include shortbreak holidays, touring/camping, sightseeing, activity holidays and business/conference trips. Further guidance on tourism accommodation is included in Policy DM14 in the Development Management Placemaking and Design SG. This supports proposals for new tourism accommodation where they would comply with the criteria for new rural housing development contained in this SG (Policies GBRA 2, 5, 6 and 7).

The Big Red Barn Cafe and shop near Dolphinton



Economy/business related developments

Policy GBRA1 Economy/business related developments

Within the Green Belt and the rural area the Council will initially seek to direct economy and business related proposals to industrial areas within existing settlements, or within smaller village envelopes where acceptable environmental standards can be met. The Council will however, seek to support the rural economy by promoting rural diversification and facilitating job creation by encouraging development of an appropriate type and scale.

For new businesses and those seeking to relocate or extend into sites within the Green Belt and rural area, the preference is to re-use and convert redundant buildings. Sympathetic extensions and alterations and an element of new build in association with re-use and conversion may also be acceptable. Where it is shown that appropriate buildings are not available to accommodate the needs of the business, new build development may be acceptable where it is shown to integrate within an established building group or it involves the redevelopment of previously developed land.

Exceptionally, proposals for larger scale business development that generate employment opportunities in the Green Belt or the rural area may come forward. They will be considered on their merits with particular regard to their economic benefits for the area.

Proposals to work from home will be expected to accord with policy DM11 of the Development Management, Placemaking and Design Supplementary Guidance.

All proposals in the Green Belt and the rural area will be required to comply with the following criteria and have regard to the Rural Design Guide (Appendix 1):

- The proposal should involve an appropriate use in the Green Belt and rural area (see Appendix 2).
- A specific locational need will require to be demonstrated.
- Proposals should have no adverse impact on biodiversity, including Natura 2000 sites and protected species, or features which make a significant contribution to the cultural and historic landscape value of the area.
- Respect existing landscape form with new buildings and structures being designed to complement and enhance the surrounding landscape and built form.
- Trees, woodland and boundary features such as hedgerows particularly beech and hawthorn, and stone dykes should be retained.
- Development should respect local patterns of scale, proportion and density and avoid the introduction of suburban-style developments into the rural environment.
- Proposals should be of a high quality traditional or contemporary, innovative design which interprets and adapts traditional principles and features. The design must be sensitive to and respect its immediate setting and wider surroundings. Standardised urban solutions which do not reflect local character will be unacceptable.
- Make use of appropriate materials which respect and reinforce local character and identity. The use of materials which contribute to sustainable development will be encouraged.
- Address sustainable development issues including the incorporation of energy efficient designs and layouts, the use

Economy/business related developments

of environmentally friendly building materials from renewable or local sources, sustainable drainage systems, re-use/recycling of materials, water and waste and the use of alternative energy sources.

- Meet access, parking and servicing standards and have no adverse impact on infrastructure and services.
- Respect the residential and countryside amenity of the area in terms of noise generation, odours, lighting, overlooking/overshadowing and visual impact.

Tourist accommodation



Rural housing development



5.0 Rural housing development

Background

5.1 New housing within the rural area can permanently alter and change the appearance of an area. The continued protection of the countryside from inappropriate development is essential in order to retain a high quality rural environment. In addition, locating new development in or adjacent to settlements supports local services and reduces the need to travel. Furthermore, the attractiveness of the rural area can encourage inward investment within the many rural settlements spread

across South Lanarkshire. A sustainable pattern of development is therefore sought, and the SLLDP has identified appropriate settlement expansions throughout South Lanarkshire.

5.2 Outwith the established settlements, small scale residential development may be appropriate within the Green Belt and the rural area where it is located in the right place, is of the right quality in terms of siting, scale and design and takes account of the need to protect against unsustainable growth in car based commuting. Proposals will be resisted if they result in:

- Suburbanisation due to the design and layout of the proposal.
- Coalescence with a neighbouring building group.
- Ribbon development.
- An adverse impact on the landscape character through cumulative impact.

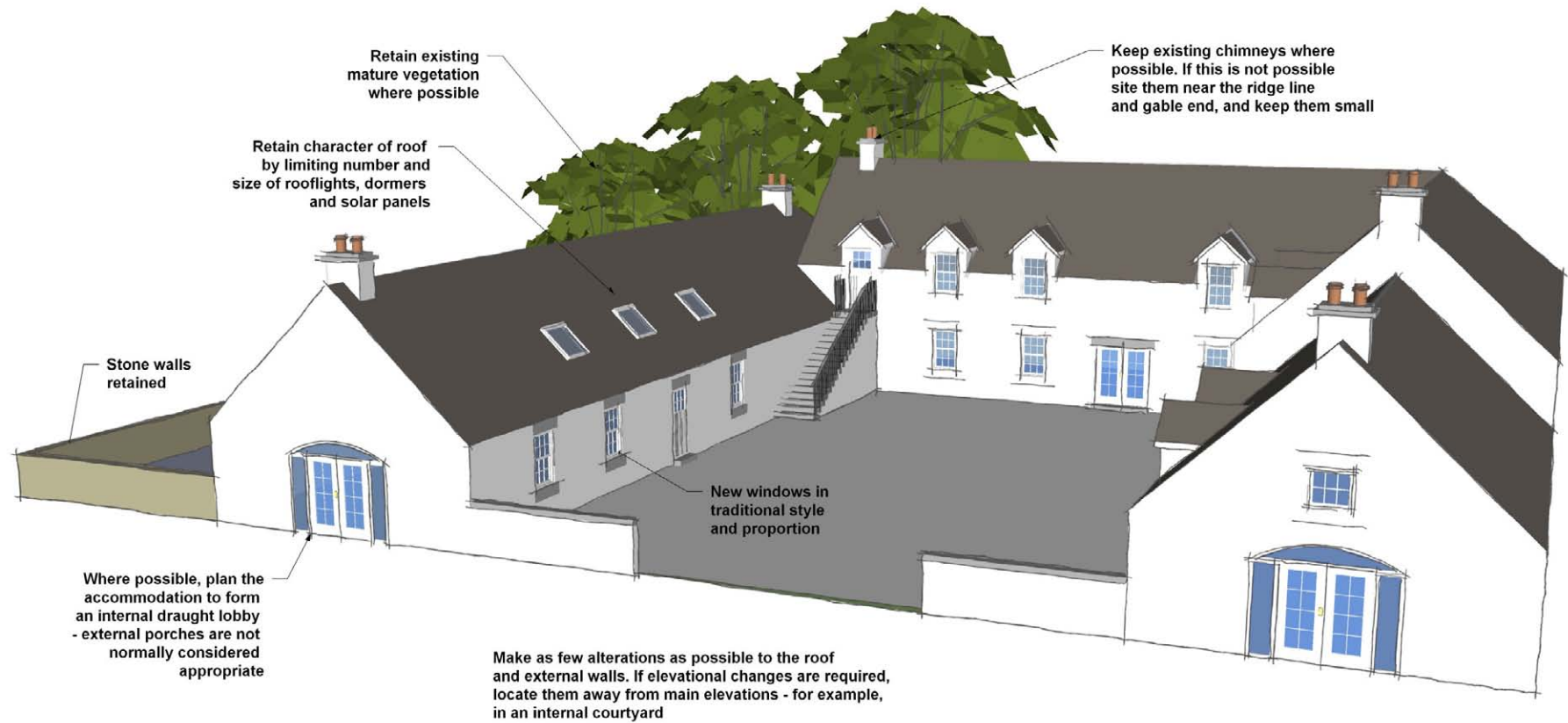
5.3 This section aims to provide guidance on the various forms of residential development that may be acceptable within the Green Belt and the rural area.

Conversion and re-use of existing buildings

5.4 There are many rural buildings in South Lanarkshire of traditional design and construction that contribute to the character and heritage of the countryside. The majority have historically been used for agricultural purposes and often form part of a cohesive farm steading. However, many of these buildings have become disused as they are not compatible with modern agricultural practices. There are also other examples of vernacular buildings that have become abandoned as they are no longer suitable for their original purpose.

Rural housing development

Figure 5.1 A good example of the reuse of rural buildings



Rural housing development

Figure 5.2 Poor example of the reuse of rural buildings



Rural housing development

5.5 The re-use and adaptation of such buildings can play an important role in meeting the housing needs of rural areas. There is, therefore, general support for the conversion, subdivision and re-use of existing buildings in the countryside which are of architectural or historic merit where the conversion is sensitive to the site and the surrounding countryside.

Former farm outbuildings conversion, Braehead



Policy GBRA2 Conversion and re-use of existing buildings

There shall be presumption in favour of the conversion and sympathetic extension/alteration of traditional buildings and those of a local vernacular to residential use or a use appropriate to the Green Belt and rural area.

Where conversion and re-use is not practicable due to structural or financial reasons, the aim should be to retain any traditional buildings as intact as possible, including the retention and incorporation of the façade of the buildings into new development. Retention may also be appropriate in the case of modern buildings where their design or form is of a special or local character and contributes to the amenity of the area. The taking down and rebuilding of existing walls on the same footprint may also be acceptable.

An additional element of limited new build may be appropriate where it can be demonstrated that there will be no harm to the character and setting of the existing buildings and of the wider environment in terms of siting, scale and design. This will only be acceptable where it can be included in a cohesive and complementary manner. Policy GBRA6 on the consolidation of existing building groups is relevant in this regard.

In all cases the following detailed criteria will be required to be met:

- A structural survey from a suitably qualified person should be submitted to demonstrate that the original building is structurally sound, largely intact and capable of conversion for the proposed use.

Rural housing development

- Buildings should be of a local, visual or historical merit which generally means traditionally constructed stone buildings. However, brick/block structures of the late 19th and 20th century, for example former piggeries and poultry houses may also be suitable. In such cases, buildings should be of a permanent and substantial construction and should not be so derelict that they could only be brought back into use by substantial rebuilding.
- Alterations and/or extensions shall be carried out sympathetically without detrimentally affecting their character. The structure, form, historic and architectural integrity of the buildings must remain as unaltered as possible and their overall setting respected and preserved so that they retain their traditional appearance after conversion. Increases to the original footprint or height may be acceptable as long as the overall proportions of the buildings are maintained.
- The proposal should not create disturbance to the agricultural management or operation of a rural business on adjoining land. Permission will not be granted for the formation of houses within a working steading unless it is shown that the amenity of future residents will not be adversely affected, for example, through the submission of a Noise Impact Assessment.
- Proposals should be able to be readily served by required infrastructure including water, sewerage and electricity and be able to provide all required parking and access standards.
- Proposals should have no adverse impact on either the residential or the visual amenity of the surrounding area, or in terms of road safety.
- Proposals should have no adverse impact on biodiversity, including Natura 2000 sites and protected species, or features

which make a significant contribution to the cultural and historic landscape value of the area.

Further detailed guidance is contained in the checklist in Appendix 3.

Rural housing near Dillarburn



Replacement houses

5.6 Older houses in the rural area may no longer meet the standards for modern living in terms of the basic amenities within the house. They may have fallen into a poor state of repair, become dilapidated or been affected by serious structural defects. Further, some houses are

Rural housing development

inappropriately located or are of a form, construction or appearance that is not in keeping with their surroundings. As a result they may detract from the appearance and the landscape setting of the countryside and whose removal would be beneficial to the surrounding area and the landscape.

Replacement house near Hawksland



5.7 Consideration will be given to their replacement where this would result in the provision of a habitable house that meets current Building Regulations, remedies structural defects or where the replacement building would result in environmental improvements in terms of the impact of the development on its surroundings and the landscape.

Policy GBRA3 Replacement houses

Proposals for replacement houses in the Green Belt and rural area will be required to meet the following criteria:

- The redevelopment of such sites will be on a one-for-one basis. Additional houses will not be permitted.
- Applicants will be required to show that the house to be replaced has a lawful use for residential purposes and has not been abandoned.
- The redevelopment of such sites should not result in any extension to the residential curtilage unless it can be satisfactorily demonstrated that this will achieve significant environmental improvements.
- The size of a new house should sympathetically reflect the original house and must not result in a building that is disproportionately larger than the one it is replacing. The footprint of the replacement house should not be more than 50% larger than the existing house and of a comparable height (or less) unless it can be shown that the new building would not adversely affect the amenity and character of the site. The council may seek to prevent any subsequent increase by removing permitted development rights by condition.
- The replacement house should be on, or close to, the site of the original house, unless it can be satisfactorily demonstrated that this will achieve significant environmental improvements or road safety benefits. In such cases it will be necessary to demonstrate that there is no increase in the overall visual impact of the building in the landscape.

Rural housing development

- The replacement house must be of a high quality in terms of design and appearance and must make a positive contribution to the landscape setting of the site.
- Planning permission will not be granted for a replacement house where a house has already been demolished. The guidelines will also not extend to a substantially derelict structure. The existing building must comprise all of the essential characteristics of a house, including reasonably sound and complete walls and roof.
- In the case of the replacement of structurally unsound houses or those that fail to meet modern standards, a structural survey from a suitably qualified person on the structural condition of the existing house will be required.
- Proposals should have no adverse impact on biodiversity, including Natura 2000 sites and protected species, or features which make a significant contribution to the cultural and historic landscape value of the area.
- In the case of a listed building or a property within a designated Conservation Area, proposals shall comply with the guidance and criteria contained in the SG on the Natural and Historic Environment.

Further detailed guidance is contained in Appendix 1.

Small scale settlement extensions

5.8 The development of small scale sites on the edge of existing settlements can represent a sustainable form of development that supports local services and reduces the need to travel. The inclusion of land for residential development on the edge of settlements can also represent an opportunity to 'round off' existing towns and villages within the rural area. Proposals should be of an appropriate scale and form that is proportionate to the size and character of the existing settlement.

Dillarburn village



Rural housing development

Top: An example of an appropriate small scale settlement extension (yellow plots). Bottom: A planned settlement extension in Dillarburn



Rural housing development

Policy GBRA4 Small scale settlement extensions

Proposals for new houses on sites adjoining existing settlements will be required to meet the following criteria:

- The development shall maintain a defensible settlement boundary through the retention of existing features or enhancement through additional structural planting.
- The proposals should respect the specific local character and the existing pattern of development within the settlement and be of an appropriate small scale that is proportionate to the size and scale of the existing settlement.
- Development of the site should have no adverse impact on the amenity of any existing dwellinghouses within the settlement, particularly in terms of overlooking, privacy or overshadowing.
- Proposals should incorporate substantial boundary landscaping proposals, to minimise the developments impact on rural amenity and ensure appropriate landscape fit.
- Proposals should be able to be readily served by all necessary infrastructure including water, sewerage and electricity and be able to comply with all required parking and access standards.
- Proposals should have no adverse impact in terms of road safety.
- Proposals should have no adverse impact on biodiversity, including Natura 2000 sites and protected species, or features which make a significant contribution to the cultural and historic landscape value of the area.
- In the case of development affecting a listed building or a property within a designated Conservation Area, proposals shall comply with the guidance and criteria contained in the SG on the Natural and Historic Environment.

Further detailed guidance is contained in Appendix 1.

Development of gap sites

5.9 The development of gap sites within a recognisable cohesive group of houses in the countryside may be acceptable where it would not damage the character of the group or the wider countryside. The suitability of a site for this form of development will also depend on the character of the surroundings and the number of such groups in the area in order to avoid cumulative impact.

A rural gap site between a modern and an older property



5.10 The development of gap sites will not normally be acceptable in locations characterised by a scattering of houses or outbuildings/other buildings in the open countryside or where the development would result in the extension of an existing ribbon form of development or contribute to the coalescence with another building group.

Rural housing development

Policy GBRA5 Development of gap sites

To be favourably considered, proposals involving the development of gap sites should satisfy all the following criteria:

- The building group should form a clearly identifiable nucleus with strong visual cohesion. The site should be bounded on at least two sides by habitable houses or other buildings that are either in use or capable of being brought back into use.
- The distance between the buildings should be no more than that needed to allow the formation of a maximum of two plots of a size in keeping with the curtilage and frontage of the existing group. The garden area of an existing property can be included providing sufficient amenity space is retained to serve that property and the size of the resulting plot is in keeping with that of the existing group.
- An extension to a building group will not normally be acceptable where it would result in ribbon development or coalescence with another building group. Exceptionally, the layout of the existing group of houses may allow the infill of a small area up to a natural boundary, for example, an established tree belt or other landscaping feature, a physical feature such as a boundary wall or road, or the land form.
- New housing should be well related in scale and siting to the existing adjoining development, reflect local distinctiveness and respect the existing built form, the landform and the local landscape character. The proposal must have regard to the existing character of the built frontage, for example, a two storey house if the built frontage comprises of two storey houses.

- The location, siting and design of the new houses should meet existing rural design guidelines and advice provided in Appendix 1. Generally, the design, appearance and the materials of the proposed house should be complementary to the character of the existing built frontage.
- Provision must be made for a private amenity space for the house comparable to adjoining properties in the built up frontage.
- The house size to plot ratio and separation distances between houses should be comparable to adjoining properties in the built up frontage.
- The landscape character of the area must not be compromised by the development and proposals should have regard to the landscape backdrop, topographical features and levels. Trees, woodland and boundary features such as hedgerows, particularly beech and hawthorn, and stone dykes should be retained. Proposals should be able to be readily served by all necessary infrastructure, including water, sewerage and electricity and be able to comply with all required parking and access standards.
- Proposals should have no adverse impact in terms of road safety.
- Proposals should have no adverse impact on biodiversity, including Natura 2000 sites and protected species, or features which make a significant contribution to the cultural and historic landscape value of the area.

Further detailed guidance is contained in Appendix 1.

Rural housing development

Consolidation of existing building groups

5.11 Small housing groups are characteristic of much of the rural area in South Lanarkshire and consolidation of these sites with sensitively located and designed new housing offer the potential to meet demand for new housing in the countryside. The suitability of a site for this type of development depends on the form, character and cohesiveness of the group and the level of containment provided by natural boundaries such as water courses, trees or enclosing landform, or existing man-made boundaries such as roads, plantations or other means of enclosure.

5.12 However, there are areas of the countryside that have already been subject to previous development pressure which have resulted in adverse impacts on the amenity and character of that locality. Consideration of the cumulative impact of development will be an important consideration in assessing proposals.

Consolidation of an existing building group



Figure 5.3 New appropriately scaled buildings illustrated by pink walls



Policy GBRA6 Consolidation of existing building groups

Proposals for new houses within existing building groups will be supported where all of the following criteria can be met:

- The scale and siting of new development should reflect and respect the character and amenity of the existing group and the individual houses within the group. The existing housing group should not expand (including cumulatively) by more than 100% the number of houses existing in that group.
- Respect the character, cohesiveness, spacing and amenity of the existing group and the individual houses within the group.

Rural housing development

Any new build should be located within a reasonable distance of the existing properties within the building group. The spacing between the existing properties within the group should guide the appropriate distance between existing properties and proposed new build.

- The proposal should not result in ribbon/linear development along a public road or the coalescence of the housing group with a nearby settlement/another housing group.
- Development should not extend into a previously undeveloped field or overwhelm the landscape setting of the area. Definable natural boundaries between the existing group and the field should be maintained. Natural boundaries should take precedence over man-made boundaries when defining the extent of a building group.
- Existing mature trees or landscaping which are important to the character, setting, amenity and/or containment of the housing group or surrounding landscape should be maintained.
- The location, siting and design of the new houses should meet existing rural design guidelines and advice provided in Appendix 1. Generally, the design, appearance and the materials of the proposed house should be complementary to the character of the existing building group unless it is shown that there is no distinct design character within it.
- The overall scale and massing of new houses should respect that of the adjoining group.
- Provision made for a private amenity space for the dwelling comparable to adjoining properties in the built up frontage. The dwelling must not prejudice the size or use of the amenity space available to an existing dwelling unit.

- Dwelling size to plot ratio and separation distances between dwellings should be comparable to adjoining properties in the built up frontage.
- Landscape character should not be compromised by the development and must have regard to the landscape backdrop, topographical features and levels.
- Proposals should be able to be readily served by all necessary infrastructure, including water, sewerage and electricity and be able to comply with all required parking and access standards.
- Proposals should have no adverse impact in terms of road safety.
- Proposals should have no adverse impact on biodiversity, including Natura 2000 sites and protected species, or features which make a significant contribution to the cultural and historic landscape value of the area.

Please note, that for the purposes of this policy, a housing group is defined as one where there are at least three detached houses grouped in close proximity to one another (no more than 50m apart) which share a well-defined and cohesive character.

Further detailed guidance is contained in Appendix 1.

Redevelopment of previously developed land

5.13 Opportunities for the development of previously developed land or brownfield sites may arise from the declining horticultural industry or changes to agricultural practices or the closure or downsizing of commercial uses. When such sites fall into disuse or are abandoned they can detract from the environmental quality and landscape character

Rural housing development

of the area. The sensitive redevelopment or re-use of these sites can significantly enhance landscape quality through the removal of dilapidated or intrusive buildings and their replacement by new development of an appropriate scale, mass and design. It is also likely that some existing infrastructure and services will be present on these sites. The redevelopment of these sites should not result in a suburban form of development being created and should ensure that an appropriate landscape fit is achieved, taking into account the impact of the new development on rural amenity. This is likely to limit the overall scale and size of new build achievable on previously developed sites within rural areas.

5.14 The preference will always be for the conversion and reuse of the existing buildings on rural sites. An element of new build may also be acceptable, in association with the proposed conversion. Detailed guidance on this form of development can be found Policy GBRA6. Only when these options have been discounted will the demolition of existing structures of a traditional design and the redevelopment of sites be considered.

Policy GBRA7 Redevelopment of previously developed land

Proposals involving the redevelopment of previously developed land will be acceptable in principle in the following cases:

- The site contains traditional buildings and justification for their demolition is provided. This will require the submission of a structural survey showing that the building(s) is not capable of conversion or financial evidence demonstrating that they are beyond economic repair and their retention is not viable.

- It is not desirable to retain existing buildings because of their form and layout, for example, modern agricultural buildings. This will require an assessment of the proposals on the overall enhancement of the site.
- Where there are clearly demonstrable and significant environmental benefits resulting from the existing buildings being demolished and the site being redeveloped. This includes sites which are visually or environmentally intrusive or detract from the rural and visual amenity of the area and there is no realistic prospect of the site being returned to agricultural land or woodland, for example, due to contamination.
- Where the redevelopment proposals are of an appropriate scale that respect the landscape character of the area.

In all cases the proposal should comply with the following criteria:

- New buildings should normally occupy the same position on the site as those that are to be replaced. Exceptionally, new development may extend to the existing physical limit of the site, including any hardstanding areas. However, justification through the submission of a design statement will be required to show why this is necessary. In such cases, there should not be an adverse impact on the wider area in terms of landscape character and setting.
- The physical footprint of the new buildings shall normally not exceed that of the existing buildings in terms of floor area unless it can be shown there will not be a detrimental landscape impact or the costs of rehabilitating the site require additional units.
- The proposed houses should be of a number, scale and design appropriate to the landscape setting and to the services and infrastructure available at the location.

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- The new development will be in keeping with the main features of the landscape and will integrate with its surroundings. A landscape framework should be provided to demonstrate how the development would fit into the landscape.
- New development must be of a high standard in terms of design and appearance and must make a positive and significant contribution to the landscape character of the area and the setting of the site.
- There will be no significant detrimental impact on the amenity of existing neighbours as a consequence of the proposed new development.
- Proposals should be able to be readily served by all necessary infrastructure, including water, sewerage and electricity and be able to comply with all required parking and access standards.
- Proposals should have no adverse impact in terms of road safety.
- There will be no adverse impact on biodiversity, including Natura 2000 sites and protected species, or features which make a significant contribution to the cultural and historic landscape value of the area.
- The new development will have to comply with all other relevant policies of the Local Development Plan and supplementary guidance approved by the Council.
- Where appropriate, the council will require the demolition of the original buildings and the satisfactory remediation of contaminated land prior to work starting on the construction of any replacement buildings. A planning condition may be required to control the phasing of the development.

Further detailed guidance is contained in Appendix 1.

New clusters of houses/isolated dwellinghouses

5.15 The focus of this supplementary guidance is the re-use of previously developed land and buildings and the consolidation of existing building groups. Exceptionally, limited opportunities may exist for the creation of new clusters and isolated dwellinghouses within the rural area. It is recognised that the construction of new dwellings can permanently alter the character and appearance of rural areas, sometimes to their detriment. Proposals must, therefore, demonstrate a strong justification without adversely impacting on rural and landscape amenity.

Milton Lockhart, built on the former site of a large country house



Rural housing development

Policy GBRA8 New clusters of houses/isolated dwellinghouses

Outwith the circumstances described above, consideration will be given to the creation of an isolated dwellinghouse or a new small scale cluster of houses in the following, exceptional circumstances.

Within a substantially intact walled garden:

- Proposals should result in the restoration/preservation of the wall and should respect other surviving features of the garden.
- Proposals should incorporate existing physical features within the proposal, with the existing wall remaining as the predominant feature.
- Proposals should be confined to land within the existing walled garden, with no development extending outwith the existing walled structure
- Proposals should have no adverse impact on either the landscape or the rural character of the area.

Within a high quality, mature, landscape setting:

- Proposals may be permitted within an extensive woodland or where the site benefits from natural screening, if it can be shown that the visual impact is minimal.
- Proposals should, in the first instance, require no felling of existing woodland to enable the construction of the new dwellinghouse. Where this is not possible proposals should detail appropriate measures for both the tree management of any remaining woodland and for the planting of replacement, compensatory tree planting. In all cases the rural amenity,

nature conservation interest and landscape setting of the area should be maintained. Careful consideration will be given to the scale and design of any houses.

Individually designed houses which are of an exceptional and innovative design quality:

- Proposals where the use of materials, methods of construction or its contribution to protecting and enhancing the environment would raise standards of design. This will be found in its reflection of the highest standards in contemporary architecture, the significant enhancement of its immediate setting and its sensitivity to the defining characteristics of the local area.
- Proposals where the property is sited to maximise shelter and solar gain and can be satisfactorily contained by topography and shelter planting to ensure an acceptable landscape fit.
- Proposals that demonstrate simple massing, proportions and detailing, minimise under building and incorporate fenestration that adds to the property's sustainability by maximising solar gain and daylight provision.
- Proposals must be accompanied by a detailed design statement that explains the design principles and concept.

In all cases the following detailed criteria will require to be met:

- Proposals should incorporate substantial boundary landscaping proposals, to minimise the developments impact on rural amenity and ensure appropriate landscape fit.
- Proposals should be able to be readily served by all necessary infrastructure, including water, sewerage and electricity and be able to comply with all required parking and access standards.

Rural housing development

- Proposals should have no adverse impact in terms of road safety.
- Proposals should have no adverse impact on biodiversity, including Natura 2000 sites and protected species, or features which make a significant contribution to the cultural and historic landscape value of the area.

Further detailed guidance is contained in Appendix 1.

Enabling development

5.16 SPP and the SLLDP is supportive of the establishment of new enterprises in rural locations, whether through existing businesses expanding or entering into new areas of activity, the creation of entirely new enterprises or the relocation of businesses suited to rural locations.

5.17 The provision of new housing to financially support businesses in rural areas by providing funding through their sale and investment in the enterprise may be acceptable. However the close assessment and management of such proposals is necessary in order to ensure they are appropriate and justified.

Policy GBRA9 Enabling development

Planning applications for new housing in support of proposals to extend, diversify or relocate an existing or proposed business will be required to provide the following information:

- A description of the business including its extent, operations, infrastructure and existing and proposed labour level. Details should be provided of the works that are required to be funded.

- In the case of the expansion or diversification of an existing business evidence that it is currently financially viable and has been for a minimum of three years.
- A business plan demonstrating that the proposed enterprise has been soundly planned and is sustainable in the medium term. Evidence of demand for the business should be shown.
- Information on how the proposed houses would aid the funding of the business. This should also show that the number and type of houses proposed are necessary to generate the capital required to carry out the changes to the business, including new infrastructure and buildings.
- Evidence of other sources of funding that have been pursued and why they are not available.

Careful consideration will also be given to the relationship of the proposed houses with the business in terms of the visual integration of the buildings and the likely impact on residential amenity. Proposals will be required to comply with all other policies contained within this SG and with the detailed guidance on the siting, design and location of new housing in Appendix 1.

In all cases, a section 75 obligation and/or a planning condition will be required to control the phasing of the development of the business in relation to the new houses.

House associated with existing or proposed business

5.18 There are circumstances where a new house in the Green Belt and rural area is required for a person employed in a rural business where the nature and demands of the work associated with the business necessitate someone to live closely to it. Traditionally this has related to

Rural housing development

housing for agricultural workers, however, there is an increasing demand for accommodation attached to a range of businesses that can be found in the countryside where on site supervision is necessary.

5.19 Two separate instances are applicable in this section. Firstly, those involving a new business or one that has yet to become fully established (see Policy GBRA10) and, secondly, cases where there is an established enterprise (see Policy GBRA11). The circumstances of each individual case will determine which of the policies is relevant.

Policy GBRA10 Temporary residential accommodation associated with existing or proposed business

Where living accommodation for a worker employed in a proposed business or enterprise (or where the business exists but has not yet been established as viable for a period of at least two years), is required the Council may issue permission for temporary residential accommodation on the site, subject to assessment against the following criteria:

- The business must constitute an appropriate countryside use, with evidence submitted to support its requirement for a countryside location (see Policy GBRA1 and Appendix 2).
- Evidence is submitted to demonstrate a firm intention and ability to develop the enterprise and that the proposed business has been planned on a sound financial basis and is economically viable. A business plan will require to be submitted.
- Evidence is submitted which demonstrates that on-site residential accommodation is essential to the functional needs of the enterprise and not merely convenient.

- The functional need for a worker cannot be fulfilled by another existing dwelling on the site, or by any other existing accommodation in the area which is suitable and available for occupation by the worker concerned.
- There are no opportunities to re-use, convert or renovate an existing building on the site.
- The design and location of the proposed temporary accommodation does not adversely affect the character and amenity of its surroundings, particularly landscape, countryside amenity and nature conservation interests.
- The temporary accommodation complements the scale, design and character of the locality and complies with the Council's policies on siting and design.
- The temporary accommodation meets access and parking standards and can be readily provided with services such as water, drainage and sewerage.

If the above criteria can be met, the Council will:

- Limit the permission for temporary accommodation for a maximum of two years.
- Require the removal of the temporary accommodation within six weeks of either the expiry of the permission or occupation of any subsequent permanent dwelling granted permission, or where the business has failed to develop successfully.

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A house built for an established rural business



Policy GBRA11 House associated with established business

Proposals for permanent accommodation following the granting of consent for temporary accommodation under Policy GBRA10, or, where living accommodation is required in association with an existing established business or enterprise within the countryside will be assessed against the following criteria:

- Evidence must be submitted to demonstrate that the existing business or enterprise has been established and viable for at

least two years and is financially sound with a clear prospect of remaining so. A business plan must demonstrate that the income from the business can support the worker's needs, the business premises and the associated residential accommodation which, with regard to financial viability, should be treated as part of the infrastructure of the business.

- Evidence is submitted which demonstrates that the proposed dwelling is essential to the functional needs of the enterprise, not merely convenient.
- The need for a worker cannot be fulfilled by another existing dwelling on the site, or by any other existing accommodation in the area which is suitable and available for occupation by the worker concerned.
- There are no opportunities to re-use, convert or renovate an existing building on the site.
- The siting, design and location of the proposed dwelling should not adversely affect the character and amenity of its surroundings, particularly landscape, countryside amenity and nature conservation interests.
- The siting of the proposed house and its scale, design and character shall comply with guidance in Appendix 1.
- The new dwelling meets access and parking standards and can be readily provided with services such as water, drainage and sewerage.
- There is no adverse impact on or conflict with the operations of the existing business or other operations.
- The new dwelling should be of a size commensurate with the established functional requirement of the business. Dwellings that are unusually large and/or expensive to construct in relation to the needs of the business and/or long term business turnover will not normally be permitted.

Rural housing development

- Proposals should have no adverse impact in terms of road safety.
- Proposals should have no adverse impact on biodiversity, including Natura 2000 sites and protected species, or features which make a significant contribution to the cultural and historic landscape value of the area.

A planning condition may be required to restrict the occupancy of the new house where the siting and design of the proposed house does not comply with guidance in Appendix 1.

Rural design guide

Part A - Location and setting

Positioning within the wider landscape

In order to avoid new development detracting from the rural landscape care requires be taken to ensure that the location, siting and design of new buildings is acceptable. It is considered necessary to set out detailed guidance to encourage applicants to carefully consider how to blend new development into the rural landscape. The guidelines below aim to promote a greater awareness of the need to protect and enhance the countryside and to achieve a higher standard of design quality for new developments which reflects local vernacular architecture. The Scottish Government publication [Rural Design Future Landscapes](#) also provides useful design guidance information.

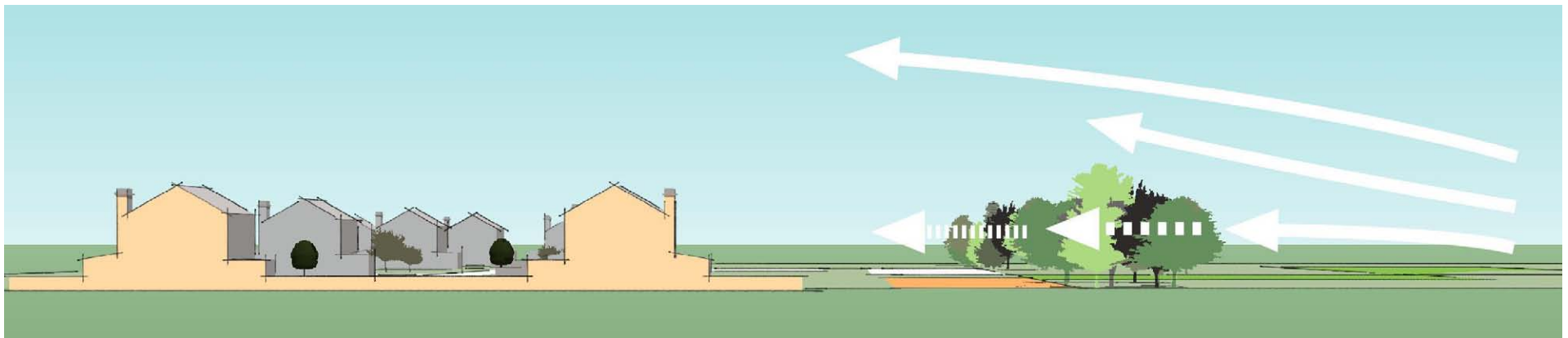
Location and setting refers to the position of a site in relation to the wider surrounding landscape and normally determines how visible a site will be. In general terms, the more open the countryside is the more difficult it is to enable new development to satisfactorily blend in with their surroundings.

Using the criteria should ensure that new developments are appropriately sited.

Key Considerations:

- Landscape - scale, type, features.
- Orientation - road frontage.
- Existing building form - shape, orientation.
- Climate, exposure and shelter.

Using existing features to provide shelter



Rural design guide

Part B - Siting

Recognising and utilising the existing character of the site

Background

Siting concerns the placing of a building within the site boundaries. The aim is to use the natural features of the site so that the house and the site complement each other.

Key Considerations:

- Topography.
- Size and shape.
- Access and parking.
- Natural features.
- Energy efficiency.

A modern house sited to make use of existing natural features



A good example of siting on sloping ground



A poor example of siting on sloping ground



Rural design guide

Part C - Design

Architectural style and features

Background

Design refers to the external appearance of the building. It is not the Council's intention to impose a uniform style of architecture in rural areas. There are sites where innovative and novel designs can easily be accommodated without detriment to the rural landscape. In many cases however, new houses have been of a style more appropriate to an urban/suburban area with little relationship with either the landscape setting or traditional rural buildings. By respecting traditional house building styles and incorporating elements of vernacular architecture it should be possible to build new houses to a modern standard of amenity whilst maintaining a distinctly 'rural' appearance.

Below: Good (centre) and poor (right) designs of house for a rural area



- Roof
- Building form and proportions.
- Fenestration.
- Materials and colours.
- Ornamentation.
- Boundary treatment.
- Contemporary design.
- Ancillary buildings.

Example of inappropriate rural design features



Key considerations:

Rural design guide

Part D - Infrastructure and services

The following detailed matters should also be taken into consideration in determining planning applications for new development within the countryside.

Access

In terms of access and traffic, proposals should be able to achieve minimum sightline requirements. In some cases this may require works to land outwith the ownership/control of the applicants. In these circumstances they will be required to show that they can gain control over this land. The red line delineating the application should include the land in question.

Vehicular access to a cluster of rural properties



Where an existing private access is deemed satisfactory in terms of road safety, a development should be serviceable without the need for significant improvements and upgrades which would be out of keeping with the character of the housing group and surrounding countryside.

Parking should meet council guidelines and the siting and layout should be unobtrusive and respect the character and amenity of the area. Early discussion should take place with Roads and Transportation Services to determine their requirements.

Foul drainage

Rural buildings generally have no facility for foul drainage. Developers should, therefore, be encouraged to discuss proposals for sewage disposal with SEPA at an early stage in the design process. The installation of septic tanks may not always be appropriate in rural areas and other more environmentally acceptable methods of waste disposal should be considered.

They should be managed in such a way as to protect existing watercourses from pollution and excessive run off.

Sewage disposal by way of a biodisc system



Rural design guide

Flooding

Proposals should be designed to ensure that there is no increase in the rate and volume of surface water run-off leading to increased flooding and physical damage to any river environment. The provision of SuDS apparatus is likely to be a requirement and should form part of the design process. If the site lies within a flood risk area the application should be accompanied by a flood risk assessment. Early discussion with the Council's Flood Prevention Unit is encouraged.

A typical SUDS scheme



Water supply

The availability and quality of a potable water supply should generally be addressed at the application stage. Developers should provide evidence, in the case of a public supply, that the water treatment works

servicing the development has sufficient capacity. In the case of a private water supply, a hydrology report should be submitted and agreed in consultation with Environmental Services.

Ecology

An ecological survey prepared by a suitably qualified and experienced person may be required to be undertaken prior to the determination of a planning application, including those involving the conversion, rehabilitation or demolition of an existing building or the removal of trees and vegetation. This should identify the habitats and species impacted by the proposals, including any sites (Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest) or species for example, bats, otters and badgers which have statutory protection and the mitigation measures required to reduce impacts to an acceptable level. Survey work should be carried out at an appropriate time of the year for the species concerned. Further guidance can be found at [Advice for planners and developers](#) and in the Natural and Historic Environment Supplementary Guidance.

Rural design guide

Part E - Residential proposal checklist

The following design checklist has been provided to assist applicants and agents in collating the required information, prior to submitting a planning application.

Section A. Background information about your site

- Applicant name
- Architect/agent/design advisor (if used)
- Planning history (such as any previous applications at the location)
- Ownership of the site
- Pre-application discussions (such as a record of discussions, name of the planning officer involved and outcomes)
- Description of proposal (such as one storey detached house)
- Location (such as road name and OS co-ordinates)
- General description of surroundings

Section B. How have the design characteristics been applied?

Suggested drawings and information

Location

- Location plan
- Aerial photograph

Key questions to consider

- How does the selected location enable the house to nestle into the surroundings?

Note: An aerial photograph taken from the intranet can be a cost effective and easy way to show a visual of the location of your site.

Siting

- Site plan
- Cross section
- Concept sketches
- Landscaping
- Boundary treatment

Good examples of rural boundary treatments

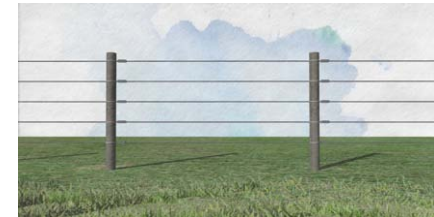
Stone dyke



Harled and finished with natural stone



Stob and wire



Native hedging



Rural design guide

Poor examples of rural boundary treatments

Decorative brickwork



Rail and post fencing



Larch lap fencing



Fencing and trellising



Key questions to consider

- How does your design respond to the site's landform?
- How does your proposal take into account:
 - climatic considerations?
 - the positioning of nearby roads?
 - the orientation of surrounding traditional buildings?
- Does the positioning of your house use existing accesses?
- How does your proposed boundary treatment integrate your house into the landscape?

- How have garden ground and planting been considered in the overall design of the proposal? If any outbuildings are proposed, how have they been designed to be complimentary to the main house?
- Has the detail been kept simple?

Design

- Sketches
- Photographs
- Materials
- Colour palette

Key questions to consider

- How does the size and shape of your house relate to the size of the site and surrounding traditional buildings?
- Does the proposal allow for any (sensitively designed) extensions to be added to the house in the future?
- To what extent have durable materials been used?
- How does the palette of proposed materials and colours relate to the character of the landscape?

Infrastructure

- Infrastructure plans such as a technical site survey

Key questions to consider

- How has the proposal maximised the area's existing infrastructure?
- If the proposal requires a new drainage system, has an adequately sized and suitable area within the site been designated for it?
- How have measures been taken to minimise its visual impact on the character of the house?

Rural design guide

Modern rural housing following a traditional form



Hagrids's Hutt near Carnwath, a conversion from a former water storage building



Good examples of traditional building materials



Appropriate uses

Appropriate uses

This list provides guidance on the range of uses that are appropriate, in principle, within the Green Belt and Rural Area. It is not intended as a definitive list of acceptable uses but sets out the more common type of proposal that would be appropriate subject to other planning considerations such as traffic, access, sustainable transport, design, amenity and impact on the environment being satisfactorily met. A full range of acceptable uses cannot be given as, in certain instances, very special circumstances may exist that would justify approval of a proposal that would otherwise be contrary to policy.

Agricultural related developments

- **Agricultural buildings** – for the keeping of animals, storage of crops or machinery.
- **Farm diversification proposals**– proposals that take advantage of the particular features and characteristics of the farm and of the potential public demand for the foodstuffs/goods produced. For example, visitor accommodation, art and craft workshops, cook schools, 'pick-your-own' and associated retail, farm parks, farm shops (see below), coffee shops/tea-rooms.
- **Farm shops** – planning permission will only be required if the produce for sale has not been wholly grown or reared on the holding. Where the majority of produce is not local produced or 'imported' for sale, planning permission will always be needed. Where required the Council may ask for evidence of this. In such cases, restrictions are likely to be imposed on the range of goods that can be sold, in order that the nature of the use as a 'farm shop' is retained. In most cases, only fruit, vegetables, cheeses, meats, honey and other items directly related to locally sourced agricultural and horticultural produce should be sold.

Farm Shop near Thankerton



Horticulture

This relates to development associated with fruit growing, seed growing, market gardens and nursery gardens, together with ancillary retailing of produce. In order that the intended nature of these developments is retained, it will be expected that only fruit, vegetables and other items directly related to agricultural and horticultural produce should be sold.

Woodland/forestry related development - including sawmills, timber processing or timber recycling facilities.

Appropriate uses

Outdoor sport and recreation

This will only be appropriate where the proposal requires the land resource and where it is compatible with the functions of the countryside, for example, to provide for the enjoyment of the countryside.

Redundant buildings may be appropriate for re-use where ancillary buildings are needed in connection with the development. Otherwise, any new buildings associated with the outdoor-recreational use must be well designed, modest in scale and unobtrusive in appearance.

Tinto Moto motorsport track by Rigside



Applications for outdoor sport and recreation will be considered on their merits, within the context of the LDP's policies and objectives. Advice on a number of specific uses is detailed below. The list of uses is not exhaustive.

- **Golf courses** – New development will only be suitable where minimal environmental impact will occur and where there will be no associated development other than a clubhouse or equipment storage facilities. Associated development, such as new housing (other than ancillary accommodation for greenkeeper/worker), or more extensive indoor leisure facilities), will be unacceptable unless justifiable as part of an overall strategic appraisal of housing land requirements in the Strategic Development Plan.
- **Golf driving ranges** – These types of facilities are more appropriately located at the edge of the urban area but may be acceptable in the countryside where sensitively designed and where the need for buildings, fencing and floodlighting does not adversely affect landscape character.
- **Equestrian activities**– riding schools, livery, stabling and schooling of horses, stud farms and racing stables are all appropriate uses.
- Quad biking, mountain biking, paintballing, outdoor adventure activities and clay pigeon shooting facilities are also considered appropriate.

Tourist related development

The geographic position of South Lanarkshire within Scotland has the potential to provide for a large tourism market, developing both tourist facilities and accommodation. However, these facilities and tourist accommodation require to be sited in appropriate locations, be well designed and ensure that the quality of the natural and built heritage of the area is conserved.

Appropriate uses

Policy DM14 Tourist facilities and accommodation within the Development Management, Placemaking and Design SG provides further guidance on this type of development and details a number of criteria that proposals require to meet.

Tourist accommodation, Auchengray



Tourist/visitor attractions – that require a rural location, and may include:

- Low-impact developments such as footpaths and small car parks
- Farm/rare breed parks
- Fisheries

- Cultural/heritage attractions on a particular building/site or feature within the countryside (wildlife, nature attractions or scenic quality)
- Cultural learning experiences for example, music, art and cookery

Business developments (This not an exhaustive list and other business proposals will be assessed on their merits).

- Craft centres/workshops
- Small-scale industrial uses linked to existing agricultural activity
- Agricultural engineering and contracting
- Rural/agricultural repair services (a direct linkage to the farming industry must be shown)
- Landscaping contracting
- Bus and caravan storage (of a limited scale)
- Low amenity light industry uses
- Boarding kennels/catteries
- Conference/function facilities
- Wedding venues

Appropriate uses

Domestic turbine near Hawksland



Natural resource based industries

Energy-related developments (Further guidance is provided in the SG10 Renewable Energy and SG1 Sustainable Development and Climate Change).

- Windfarms
- Wind turbines
- Meteorological masts
- Hydro schemes
- Solar farms
- Biomass
- Geothermal

Checklist for the conversion and re-use of existing buildings

The submission of a detailed application involving conversion should include:

- A structural survey prepared by a chartered building surveyor or structural engineer in order to determine the structural condition of the buildings and the structural requirements and works required to accommodate the proposed use. The report should demonstrate to the satisfaction of the Council that the building is suitable for conversion. The Council will rely on the structural survey as evidence of the building's suitability for conversion.
- Drawings showing all existing and proposed elevations, floor layout plans and sections. Any particular feature of special interest, for example, the roof structure and ventilation openings should be clearly identified. The plans should also clearly indicate which parts of the building are being retained or rebuilt and areas of new work. An applicant may also be requested to submit detailed drawings of joinery profiles, mouldings, type of glazing and ventilation arrangements. Drawings should also be fully annotated to indicate all materials to be used.
- The types of heating and foul drainage proposed should be indicated so that the size and location of any proposed flues and soil pipes can be assessed.
- Plans and layouts which indicate garden areas, parking spaces, boundary treatments, external storage areas, landscaping and existing and proposed accesses. Details of the location of external fuel tanks, for example, oil, biomass, liquid gas should also be submitted.
- Details of the existing and proposed use of adjacent buildings which are to remain in agricultural use will be required.
- An ecology survey to demonstrate there would not be an adverse impact on protected species within the buildings to be converted and, where appropriate, proposals for mitigation measures.
- A design statement to demonstrate how the development complies with this guidance and the existing advice on conversion of rural buildings. This should not just relate to detailed design matters within the steading but also to landscape setting considerations, including distant views into the site.
- Design quality and respect for local rural character should extend to the elements of the development outwith the houses, including ancillary buildings, landscaping, means of enclosure, access and parking and lighting.
- Where developments involve re-use of buildings of traditional character and in other cases where developments are not naturally screened, the Council may remove permitted development rights to control these external features.

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














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Tel: 0303 123 1015
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Key to Environmental Layers

- | | | | | | |
|---|--|---|-------------------------------------|---|---|
|  | Special Area of Conservation |  | Historic Buildings |  | Green Belt Outer Edge |
|  | Special Protection Area |  | Special Landscape Area |  | Green Belt Outer Edge |
|  | New Lanark World Heritage Site buffer zone |  | Conservation Area |  | Rural Area |
|  | New Lanark World Heritage Site |  | Local Nature Reserve |  | Settlement Boundary |
|  | Scheduled Ancient Monument |  | Winger Dam Local Nature Reserve |  | Minority |
|  | Listed Building |  | Ancient Semi-Natural Woodland |  | W Class Road |
|  | National Nature Reserve |  | Long Established and Other Woodland |  | Railway |
|  | Site of Special Scientific Interest |  | County Park |  | Railway Station |
|  | Gardens and Designed Landscapes |  | Water Access Point |  | Local Council |
| | |  | Core Path (urban) |  | Electric Vehicle Charging Point (urban) |
| | |  | Edge of Way |  | Electric Vehicle Charging Point (rural) |
| | |  | Core Path |  | Public Vehicle Charging Point (rural) |
| | |  | Quail Area |  | Road Scheme |
| | |  | Former Agricultural Land | | |



South Lanarkshire
Local Development Plan

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services
Montrose House, 154 Montrose Crescent
Hamilton ML3 6LB
www.southlanarkshire.gov.uk

If you need this information in another
language or format, please contact us to
discuss how we can best meet your needs.
Phone 0303 123 1015 or email:
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