

ASSESSING DEVELOPMENT IN THE GREEN BELT

Supplementary Planning Guidance Note Ref. SPG.07 NLLP POLICY NBE.3A

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INTRODUCTION

1. The countryside is a valuable asset to the people of North Lanarkshire for the visual amenity it provides as well as the opportunities for both formal and informal recreation. It covers 31,424 ha of the land area of North Lanarkshire of which 16,543 ha is designated as Green Belt, where more restrictive planning policies apply. It contains a variety of land uses, including agriculture, grazing, recreation, housing and businesses, and is an area where many changes are currently taking place. Increasingly these changes require to be carefully managed to safeguard the areas special open and rural character.

2. This leaflet provides detailed advice and guidance relating to development in the Green Belt to supplement the policies for development and land use as set out in the North Lanarkshire Local Plan. There is a separate leaflet for Development in the Rural Investment Area (SPG 08), Landscaping (SPG 01) and Biodiversity and Development (SPG 20).

PURPOSE OF THE GREEN BELT

Government policy (para.159 of SPP) identifies three key purposes for designating land as Green Belt. These are:

- to direct growth to the most appropriate locations and support regeneration,
- to protect and enhance the character, landscape setting and identity of towns and cities,
- to protect and give access to open space within and around towns and cities, as part of the wider structure of green space



The rural character of the Green Belt - here North of Glenmavis - needs to be retained

The latest Supplementary Planning Guidance and index can be found online at:- www.northlanarkshire.gov.uk/spg

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The council will seek to ensure these principles are achieved through the development management process

A. POLICY CONTEXT

1. The following Green Belt Policy NBE 3A was incorporated in the North Lanarkshire Local Plan approved by the Council on the 27th of November 2008, the policy complies in full with the Scottish Planning Policy of February 2010. This document represents the Supplementary Planning Guidance referred to in Policy NBE 3A.

North Lanarkshire Local Plan

NBE 3 Assessing Development in the Green Belt and Rural Investment Area

The Council will protect the character and promote development in the Green Belt and the Rural Investment Area through restricting development to acceptable types and operating assessment criteria as follows:

A. Green Belt

1. Types of acceptable development

- proposals necessary for agriculture, forestry or horticulture
- telecommunications, generation of power from renewable sources or other appropriate rural uses, including opencast coal extraction subject to assessment
- limited extension or alteration of existing buildings, provided it does not result in disproportionate additions over and above the size of the original buildings and extensions are of appropriate scale, design and materials
- facilities for outdoor recreation, education and tourism that are compatible with an agricultural or natural setting

2. Impact criteria for assessing acceptable development

- have a positive economic benefit
- minimise any adverse environmental impacts
- do not pose undue infrastructure implications
- have a specific locational need
- be of a suitable scale and form for the location.
- applications include a detailed landscape assessment and proposed high quality enhancement scheme which reinforces the rural character and provides a buffer to the development
- developments must demonstrate that they will not adversely affect the integrity of European sites.
- adherence to Scottish Planning Policy and other LP Policies. (See also SPG 07 (Assessing Development in the Green Belt) and 'Site Assessment Guidance' provided in SPG 20 (Biodiversity and Development)

3. Other assessment criteria relating to new development

- design and siting of any new houses must have regard to PAN 72 Housing in the Countryside and PAN 73 Rural Diversification
- businesses supported by detailed and financially robust Business Plans
- houses associated with a new business will only be considered once that business has been operational for a minimum period of 18 months and is deemed viable on inspection of detailed financial accounts
- new housing will be subject to occupancy conditions, or legal agreement
- no assumed permission for a replacement house if an agricultural house is sold separately from the business
- supporting information from an independent agricultural expert to justify the need for any additional dwellings on farm units

4. Other assessment criteria relating to proposals to restore, renovate, and convert redundant buildings in the Green Belt

- the existing buildings are of vernacular interest, with external walls and roof substantially complete
- development would not lead to effective demolition and reconstruction of the building
- the building is no longer capable of reasonably beneficial use for the purpose for which it was designed, or last used, and is capable of accommodating the proposed conversion
- the proposed use will be compatible with its location and adjoining uses, and extensions are of appropriate scale, design and materials

NB: Supplementary Planning Guidance SPG.07 Green Belt and SPG.08 Rural Investment Area is a material consideration in determining applications for planning permission.

2. Planning applications will need to demonstrate - through the design and written submissions - compliance with all these key tests where they are appropriate to the particular situation. They also need to demonstrate how the rural character will be retained and enhanced-as per this guidance.

Other relevant Scottish Government and Local Plan Policies also need to be complied with.

See paras 159 - 164 of the Scottish Planning Policy (SPP).

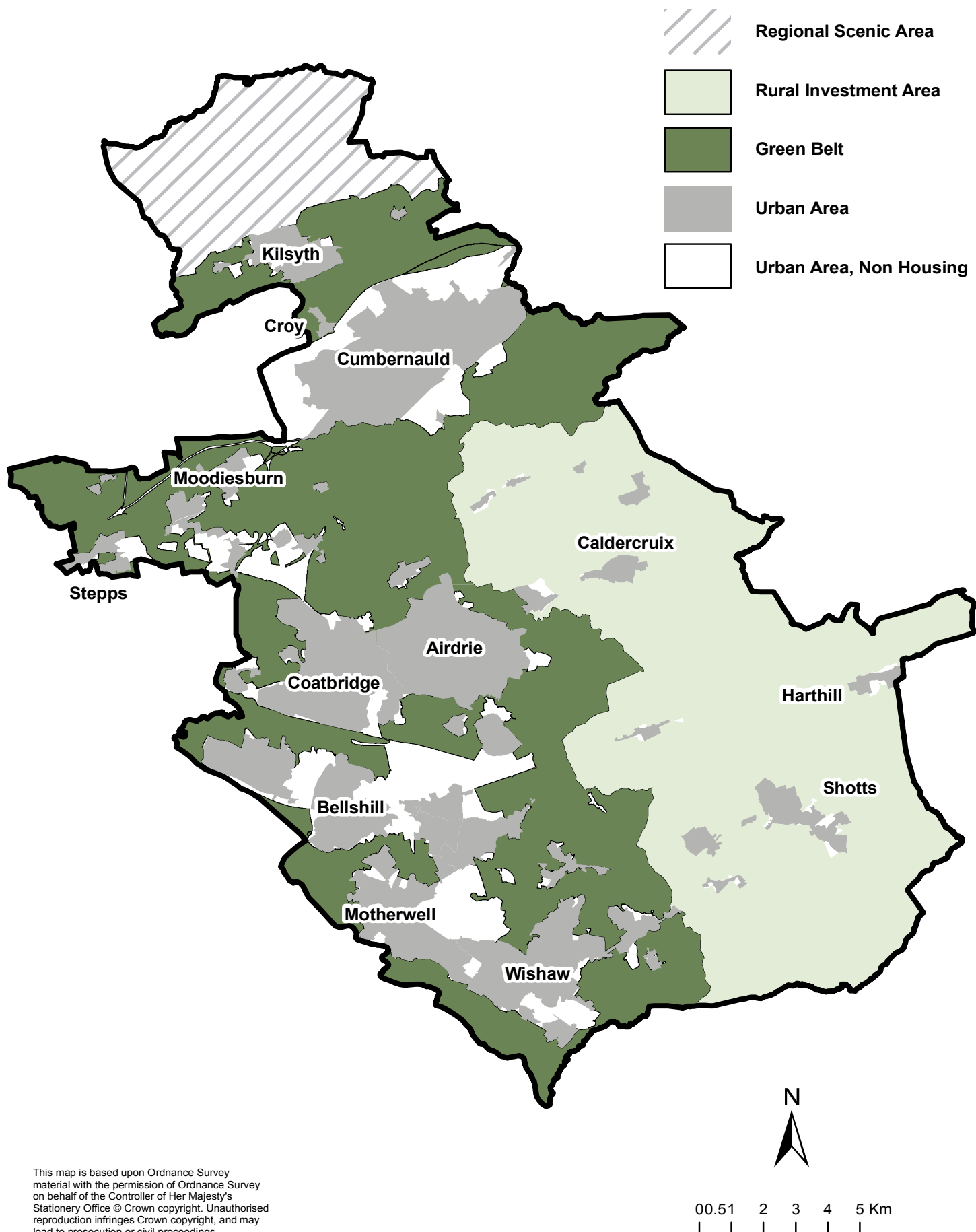
Other relevant policies within the Local Plan include:-

Policy DSP 4 Quality of Design (see SPG.15)

Policy NBE 2 The Antonine Wall WHS (see SPG. XX)

B. GREEN BELT BOUNDARY & SETTLEMENTS

1. The map below shows the extent of the Green Belt within North Lanarkshire in comparison to the Rural Investment Area. The Green Belt boundaries are defined by the Local Plan and are subject to annual monitoring to ensure that their integrity is maintained. The current boundaries will be subject to review in response to the forthcoming Strategic Development Plan and any proposed changes will be incorporated in the draft Local Development Plan which will be subject to public consultation.



C. AGRICULTURAL DEVELOPMENT



Traditional farm yards and modern farm sheds need to be carefully sited to fit in with the rolling agricultural land in North Lanarkshire

1. Agriculture is defined as including:

- horticulture, fruit growing, seed growing, dairy farming.
- the breeding and keeping of livestock, including any creature kept for the production of food, wool, skins or fur or for the purpose of its use in the farming of land;
- the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds; and
- the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes. *as per Town & Country Planning (Scotland) Act 1997*

2. Some types of minor agricultural development (known as “permitted development”) do not need planning permission. For these rights to apply, use of the land must conform with the statutory definition of agriculture shown above.

3. The range and type of developments which are permitted varies depending on whether the agricultural unit is 5 hectares or more in area, or between 0.4 and 5 hectares. No agricultural permitted development rights exist for units less than 0.4 Hectares. Permitted development rights include temporary uses of agricultural land; agricultural buildings below a certain size including polytunnels (except farm dwellings, and livestock units, near residential and similar buildings); forestry buildings (except dwellings) and forestry roads; caravan sites and related buildings (in specified circumstances only).

4. These rights are frequently amended. A Planning Officer (see contacts on page 23) can provide guidance on the up-to-date situation and whether planning permission is required. If you proceed to carry out development without the benefit of planning consent, the Council may take enforcement action against you.



Traditional agricultural buildings and modern farm sheds create the rural character in North Lanarkshire

D. AGRICULTURAL PERMITTED DEVELOPMENT

1. For certain types of Permitted Development there is a “Prior Approval” procedure (with a fee) which you must follow. The types of development covered by this “Prior Approval” procedure are:

- a) New or significantly altered or extended agricultural and forestry buildings.
- b) Agricultural and forestry roads, certain excavations or waste deposits or the placing or assembly of fish tanks.

2. You must notify the Council with the following details which will normally be requested on a location plan showing:

- a) the siting design and external appearance of agricultural or forestry buildings,
- b) the siting and means of construction of a private road,
- c) the siting and excavations or waste deposits within an area exceeding 0.5 hectare,
- d) the siting and appearance of fish tanks.

3. The Council has 28 days to determine if it wishes to give approval to details of the development prior to its construction. If the Council does not wish to give approval you will be notified within the 28 day period. If the Council does wish to give approval it has 8 weeks from the receipt of the submitted details to issue its decision. A form setting out the information required may be obtained from the Planning Service. (*see contacts on page 23*).

4. The Council will require prior approval of all such details in the Clyde Valley Area of Great Landscape Value (A.G.L.V) and where proposals would affect sites of Nature Conservation Value (SAC's, SPA's, SSSI's and SINCS as shown on the Local Plan Proposals Map) or other sensitive areas (Antonine Wall W.H.S and associated buffer zone)

5. Proposals in other areas will be examined on their individual merits but prior approval will always be required where a proposal is likely to have a significant impact on its surroundings. For design considerations see *Section L*.

E. NEW BUSINESSES

1. The agricultural industry is subject to many pressures for change, some of which result in landowners looking for new uses for land and buildings. The Council recognises these pressures. It recognises that to secure a healthy living countryside in the future a balance must be struck between preserving what is best in the landscape and wildlife heritage, and providing opportunities for the creation of new jobs and stable populations. In North Lanarkshire, this balance must be achieved within the context of the Green belt where the range of acceptable new uses for both buildings and land is restricted.

Renewable Energy Infrastructure

2. Landowners have sought potential income streams from the generation of renewable energy from wind turbines as an alternative source of income. The area below the turbines can often be used by livestock sharing the same space - with minimal impact on the land holdings. The location of wind turbines is a sensitive and complex issue and landowners are advised to review the Supplementary Guidance contained in SPG 12.



Limited footprint from wind turbine, Longriggend



Renewables - micro hydro generator



Commercial Plant Nursery, S of Condorrat

Retail

3. Farm shops and retail nurseries should be ancillary to the farm and depend on the sale of unprocessed goods produced on the farm. Where a significant amount of imported produce is sold, the use will be treated as a new retail use which is contrary to Green Belt policy. Any proposed use and ancillary developments will need to have regard to landscape setting, site features and other matters of importance (see p.10)



Recreational Facilities, Mount Ellen Golf Club



Tourist facilities - Auchinstarry Basin

Recreation & Tourism

4. Green Belt land can provide opportunities for recreation and outdoor sport near urban areas. Provision may include facilities such as picnic areas and for activities such as golf and organised sport. It may also include new activities such as the opening of farms to the public as visitor centres. Such proposals are consistent with the Central Scotland Community Forest objectives.

5. Even when recreation activities are acceptable in principle, they may result in unacceptable adverse impacts. The landscape setting and consequently the appearance and visual amenity of the countryside may be adversely affected, e.g. floodlit football parks, trail bike circuits, etc. The development of sites for activities such as golf courses or adventure playgrounds should avoid the removal of site features such as wildlife habitats, stone walls or hedgerows (see p.14). Other possible adverse impacts include noise, traffic generation, the impact of floodlighting and disruption to residential amenity.

6. Where development would result in the loss of or harmful impact on any amenity present on site prior to development the Council may require off-setting benefits/mitigation measures.

7. New buildings and structures should be limited to facilities which are essential for the operation of the associated activity. The Council will assess whether the scale, location and design of any ancillary developments, including access, parking arrangements and landscape works are in keeping with preserving the rural character of the countryside.

8. The Clyde Valley Area of Great Landscape Value (AGLV) has been identified as a recreational priority area in the Glasgow and Clyde Valley Joint Structure Plan (GCVJSP). The Council will seek to promote informal recreation where this can be achieved without creating excessive disturbance and which will have minimal impact on the character of the valley. The Council will resist new sites for touring caravans or camping within the Clyde Valley AGLV.

F. EXISTING BUSINESSES

Uses Appropriate to a Rural Area

1. New Buildings and extensions relating to the use of land for commercial activities appropriate to a rural area and which are not harmful to the Green Belt are likely to be acceptable in principle.
2. Applicants will still have to satisfy the Council that the location, siting and design of buildings and proposals for landscaping, access and parking are appropriate and would not have a harmful visual impact.
3. Other impacts, for example on residential amenities, sites of nature conservation value (SAC's, SPA's, SSSI's, SINC's etc, see SPG 20 Biodiversity & Development for further information) and sites of historic or archaeological importance will also be assessed.
4. Schemes giving rise to adverse effects will be resisted. Where appropriate the Council will seek mitigating measures.

Inappropriate Uses

5. Green Belts contain some employment sites which pre-date Green Belt designation. Government policy recognises that provision needs to be made to secure their future as well as environmental benefits. Each development proposal relating to an established non-conforming use will be assessed on its own merits, and will require to provide the following detailed information :-
 - a) A proposal should identify the site boundary and present extent of development.
 - b) Proposals for infill development should not prejudice the open character of the countryside or lead to a major increase in the developed portion of the site.
 - c) Where an applicant is seeking to redevelop an existing site, proposals should seek to minimise the impact the development will have, and to contribute positively to the rural character of the countryside.
 - d) Proposals should seek to locate new buildings and reduce their footprint and bulk so that the appearance, scale and mass of the replacement building are less intrusive. Enhanced landscaping of the site and its boundaries will be sought by the Council. Proposals for partial redevelopment should be set in the context of comprehensive, long term plans for the whole site.
6. The applicant will need to satisfy the Council regarding the detailed matters listed above (see checklist on p.24)



Commercial Cookery School, Port of Monteith



Open Cast Coal Mining, Drumshangie



Commercial Offices, Inverness

G. DWELLINGS FOR AGRICULTURAL WORKERS

1. The council acknowledges that there are particular circumstances when a new house in a countryside location is sometimes required to accommodate a full time worker who is employed in a necessarily rural based business, and where the nature and demands of the work concerned make it essential for one person engaged in the enterprise to live at, or very close to the site of their work.

2 The presence of a business in the countryside is however not, of itself, sufficient justification for a new house. The material factors which will determine whether there is a genuine need for a new house include the scale, viability and detail of the farming / business operations; the labour requirements, including the need for specialist workers and the level of attention needed outside normal hours; the existing residential accommodation available to the farm or business and other development opportunities on the farm or land holding.

3. In any instance, favourable consideration will only be afforded to those proposals where the applicant is able to satisfactorily demonstrate that:

functioning of the farm / rural business and there is a clearly established need for a worker to be readily available at most times rather than in other available accommodation in the locality;

- ii) There is clear evidence that the proposed enterprise has been planned on a sound financial basis and that the farm / rural business is economically viable (see also section L.4.2);
- iii) The need relates to a full-time farm worker or one who is mainly involved in agriculture or the running of the rural business;
- iv) There is no appropriate alternative accommodation or "development opportunities" available on the landholding associated with the farm or rural business;
- v) The need for a house is not a direct consequence of the recent severance of a house from the agricultural holding and its resultant loss to agriculture or the rural business.
- vi) The extent of existing suitable accommodation in the area and its availability,

The Council may apply tests to establish whether the proposal is financially sound and has a realistic chance of being implemented successfully (see section R, p.22)

H. REPLACEMENT OF EXISTING DWELLINGS

1. Many existing houses in the countryside pre-date the introduction of the planning system. Other properties have been the subject of planning applications down the years, and, for a multitude of different reasons, have been granted consent. Over time some of these properties have aged to the point that they no longer meet modern living requirements, have fallen into a poor state of repair, or have structural problems. There are also a small but significant number of existing houses which detract from the character, appearance and landscape setting of the countryside and whose removal would be beneficial.

2. Planning policies seek to regulate new housing in the countryside. They generally require such proposals to be allied to agriculture, forestry, necessarily located rural businesses, recreation, tourism, sport and other uses normally located in the countryside. An exception has been identified which makes conditional allowance for the replacement of existing houses where this would result in a distinct enhancement to the local rural character. Any such development would also need to be carried out to high environmental and sustainable standards. The replacement building would also need to bring about a distinct enhancement of the local character and landscape.



Derelict Barn Conversion, N of Coatbridge



Lock-keepers Cottage, Forth & Clyde Canal



Derelict Steading Conversion, N of Coatbridge



3. Favourable consideration will **only** be afforded to those proposals where the applicant is able to satisfactorily demonstrate that:

- i) The redevelopment of such sites will be on a one for-one basis. Additional houses will not be permitted;
- ii) The redevelopment of such sites should not ordinarily result in any extension to the "residential curtilage" - unless it can be satisfactorily demonstrated that this will achieve significant environmental improvements. The "residential curtilage" is effectively the developed land associated with the existing house and includes the site of the existing house together with its related outbuildings, garden ground etc;
- iii) 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. Ordinarily, and unless the council is convinced that exceptional circumstances prevail, the volume of the replacement house should not be more than **30 %** larger than the existing house and of a comparable height (or less). The aim should be to achieve a level of accommodation consistent with meeting the reasonable aspirations of occupants while safeguarding the countryside from unnecessary and out-of scale development. The council will normally seek to prevent any subsequent increase by removing permitted development rights by condition;

iv) The replacement house should be on or close to the site of the original house, unless it can be satisfactorily demonstrated that an alternative site 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. A scheme of remediation of the original house site will also be required and will be linked by condition or legal agreement to any replacement house.

v) The existing dwelling will have to be demolished (via legal agreement) prior to occupation of the replacement dwelling.



Demolition of obsolete farm buildings prior to redevelopment of steading

I. NEW DWELLINGS & HOUSE EXTENSIONS

1. There is a general presumption against granting planning permission for new dwellings in the Green Belt not associated with agricultural or forestry workers.
2. Exceptions to this policy must be justified by evidence of very special circumstances which must be demonstrated by the applicant.
3. New dwellings should not prejudice landscape character and quality or site features and should meet the Council's environmental performance standards.
4. Because of the likely visual impact of a new dwelling in the countryside, the Council does not consider it appropriate to grant planning permission in principle, but will in all cases require a full detailed planning application.

5. Extensions to dwellings in the Green belt are generally acceptable provided that their size and scale does not prejudice the open character of the surrounding countryside and the design is consistent with the character and scale of the existing building group.

6. As a general guideline, the Council considers that an extension or succession of extensions which increase the original floorspace of the house by more than 30% are likely to form an intrusive feature in the landscape and prejudice the integrity and original scale of the dwelling.

General advice on House Extensions will be provided in a separate Guidance Note. This SPG also gives advice on minor developments which do not need planning permission under permitted development rights).



Contemporary new private dwelling



Contemporary extension of dwelling



Conversion of Allanton Mill to dwelling

J. CONVERSION AND REUSE OF RURAL BUILDINGS

1. The Council will examine proposed changes of use of agricultural buildings to dwellings with particular care. Where consent is granted for the conversion of agricultural buildings to a non-agricultural use, the Council may consider imposing a condition on the farm unit withdrawing agricultural permitted development rights so as to control construction of any new farm buildings (see sections D and E).

Conversion is likely to be appropriate where:



1. The building is functionally obsolete.
2. The form, massing and general design of the buildings are in keeping with their surroundings.
3. The re-use of the building will not prejudice the purposes, open character and visual amenity of the Green Belt.
4. The proposals are set within the context of the farm/steading unit and will maintain and enhance the wider landscape setting and site features (see Section J).
5. Proposals seek to improve the external appearance of the building, especially in conjunction with any necessary structural changes, in order to contribute to the visual amenity of the Green Belt.
6. The proposed use can be accommodated within the existing structure of the building, without major change or extension (e.g. less than 30%).
7. In traditional buildings, the proposal retains essential features such as openings, walls and roofs.
8. The original character of the rural setting around the building is maintained and enhanced.

Conversion is not likely to be appropriate where:



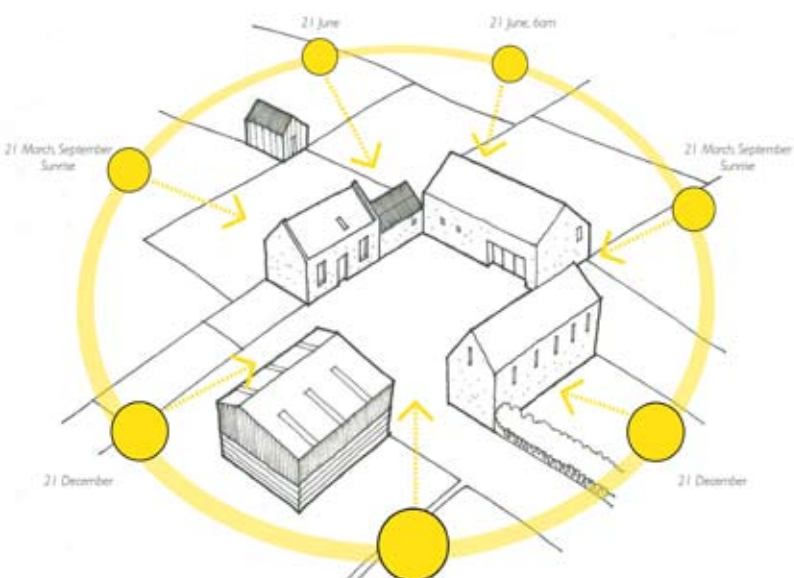
1. The proposal fails to maintain or enhance the wider landscape setting.
2. The proposed use requires construction of large scale extensions which are inappropriate in scale and design in relation to the existing building (eg over 30%)
3. The proposal alters essential elements such as walls, openings, roofs and individual characteristics such as stone steps and flagstones.
4. The proposal requires a new access splay or route, or introduces 'urban clutter' such as exposed parking areas, garages, storage areas, sheds, washing lines or new driveways which would be visible in the wider landscape.
5. The proposal would result in unacceptable levels of traffic on local roads, noise or other unacceptable adverse environmental impacts.
6. The building is within an area of flood risk and satisfactory mitigating measures cannot be achieved.

K. KEY DESIGN REQUIREMENTS FOR NEW BUILDINGS

1. This section sets out the key issues to consider when formulating development proposals in the Green Belt and making a planning application. Please note that the Council does not consider it appropriate to grant planning permission in principle, but will in all cases require a full detailed planning application to ensure that all of the requirements of this guidance have been met. The need for a full range of information at the time of application as opposed to subject to conditions attached to a planning consent is important as officers of the Council need to have sufficient information to assess whether the development (architectural plans) and the development setting (landscape plans) have been well considered and respond favourably to the points raised in this guidance.

Establish the Landscape Setting

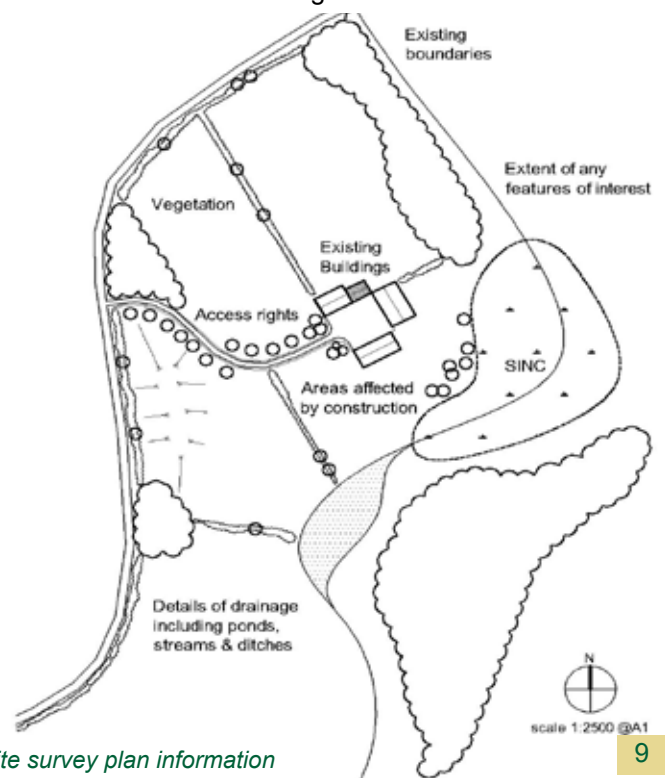
1. The rural landscape of North Lanarkshire is diverse. It is an expression of various factors combining to give an appearance to the land. Factors such as landform, vegetation and the impact of man through development.
2. The Clyde Valley Area of Great Landscape Value (AGLV) is of regional importance. Topography, vegetation and the pattern of settlement along the valley combine to give the landscape its unique character.
3. Analysis of the landscape setting will also show the traditional siting of buildings in the countryside, traditional patterns of tree and hedgerow planting, and the local importance of dry stone walls.
4. River corridors contain features which require protection and enhancement. They also form wildlife corridors.
5. Proposals should have minimal visual impact and should seek to enhance the landscape by:-
 - i) Reinforcing field patterns wherever appropriate and retaining and improving traditional boundaries such as walls.
 - ii) Retaining and enhancing trees, woodlands and hedgerows.
 - iii) Introducing additional planting of indigenous broad leaved woodland species in appropriate locations (grants may be available from the Forestry Commission). This is consistent with the objectives of the Central Scotland Forest Trust which seeks to increase the amount of woodland in North Lanarkshire.
 - iv) Sympathetic siting of new buildings (see advice on page 11).



The sunpath is different throughout the year

Site Features

1. Any areas within the site which are of conservation, archaeological or historic interest, and any area beyond the site boundary which may be affected by the proposal should be identified. (see SPG.20 on Biodiversity)
2. An accurate site survey should include:
 - i) A description of the nature and extent of any features of interest, levels, topography, north point (orientation).
 - ii) Details of the site drainage including ponds, burns and ditches.
 - iii) Areas over which the public have access, including footpaths and vehicular tracks.
 - iv) Existing boundaries, trees (trunk & canopies) and hedges.
 - v) Existing buildings (including their condition)
 - vi) Areas to be affected by land fill, earth moving and excavation.
3. The proposals should identify:
 - i) The nature and extent of any impacts on the important features.
 - ii) Mitigation measures (e.g. buffer planting) where adverse impacts are identified, proposed changes in level.
 - iii) Features to be enhanced and restored and the means of achieving this.
 - iv) Areas to be retained and managed to maintain existing character value.
 - v) Protective measures during construction.



Site survey plan information

K. KEY DESIGN REQUIREMENTS FOR NEW BUILDINGS /2

Siting New Buildings

1. The siting of new buildings within the landscape is a key issue that needs careful consideration. Applicants are advised to:

- i) Avoid siting new buildings and ancillary development such as parking areas and access roads in prominent locations such as on sky-lines and open hill sides.
- ii) As a general rule, locate new buildings near existing clusters of development. This will reinforce a traditional sheltered pattern of development in the countryside. It will reduce the perceived loss of open land.
- iii) However, there are some circumstances where separation may be justified. Older farm buildings may be listed, and should be separated from new additions to preserve their integrity. Existing historic or archaeological features or the location of a site of importance for nature conservation may also justify separation.
- iv) Take advantage of local topography to reduce the visual impact of new development and to exploit natural shelter. It may be appropriate to excavate into sloping ground to help disguise the mass and height of new building. With agricultural buildings, reduced cut and fill wherever possible by sloping floor levels and stepping the roof to follow falls in the landscape.
- v) Use existing mature landscape features such as hedgerows and trees to provide screening and scale. New woodland planting can reinforce the effect and enhance the landscape generally.
- vi) Identify the need for ancillary features such as storage areas, parking and fuel tanks at the early planning stage so that they can be integrated into the overall site layout and screening can be provided as naturally as possible.



Typical rural house plot: exposed sloping site



Inappropriate Development: Traditional design, building too prominent in the plot and out of scale with plot, impacting on skyline



Inappropriate Development: Modern suburban design, building too prominent in the plot and out of scale with plot



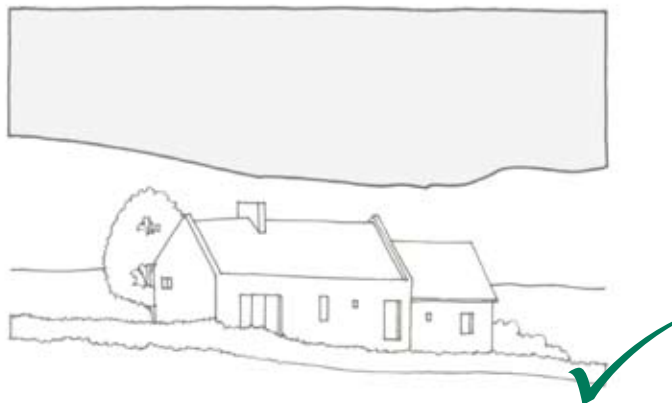
Appropriate Development: Modern vernacular design, building mass broken down, avoids exposed/elevated ground. Avoiding skyline.



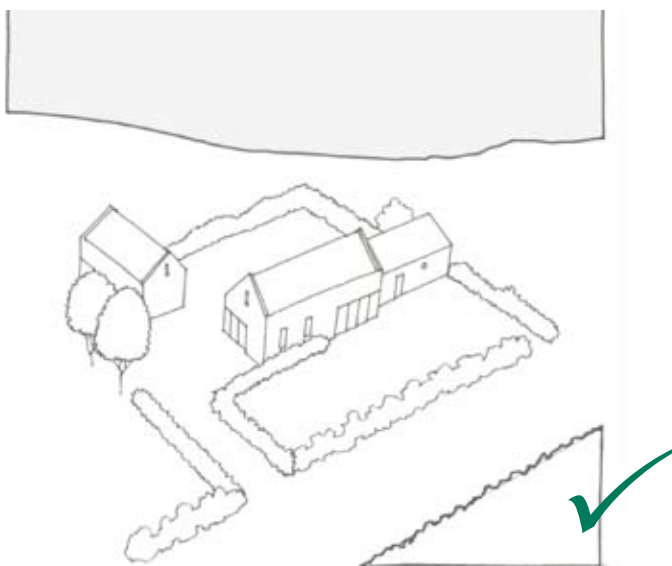
K. KEY DESIGN REQUIREMENTS FOR NEW BUILDINGS /3

K. Siting New Buildings (continued)

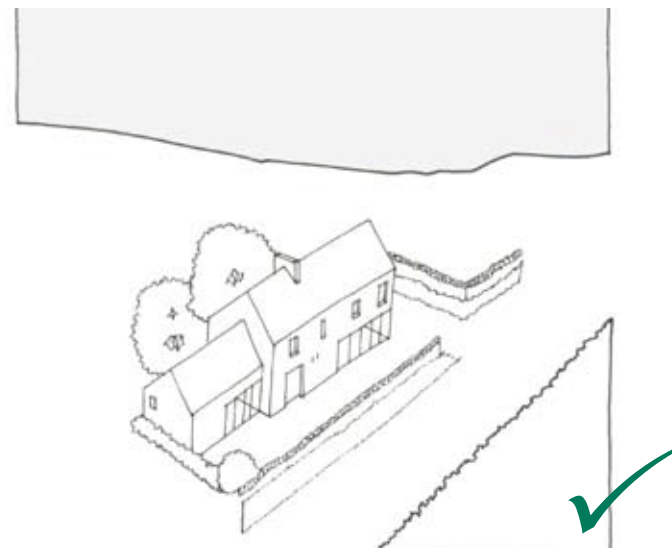
The images on the left indicate well considered and appropriate forms of site layout and development. The shape and form of the buildings are simple. The buildings respect the contours of the site, make best use of available landscaping, utilise vernacular building materials and are well related to the wider landscape.



Building hugs site contours, natural enclosure, landscaped



Buildings well related to each other, integrated into landscape

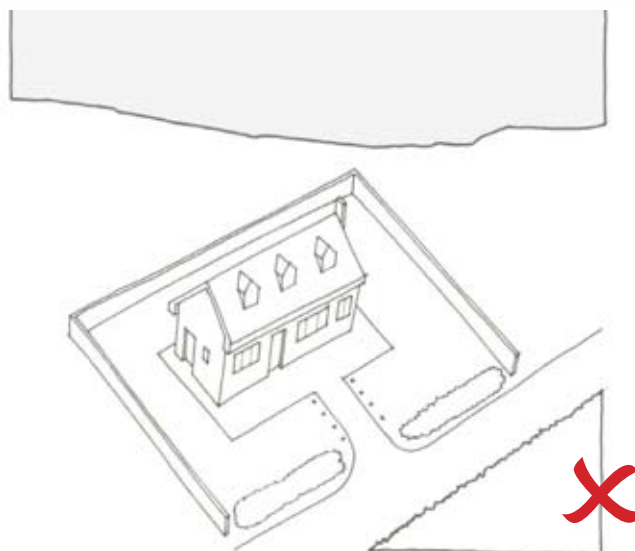


Massing of building relates to landscape setting

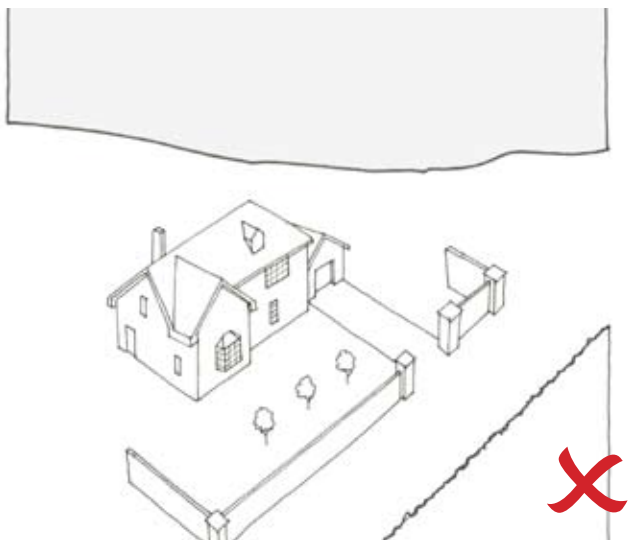
The images on the right indicate insensitive and inappropriate forms of site layout and development on the basis of incorrect positioning within the site, poorly designed and over-complicated buildings, suburban boundary treatments and lack of landscaping.



Building isolated, cars to front, urban enclosure



Building isolated, urban enclosure, parking to front



Building out of scale, urban enclosure

K. KEY DESIGN REQUIREMENTS FOR NEW BUILDINGS /4

Agricultural Buildings



Typical North Lanarkshire stone farm buildings and steading groups provide design clues for new development

1. Agricultural buildings are an integral part of the landscape. Well designed and located structures can enhance the visual amenity of the area. Conversely, poor siting and design can have an adverse impact on the appearance of the countryside. Below are some design objectives to facilitate the integration of new agricultural buildings into the landscape.

2. Roofs in new agricultural buildings often have a wide span and shallow pitch which make them prominent in the landscape. Dark colours should therefore be used such as sombre greens, blues and browns. Avoid reflective materials. Timber cladding should, if used, be dark stained.

3. Making roofs darker than walls and keeping the eaves simple and as traditional as possible will help reduce the perceived mass of the building. Modern “box eaves” should be avoided.

4. Roof lights often form very visible features. They should be avoided unless functionally essential and are best finished flush.

5. Proposals should include measures to prevent pollution from animal waste and encourage re-use of grey water.

6. Where walls are especially noticable in the landscape, they should be suitably rendered or appropriately clad, rather than left as exposed concrete block. Dark plastic U.P.V.C guttering and down-pipes are acceptable as they help to provide relief and shadow.

7. Storage areas and fuel tanks may be necessary. Choose locations well screened from view either by existing or proposed buildings or by trees and hedgerows.

8. The existing landscape should be enhanced so that new buildings “fit in” rather than clutter the countryside.

9. Once construction is complete, regrade any disturbed soil to blend with the existing landform, restore the top-soil and re-seed.

Commercial & Business Premises



*Bute Recycling Centre
Collective Architecture*



*Loch Lomond National Park Offices
Page & Park Architects*



New commercial business, Port of Monteith

1. New commercial and business premises may vary in scale. However, in general their siting and design has much in common with new agricultural buildings. The following issues are of particular note to applicants:

2. In those cases where the nature of the activity to be housed will result in a building of a different character, the advice relating to landscape setting and site features are very important.

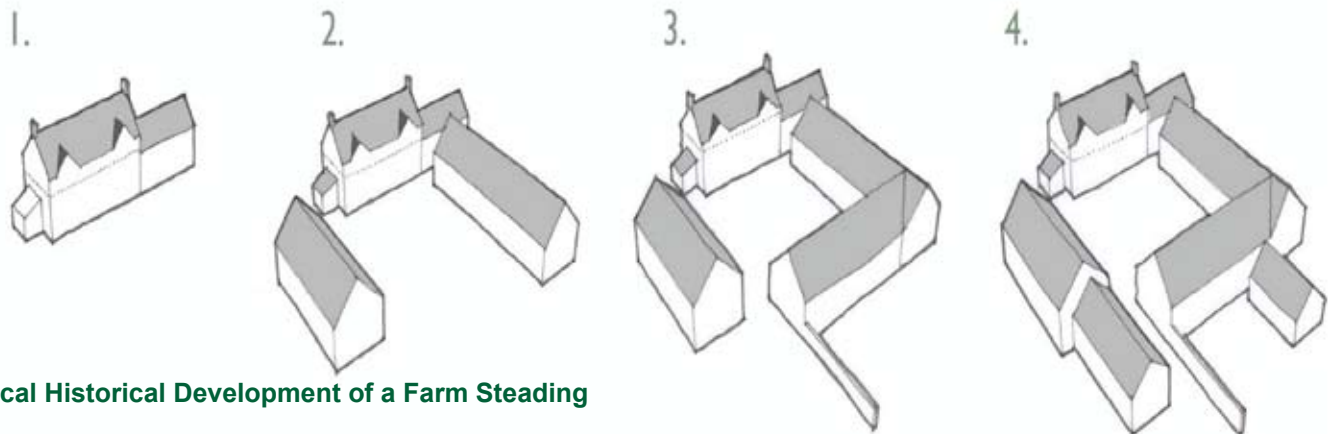
3. External materials and detailing should be sympathetic to the vernacular which here consists of stone, timber, corrugated steel, slate and slate substitute.

4. The design of the building should seek to minimise its scale and bulk in order to reduce its impact upon the appearance of the surrounding landscape. Careful siting and location is critical.

5. Businesses must be established for a minimum of 3 years prior to the consideration of a permanent dwelling, 18 months for a temporary dwelling, and such dwellings will be legally tied to the operation of the business via a *Section 75 Agreement*. In such circumstances, the criteria in Section.G will also be applied.

K. KEY DESIGN REQUIREMENTS FOR NEW BUILDINGS /5

K. Dwellings

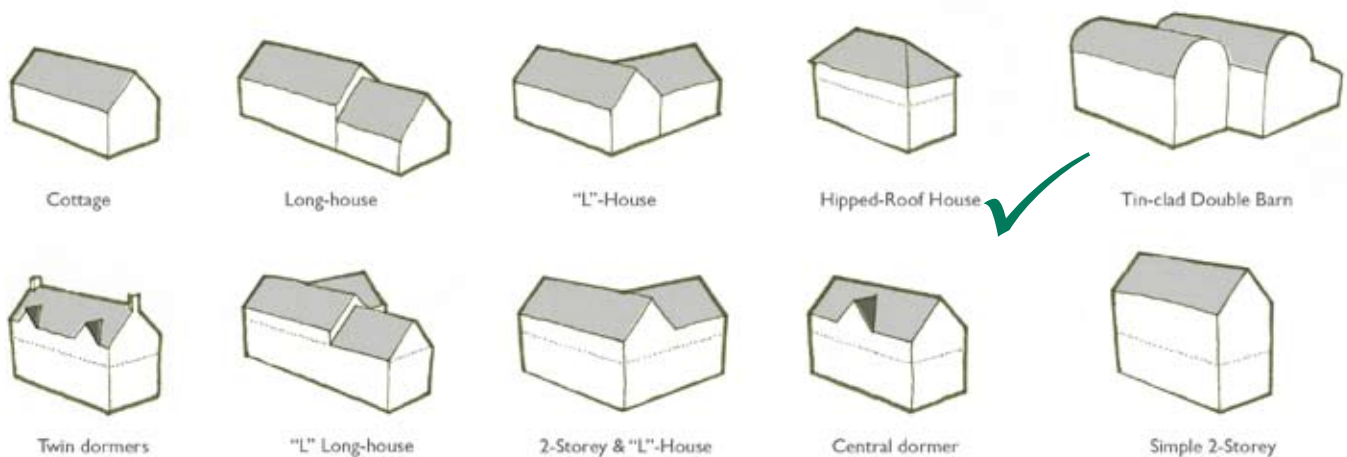


Typical Historical Development of a Farm Steading

1. Traditional rural dwellings in North Lanarkshire are usually small in scale with a compact floor plan reflecting their historical origins as dwellings for agricultural workers or for those working in other traditional industries. The following issues are of particular note to applicants:
2. New dwellings should reflect the traditional scale of the vernacular buildings. Proposals should avoid sprawling layouts that are more appropriate to urban and suburban areas, and which could adversely affect the open, un-developed nature of the countryside.
3. Unless surrounding properties provide a unique context dwellings rarely exceed 2 stories in height, and are traditionally one storey and a half with dormer windows.

4. Roofs are frequently of a narrow width, usually pitched and often slated.
5. Older dwellings are usually built of natural materials. These may vary from sandstone and ashlar to harling or roughcast. New dwellings should use materials that sympathise with the local traditions.
6. Traditional detailing includes dressed stone to doorways and windows, and crow-stepped gable detailing. Detailing should reflect local traditions. Simple robust detailing is usually most appropriate.

Appropriate Dwelling Forms (Suitable scale, rural in character)



Inappropriate Dwelling Forms (Excessively large, suburban in character)



L. EQUESTRIAN DEVELOPMENT



1. The keeping and riding of horses is a popular pastime but one which, through the erection of stables, fences, jumps and the like, can have a significant impact on the character and appearance of the countryside. Isolated developments insensitively located and of poor design will not be supported and will be regarded as being contrary to Policy NBE 3B.

2. The Council expects that facilities associated with the keeping of horses avoid harming the visual amenity and character of the countryside. In particular stables, jumps, fences, access gates, hard standings, lighting, parked vehicles, schooling areas and the like need to be carefully located, well landscaped and built in materials which help them “fit in” and make them unobtrusive features in the landscape. The Council will resist such intrusive elements unless they are well integrated into the rural landscape.

Siting

1. Facilities should avoid sky-line locations and any other prominent sites which are highly visible from public footpaths and roads.
2. Stables and ancillary structures of two or more adjacent facilities should be grouped into clusters, preferably in field corners, using mature planting to reduce their visual impact.
3. Proposals which require long or visually intrusive access roads will be resisted especially where proposals require hard-surface tracks. Facilities should be within 15m of the access.
4. Protect new planting from browsing – horses can browse up to 2 metres over a fence.

Landscaping

1. Applications should also be accompanied by management proposals to ensure that existing and new vegetation and any features of wildlife interest are properly protected both during and subsequent to the implementation of the proposals.
2. Use native trees and hedgerow plants and avoid using conifers as hedging or screening as these are alien to the traditional landscape (see SPG 01).
3. Applications will be accompanied by detailed schemes of planting to help minimise the visual impact of development.

Fences & Jumps

1. Fencing should be post and rail, a well laid hedge or a well maintained dry stone wall depending on local characteristics.
2. New fences should be kept to a minimum and normally be accompanied by new hedgerow planting in native species.
3. Moveable objects such as jumps should be removed when not in frequent use. This is to minimise visual impact and damage to grass. Provision for storage should be shown.

Access Points and Hard Standings

1. Avoid the need to create new field access points onto public roads. Two or more developments can often share the same gateway.
2. Access points should be located to avoid the need for visibility splays. Where such access splays are essential, natural stonewalls or hedgerow planting will be required (instead of post-and-rail fences) in order to retain a sense of enclosure.
3. Hard standings and tracks should be suitably surfaced to minimise their visual impact. Large areas of tarmac and concrete should be avoided.
4. Particular care is required in the design and material of gateways to maintain a rustic/rural character.

Stables

1. External materials and colours should be used which will quickly weather to minimise their impact on the landscape. Dark stained timber can be more in keeping with the landscape than external brick or block work.
2. Wherever possible adopt characteristics of design and materials of older agricultural buildings in the locality which are visually attractive.
3. Avoid the temptation to make a bold statement in the landscape. Too many bold statements will compete visually to the detriment of the local scene - facilities should generally be discrete.
4. Buildings are usually best grouped around a yard to provide shelter. Openings should generally face inwards to the yard, field or building group. Solid wall areas can help the character.
5. Using simple roof shapes, details and materials can enhance the overall design.
6. Consider the needs of humans too! It is better to make provision for facilities in the stable block than to use caravans and the like as ancillary facilities

further advice is available from British Horse Society Scotland at www.bhsscotland.org.uk and www.bhs.org.uk

M. DESIGN ISSUES FOR THE CONVERSION OF BUILDINGS



Restored interior Former school converted to houses Conversion possibilities Former School converted to a house

1. The character of traditional farm buildings derives from their original function as working agricultural buildings. In general they are simple and unfussy both in form and detail, which is part of their appeal. Effective conversion should maintain this simplicity and protect the essential features and original fabric of the building to be converted. Retention of solid wall areas and other traditional details helps.

Structural Survey

1. Conversion proposals should incorporate a full survey carried out by a structural engineer or other suitably qualified person to show the current state of the building and indicate how the proposed conversion can be achieved. Annotated photos of the existing situation can also assist.
2. The survey should be realistic - neither "belt & braces" cautious or without detail. It should analyse any movement, highlight elements of the building to be retained, repaired or replaced, the shoring-up necessary whilst works take place and other protective measures.
3. Elevations, cross sections and longitudinal sections should be provided at a scale of at least 1:50.

N.B: If the building collapses at any stage then fresh permission may be required.

Identify Essential Character

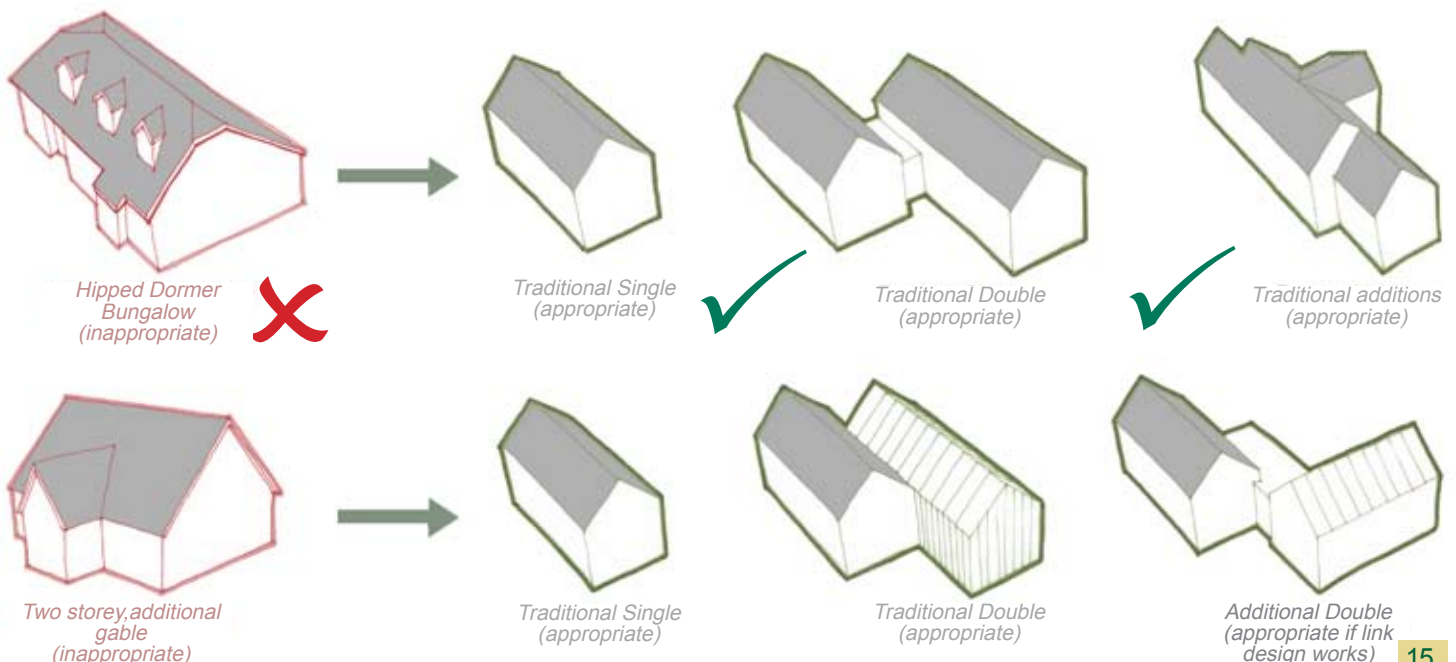
1. The character of traditional farm buildings derives from their original function as working agricultural buildings. In general they are simple both in form and detail, which is part of their appeal. Effective conversion will maintain this simplicity and protect essential features and the original fabric of the building to be converted. Retention of solid wall areas helps.

2. If you are intending to convert or reuse an existing building then you need to address the key issues in this section when making a planning application. If your application fails to satisfactorily address these issues, you may be requested to revise your proposals or, in some cases, the application may be refused. The Council encourages pre-application discussions, once sketch proposals have been prepared and the issues within the guidance have been considered. (See *Contacts on page 23 to make an appointment*).

Landscape Setting

1. Applicants need to establish the landscape character (see p.4 and 5) and use it as a basis for a landscape strategy for the whole farm steading / unit. The strategy should enhance the setting and should contribute to the rural character of the converted buildings in their new use.
2. Traditional farm buildings are generally grouped together around a yard to provide shelter - often forming a small cluster or steading which may be visible over a considerable distance.
3. Large specimen trees and natural hedging usually contribute to providing shelter and scale to the setting.

Additional advice on landscaping is provided in SPG 01



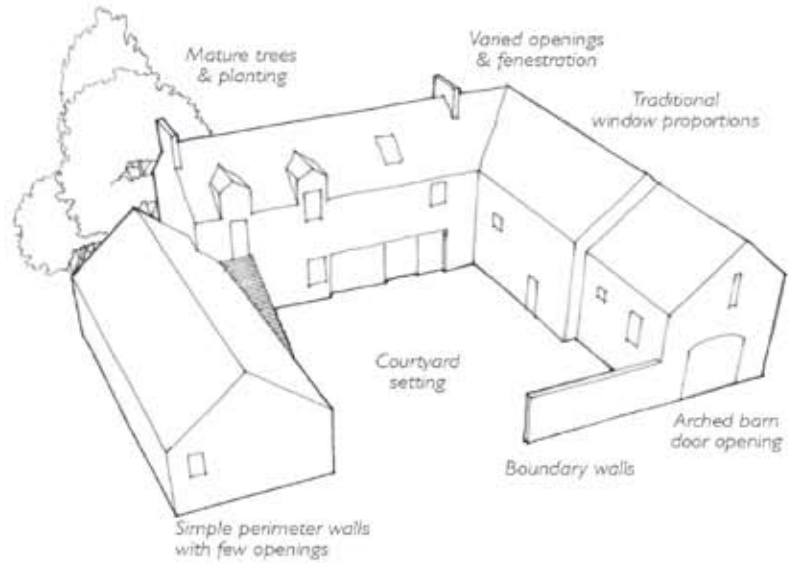
M. DESIGN ISSUES FOR THE CONVERSION OF BUILDINGS /2

Conversion of a Farmsteading

Existing Farm Steading

1. A typical farmsteading in North Lanarkshire has been developed over time. Traditionally it takes the form of a single or one and half storey stone U-block comprising a dwelling with associated equipment and animal storage buildings on either side. Overall it forms an enclosed and sheltered courtyard and hardstanding area - typically with a few large specimen trees to provide scale and shelter.

2. The buildings will typically be located within a landscape which has matured over time to provide shelter from the elements and visual screening - so that the building is integrated well into the landscape.

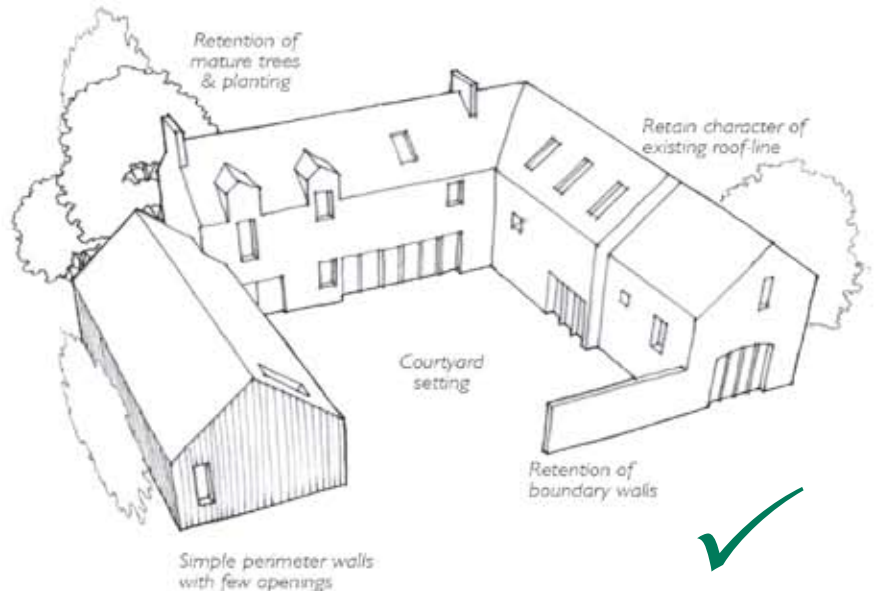


Appropriate Conversion

1. The image on the right indicates ways in which to sensitively design a steading conversion.

2. The roof line and profile have been maintained through the use of internal facing flush roof lights. Alterations to the existing openings have been contained within the internal courtyard as much as possible. New windows are of a traditional simple vertical emphasis and style. The mature planting has been retained and enhanced to protect and screen the building.

3. The interventions are considered to be appropriate in that they maintain the rural character of the building while providing accommodation to meet the needs of modern lifestyles.

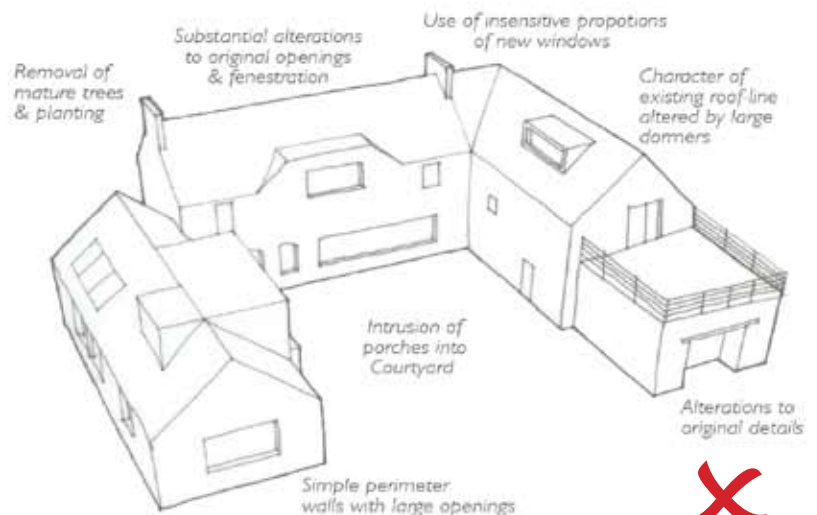


Inappropriate Conversion

1. The image on the right indicates how NOT to convert a traditional steading.

2. The box dormers do not respect the simple roof line or profile. The insertion of overlarge horizontal windows on blank gables harms the solid to void ratio of the building. The removal of the mature planting exposes the building, makes it more visible in the landscape, and increases the perceived scale of the buildings.

3. The interventions are considered to be inappropriate in that they reduce the integration with the adjoining countryside and seek to suburbanise the rural character of the building.



N. WINDOW PROPORTIONS

Doors and Windows



Simple traditional forms can echo the agricultural character. There is usually a need to balance proportions and extent of openings.



Traditional materials can be used in modern ways to reflect the traditional or agricultural character.

1. In general, agricultural buildings have few windows and door openings, and those which exist are rarely arranged symmetrically within an elevation.
2. New openings are discouraged, particularly if they face outwards. The layout and type of accommodation that can be provided in the converted building may be restricted by the number and sizes of existing openings.
3. Where additional doors and windows are to be provided, they should generally be on the least public face of the building and should copy existing patterns. Simple robust frames (timber or metal) will normally be most appropriate and usually these should be stained or painted in dark colours to be sympathetic to the surrounding walls.
4. Where additional floors are to be provided at first floor level, they should be set back or designed to avoid disrupting the appearance of the existing full height windows.
5. Where roof lights are needed, they should be the minimum necessary. They should be finished flush with the roof to avoid disruption of the roof line and should be on the least public face of the building. A large "conservatory type" section of roof may alternatively work.
6. Barn door openings of substantial proportions are found on many farm buildings. Full height windows may be inserted but these usually benefit from being set back into the opening to maintain the impression of shadow and depth attached to the original opening. The frames should be simple, robust and dark stained.

Window to Wall Ratios

The ratio of window to wall area and the proportions of the openings are all important to help a building fit in.

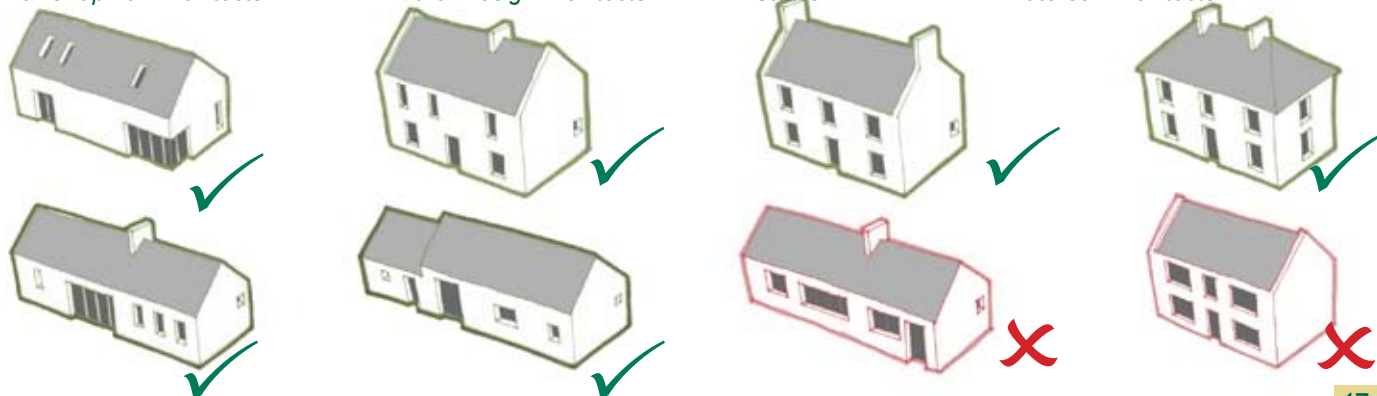


Modern rural housing can use traditional materials and forms to fit in. Oliver Chapman Architects

Rural Design Architects

Studio KAP

Paterson Architects



O. MATERIALS AND DETAILING

Building Materials



Reflecting diverse local materials can help development fit in - whether painted metal corrugated sheeting, slate roof with lead flashings, to timber doors, windows and screens and crow-stepped gables

1. The original building fabric should be retained where possible. New or recycled materials should where possible be sourced locally to reduce the carbon footprint of the development. Completely new re-building will not normally be acceptable.
2. External materials should either be matched exactly to that of the original building and steading group or be clearly distinctive and modern.
3. Appropriate external building materials are stone, pebble dash, timber, corrugated iron/tin/steel, slate or slate substitute.
4. Windows and doors should generally be of timber or metal construction.
5. The urban character of modern ground surfaces such as concrete paving and concrete blocks is inappropriate for rural buildings. Surfaces should be permeable (see SPG 09). Tarmac may be appropriate if used in a limited way and with simple or hidden edging. Applicants should reuse existing materials supplementing these as necessary. For large areas, gravel and whinstone are recommended.
6. Proposals should include measures to prevent pollution from animal waste and encourage re-use of grey water.



Retaining and reflecting traditional details and materials - from white painted roughcast render, semi-dressed local stone; metal gutters & downpipes; - can be carried through to modern textured rendered walls with slate roof, or smooth render with timber details.

Ancillary Buildings & Gardens

1. Gardens often contain domestic clutter i.e: washing lines, play equipment. Careful location and landscaping should aim to contain and enclose these so as to avoid a suburban character.
2. Existing out-buildings should be used to house domestic items where possible. If new ancillary outbuildings are required these should be limited, located sensitively within the plot to form a clear relationship to the existing buildings and the external materials should compliment the existing buildings within the plot.
3. Private garden areas should generally be well screened with existing walls and hedges enhanced wherever necessary. (See *Landscaping Guidance SPG 01*). A clear distinction between the residential garden area and any adjoining agricultural fields is essential.



O. MATERIALS AND DETAILING /2

Roof Profiles



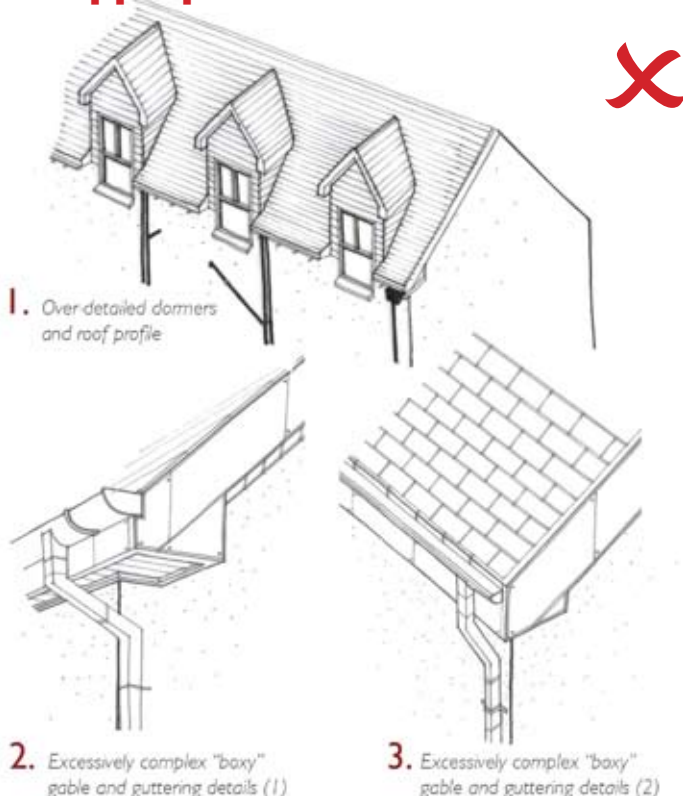
Photographs showing various traditional and contemporary gables and roof profiles.

1. Original roof structures and pitch should be retained wherever possible - setting height and massing limits. Approval will not normally be given to unjustified alteration of roof trusses and other structural roof timbers.
2. Carefully designed solutions may be necessary to achieve adequate head room and retain the original structure (e.g. lowering floor level). This requirement may restrict the amount and type of accommodation which can be provided.
3. Simple, large unbroken roof slopes are characteristic of traditional farm buildings. They often dominate elevations and can be prominent in distant views. To preserve the original character of the building, these simple, undisturbed lines need to be retained.
4. Appropriate roofing materials are natural slate, high quality concrete tile, slate substitute and corrugated metal sheeting.
5. Dormer windows (if not already used within the standing) are generally inappropriate. Where proposed they need to be limited in number. A small number of roof lights may be appropriate on the least public roof slope.
6. Vents should minimise disturbance to the roof line but can have their visual impact reduced by placing them along the eaves using ducting specifically designed for this purpose.
7. New chimneys and flues, which suggest a domestic use, should not be used in non-domestic buildings. Metallic vents / flues are preferred to masonry chimneys in order to reinforce the functional / industrial function of the building.

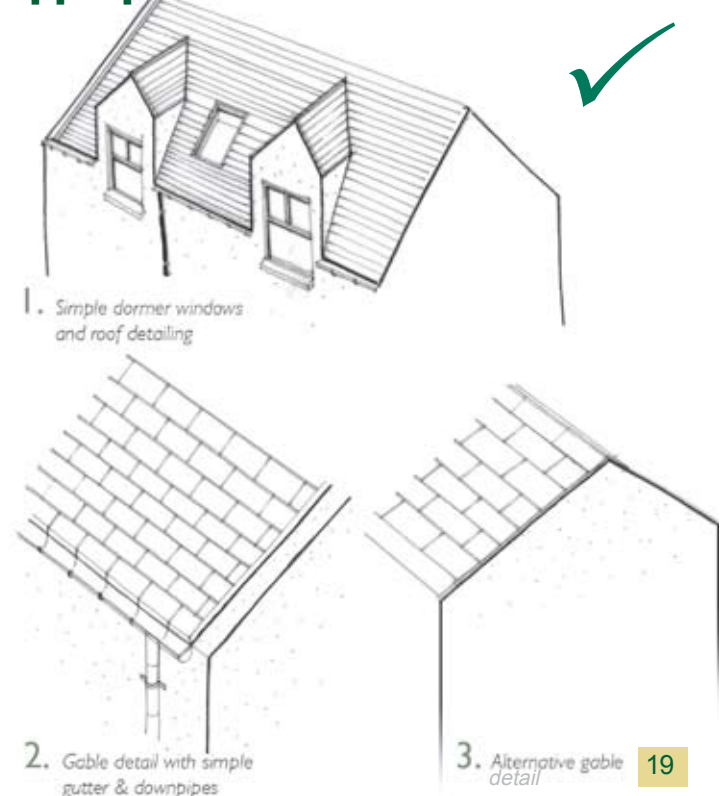
Adjoining Buildings

Applicants need to establish the relationship of the building to be converted to any adjoining buildings. Their location, the way they will function and their character makes it necessary to consider the future of the whole building group (Impact on wider use / potential nuisance etc.)

Inappropriate Roof Details



Appropriate Roof Details



P. ACCESS & CAR PARKING

Entrances & Boundaries



1. The existing means of access should be used wherever possible. New driveways across open land will generally be inappropriate.

2. Avoid widening existing accesses onto roads and removing walls, hedgerows or trees.

3. When creating access splays, natural stone walls or hedgerow planting should be employed in order to match the local context (rather than post-and-rail fences) and also to provide a sense of enclosure in the lane.

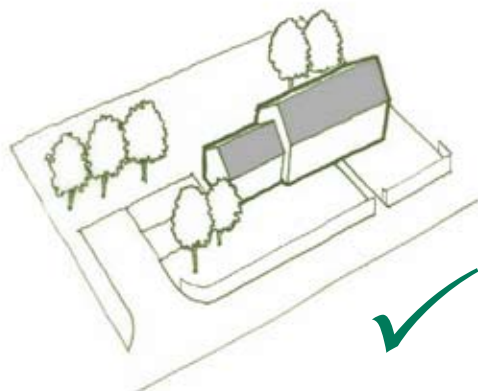
4. Cars, vehicles and other modern requirements (washing lines, sheds, play equipment, etc) can detract from the appearance of farm yards causing them to look suburban. Containing parking and garages and other modern “clutter” by careful location and good landscaping helps.

5. Existing out-buildings should be used whenever possible to garage vehicles, provided that access arrangements are suitable for modern requirements. The Council will not normally approve new structures for garaging when suitable accommodation for vehicles exists within the steading group.

Parking Integrated within the Landscape

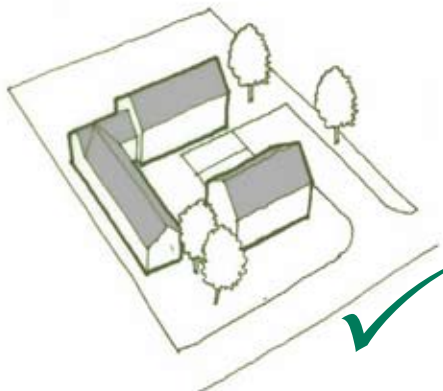


Acceptable & Unacceptable Parking Layouts



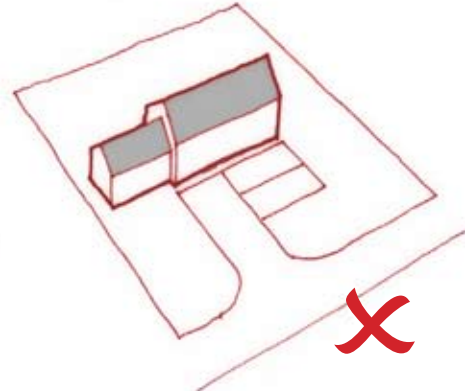
Appropriate car-parking layout.

The parking arrangement shown in this diagram is appropriate because the parking bays are in a discrete location and are screened by planting and do not clutter the main elevations of the dwelling



Appropriate car-parking layout.

The parking arrangement shown in this diagram is appropriate because the parking bays are in a discrete location and are screened by planting and do not clutter the main elevations of the dwelling



Inappropriate car-parking layout

The parking arrangement in this diagram is inappropriate because the parking bays are in too prominent a position and therefore give the dwelling a cluttered appearance.

Q. BIODIVERSITY ASSESSMENT & MITIGATION

1. Some forms of development can threaten biodiversity but development can also contribute positively towards the protection and enhancement of biodiversity. Opportunities can vary from retaining existing vegetation to providing new planting of native trees and shrubs; ensuring that watercourses are protected and taking measures to protect individual species. With a few simple steps developers can ensure they comply with biodiversity legislation, meet the Councils' requirements for biodiversity conservation, and help avoid delays at a later stage. Development should not result in a net loss of biodiversity. Where significant adverse impacts to biodiversity are identified, appropriate mitigation measures will be required. However, it should be noted that long established habitats are almost impossible to re-create and particular effort should be made to protect such habitats. This is fully explained in SPG 20 Biodiversity and Development and accompanying checklists - with the key points in making a planning application described below.

Pre-Application Discussions

2. Discussions are encouraged at an early stage with Council planning officers and Greenspace staff. Where the development might affect Sites of Importance to Nature Conservation, European sites or raise natural heritage issues of national interest Scottish Natural Heritage should also be involved in pre-application discussions. This can provide information identifying how a proposal can be improved to allow the development to proceed.

Site Audit

3. An initial site audit should be undertaken to determine the possible ecological issues at a potential development site. In the case of a site with a range of established environmental features/habitats/species this audit requires to be undertaken by a qualified ecologist or landscape architect with suitable ecological experience. The initial audit will assist in the selection of an appropriate development site, highlight the potential biodiversity issues and opportunities at a site, identify existing species and habitat records and identify where further survey data will be required.

4. Developers should identify any designations on or adjacent to the site, eg, Sites of Importance for Nature Conservation (SINCs), and should incorporate relevant mitigation measures to ensure their protection. Details of designated sites can be obtained by consulting the ecologist within North Lanarkshire Council's Greenspace Services. Even where existing survey information exists, updated survey work is likely to be required to support development proposals as the use of the site by protected species can vary from year to year. The site audit should be included with the planning application.



Detailed Surveys & Impact Assessment

5. Where the initial site audit indicates that the site does or could support species, habitats or features of biodiversity interest, specific targeted surveys should be carried out. This information should be included with the planning application.

6. The production of environmental surveys, impact assessments, biodiversity objectives, detailed methodologies for biodiversity conservation and biodiversity management plans should be carried out by a suitably qualified ecologist. As an absolute minimum, sufficient data should always be obtained to determine the presence or otherwise of legally protected and Local Biodiversity Action Plan Priority Species and Habitats and if present indicate their distribution and population size/area.

7. Additional survey information may be necessary to inform mitigation, enhancement, compensation and management works on site, and will be a requirement for certain development types or sites - particularly where there are protected species or habitats - see SPG.20 Biodiversity and SPG.22 on Environmental Impact Assessment. These additional data needs will be highlighted by the initial site audit and / or by early discussions with the Council and other relevant bodies. For instance, in accordance with the Site Assessment Guidance of SPG 20, for proposals which are considered to have a likely significant effect on any European designated sites and Appropriate Assessment (under the Habitats Regulations) will be required to investigate in detail the likely impacts of specific development proposals on any such protected sites. To be in accordance with the development plan, proposals for the RIA must demonstrate that they will not adversely affect the integrity of European sites.

8. In some cases more than one survey will be required to provide sufficient data on a species/habitat. Given these seasonal constraints survey requirements for a development should be determined at the earliest possible stage to avoid delays later in the planning process. Optimum survey seasons vary for different species and habitats.

9. Further information is available in SPG 20 Biodiversity and Development and in the North Lanarkshire Biodiversity Action Plan.

Design Development to Incorporate Biodiversity

10. Having identified biodiversity opportunities and constraints within a site these should be considered as part of the design or masterplan for the site. It is important that design should consider biodiversity not just within the site boundaries but also existing biodiversity features in the surrounding area and any links which can be created. Even where few features of ecological value have been identified on site, the developer will be expected to explore opportunities to enhance the value of the site for wildlife. At the detailed planning application stage more detail of the design and biodiversity objectives will be required. Planning conditions may be used to ensure the necessary work is undertaken to achieve the biodiversity objectives.

R. CONTENT & ASSESSMENT OF BUSINESS PLANS

1. A number of development proposals in the Green Belt are required to provide a detailed and financially robust business case to support and validate the proposed development activity. This is required by Policy NBE 3A point 3 "supported by detailed and financially robust business plans" (see Section A on page 2).

2. The Business Plan (BP) should be prepared by a suitably qualified person. Applicants are encouraged to use recognised professional expertise from agencies such as the Scottish Agricultural College, National Farmers Union Scotland, Institute of Chartered Accountants Scotland, Royal Institute of Chartered Surveyors etc. All BP's will be scrutinised in order to ensure that the proposed business is viable in the medium to long term - not just the short term.

3. It should be noted that all new businesses are required to be established for a minimum period of three years prior to the Council considering any residential use associated with the operation of the business (other than temporary accommodation see section H page 6). Even then, there can be no assumption that a successful business will justify a related residential property.

Information Required

4. The following information should be addressed in the submitted Business Plan (BP) in support of a development proposal in the Green Belt. Succinct comprehensible information with clearly stated and realistic assumptions is preferred to numerous unexplained data tables.

(A) Basic Factual Information

- The name and professional qualifications of the person producing the BP, and contact details
- The name of the client / business for which the BP has been prepared and contact details
- The address / site for which the BP relates, including a scale plan of the site / landholdings,
- The area of land in the clients ownership and or the area of land to which the BP relates, and a schedule of existing and proposed floor areas

Example of typical Financial Projection Information

	PERIOD FROM 1 FEB 2010 TO 31 JAN 2011	PERIOD FROM 1 FEB 2011 TO 31 JAN 2012	PERIOD FROM 1 FEB 2012 TO 31 JAN 2013	PERIOD FROM 1 FEB 2013 TO 31 JAN 2014	PERIOD FROM 1 FEB 2014 TO 31 JAN 2015
TURNOVER	£40,150.00	198,475.00	366,425.00	684,800.00	874,050.00
COST OF SALES					
PURCHASE	15,000.00	20,000.00	95,000.00	115,000.00	135,000.00
DIRECT WAGES	0.00	32,000.00	42,000.00	75,000.00	120,000.00
SUBCONTRACTORS	3,500.00	8,500.00	15,000.00	18,000.00	25,000.00
	18,500.00	60,500.00	152,000.00	208,000.00	280,000.00
GROSS PROFIT	£21,650.00	137,975.00	214,425.00	476,800.00	594,050.00
OVER HEADS					
RENT RATES INSURANCE	1,250.00	1,250.00	2,500.00	13,500.00	25,000.00
HEATING LIGHTING	0.00	1,000.00	1,500.00	1,500.00	1,500.00
DEPRECIATION	0.00	1,000.00	2,500.00	2,500.00	4,500.00

(B) Business Development Plan

A Business Development Plan (typically as required for any loan agreement) should include:

- the business activity, hours and method of operation, buildings, plant/infrastructure, number of employees, expected number of clients, etc.
- set up costs: including building construction costs, groundworks (access costs, utility connections, drainage / septic tank.) temporary accommodation during construction or during the business establishment period etc.
- a projected balance sheet with forecast annual profit and loss for the first three years (the minimum business establishment period) and related cash flow projection.
- sales income/cost of sales (including related assumptions on labour costs), gross profit/overheads, net profit, and professional fees (architects fees, engineer's fees, solicitor's fees, wildlife report fees (if required) topographic survey, planning application fees etc).
- assumptions on on-going expenditure including: electricity costs, insurance and safety certification and other costs. This might cover payroll and accountancy costs, CCTV / security, disposables / stores and equipment, and ongoing professional fees e.g. vet / blacksmiths.
- evidence of market demand and testing for the business/service being promoted, ideally this should include sensitivity testing and risk assessment.
- project funding source and finance costs: private capital / savings, banking loan etc.

NB Where a business has been established without planning consent and the applicant is seeking retrospective approval the Council will in addition to the above information require evidence of receipts and audited accounts to prove the existence of the operation and its ongoing viability.

5. The overall objective of the Council seeking the above information is to ensure that, in granting planning permission for a development, it is a robust and viable business. Where there are concerns as to the ongoing viability of the business then a bond (secured through a Section 75 agreement) may be required to ensure that the land can be reinstated should the business fail.

S. OTHER CONSENTS YOU MAY NEED

1. Building Standards Consent

This is necessary for any structural alterations or new build. *Contact:* Area Building Standards Office

2. Listed Building Consent

This is needed for any works which affect the historic or architectural character of a Listed Building in any way. *Contact:* NLC Planning.

3. Advertisement Consent

Consent is needed for most signs and adverts in North Lanarkshire. *Contact:* NLC Planning

4. Scheduled Monument Consent.

This is required when works affect the scheduled area of a monument designated under the Ancient Monuments and Archaeological Areas Act 1979. The consents are administered by Historic Scotland on behalf of Scottish Ministers. *Contact:* Historic Scotland

5. Waste Disposal

Waste disposal may require consent and a licence. *Contact:* NLC Environmental Services

6. Works to Trees

Works to trees, including felling will require consent where trees are subject to a *Tree Preservation Order*. *Contact:* NLC Planning.

7. Foot-path Diversion

This will require approval under the Planning or Roads Acts. *Contact:* Area Transportation Team.

8. Drainage & Roads

Works affecting drainage and public roads may need consent: *Contact:* the area Transportation Team. Land drainage consent may also be required from S.E.P.A. *Contact:* S.E.P.A.

9. Protected Species Licence

This is required when works affect European protected species (e.g. bats, otters, great crested newts) or their shelter / breeding places from the licensing authority (the Scottish Government). A licence is also required for any works that are likely to disturb badgers and their setts from the licensing authority (SNH). See SPG.20



T. SOURCES OF FURTHER GUIDANCE

Scottish Government www.scotland.gov.uk/topics/planning Contains general information on planning and building standards. Scottish Planning Policy (SPP) para 92-97 (p.19-20) Plus Policy Advice Notes: <i>PAN 72 Housing in the Countryside & PAN 73 Rural Diversification.</i>	Historic Scotland www.historicscotland.org.uk Historic Scotland " <i>Rural Buildings of the Lothians: Conservation and Conversion Guide for Practitioners</i> " <i>See also</i> www.scotland.gov.uk/Topics/farmingrural www.sears.scotland.gov.uk	British Horse Society www.bhs.org.uk or www.bhsscotland.org.uk British Horse Society Scotland for advice on all things equine and equestrian, animal welfare, bridal-paths etc Illustrations by COLLECTIVEARCHITECTURE www.collectivearchitecture.com
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NOTE: All illustrations are intended as general guidance

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U. CONTACT DETAILS

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V. Checklist

The Council will expect applications for schemes within the Green Belt to comply with this checklist and demonstrate in the Design Statement:-

A. POLICY COMPLIANCE: have you established...

- ☐ that the proposed development / activity is acceptable within the Green Belt?
- ☐ a robust business case to support the proposed development? (see p.22)
- ☐ evidence of a specific locational need for the development / activity?
- ☐ if the development is covered by the Agricultural Permitted Development Procedure? (see p.4)
- ☐ whether the scheme has an impact on any designated site or protected species? (see p.21)

B. SITE SELECTION: have you explained how the...

- ☐ important characteristics of the site inform the design and utilise the optimum southern orientation?
- ☐ location - in terms of visual impact - is optimal – i.e. avoided skylines and prominent positions? (see p.9)
- ☐ site creates privacy, shelter from prevailing winds and exploits the landscaping? (see p.10)
- ☐ site uses its orientation to ensure the main living spaces and openings face south? (see p.9)
- ☐ site allows safe and discreet access without the removal of road boundaries?

C. SITE LAYOUT: have you designed the...

- ☐ building to work with the contours of the site to ensure it sits comfortably in the landscape and maximises shelter, privacy and screening whilst minimising the visual impact and visibility from the road?
- ☐ landscaping and garden to integrate with the natural and mature features surrounding the site
 - are new plants indigenous / native? are drainage and water managed?
- ☐ access to retain roadside boundaries and boundary treatments to enhance the landscape setting?

D. DESIGN: have you developed...

- ☐ a house that is simple in its form and related to local rural building forms?
- ☐ distinctive characteristics related to the rural location within North Lanarkshire?
- ☐ a development with appropriate proportions and scale relative to its;
 - site – does the choice of single or two storey respond to the character of the site?
 - surrounding buildings – is the scale appropriate to the existing character of the locality?
- ☐ the massing to articulate different elements and reduce the perceived scale?
- ☐ a plan which will allow a good solid-to-void relationship in its openings (windows, doors, etc)?

E: MATERIALS AND CONSTRUCTION DETAILING: have you used...

- ☐ a roof profile (eaves height & detail, ridge height, pitch) to blend in with the local environment?
- ☐ roofing materials that respect and reflect the tradition of the location and surroundings?
- ☐ the chimney positions to ensure there is substance to their appearance?
- ☐ doors & windows in a well proportioned way to provide good natural light and views whilst maintaining a balance of solid wall? Are they appropriate in terms of size, design and materials?
- ☐ carefully detailed dormers or rooflights (if necessary) to ensure they minimise visual impact?
- ☐ natural design, natural light (including any sunspace) and materials to be energy efficient and airtight?
- ☐ materials and finishes simply and consistent with the local character ?
- ☐ colour and planting effectively to enhance the building and its rural setting?

The latest Supplementary Planning Guidance and index can be found online at:-
www.northlanarkshire.gov.uk/spg

This is one of a series of Supplementary Planning Guidance Leaflets aimed at encouraging good practice in the design and layout of new development. The advice supplements the policies in the emerging North Lanarkshire Local Plan. The Council will have regard to this Guidance when assessing the merits of planning applications. This leaflet was approved following public consultation and consideration of all comments made, as Supplementary Planning Guidance on the 28th of July 2010. It is available on-line can be translated or provided in other languages or formats on request.

Ref: SPG 07 Development in the Green Belt - Approved 28 July 2010
www.northlanarkshire.gov.uk/spg
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