

# ASSESSING DEVELOPMENT IN THE RURAL INVESTMENT AREA

Supplementary Planning Guidance Note Ref. SPG.08 NLLP Policy NBE.3B

Copies available from Planning & Development, Fleming House, Cumbernauld G67 1JW - or [esdesign@northlan.gov.uk](mailto:esdesign@northlan.gov.uk)

## 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 with 16,543 Ha designated as Green Belt where restrictive planning policies apply with a further 14,881 Ha designated as Rural Investment Area (RIA) where more permissive development 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 character and population.

2. This leaflet addresses issues in the Rural Investment Area, providing detailed advice to supplement the policies for development and land use as set out in the North Lanarkshire Local Plan. There are separate and distinct leaflets for Development in the Green Belt (SPG 07), Landscaping (SPG 01) and Biodiversity and Development (SPG 20)

## PURPOSES of the RURAL INVESTMENT AREA

The Rural Investment Area is identified through the Glasgow and Clyde Valley Joint Structure Plan (2006) as an area where there are major environmental problems which are compounded by social and economic conditions. RIA's are recognised as needing co-ordinated action to enhance the environment diversify the economy and promote access and recreational activity, including considering the appropriateness of promoting green opportunity areas.

The Range of Actions required to support the Rural Investment Areas include:-

### Economic Regeneration

- Creation of local jobs
- Support for agriculture and farm diversification
- Promote Tourism Development Areas and outdoor recreational opportunities

### Social Inclusion

- Support for local services especially public transport
- Enhance housing quality
- More relaxed policies on use of the car

### Environmental Quality

- Landscape renewal linked to derelict land restoration, mineral extraction and woodland development programmes.



*The rural character of the RIA - here North of Greengairs - needs to be retained*

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The latest Supplementary Planning Guidance can be found online at:- [www.northlanarkshire.gov.uk/spg](http://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 Rural Investment Area Policy NBE 3B was incorporated in the Finalised Draft 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 Guidance referred to in Policy NBE 3B.

## North Lanarkshire Local Plan

### Policy 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:-

## B Rural Investment Area

### 1. Types of acceptable development

- development considered appropriate in the Green Belt (and meeting NBE 3A assessment criteria)\* (\* as Relevant to RIA - see box below)
- up to 4 additional housing units,
- business, industry or tourism up to 1,000 sq. m gross floorspace, demonstrating economic benefit.

#### Policy NBE 3A (as relevant to RIA):

##### (2) Impact criteria for assessing acceptable development:

- have a positive economic benefit
- minimise any adverse environmental impacts
- do not pose undue infrastructure implications
- 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.

##### (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
- no assumed permission for a replacement house if an agricultural house is sold separately from the business

##### (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.

### 2. Impact Criteria

Developments of up to 4 housing units, business, industry or tourism up to 1,000 sqm gross floor space will be assessed against the following criteria:

- enhance an existing cluster of development and acceptable in terms of design, scale, access and countryside integration.
- enhance natural heritage value (e.g. through new planting or removal of intrusive features)
- respect natural boundaries (road, hedge, tree line, watercourse) and include works to reinforce and enhance such boundaries and buffers.
- accord with the aims of Central Scotland Forest Strategy.
- avoid loss of prime agricultural land (Classes 1, 2 and 3.1)
- respect local residential amenity (if adjoining industrial or business uses are proposed).
- Where relevant Policy NBE1 will be applied to development proposals in order to protect the natural and built environment. All developments must demonstrate that they will not adversely affect the integrity of European sites.
- adherence to the criteria of SPG 08 (Assessing Development in the RIA) and the 'Site Assessment Guidance' provided in SPG 20 (Biodiversity and Development) will be 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 set out in this guidance.

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

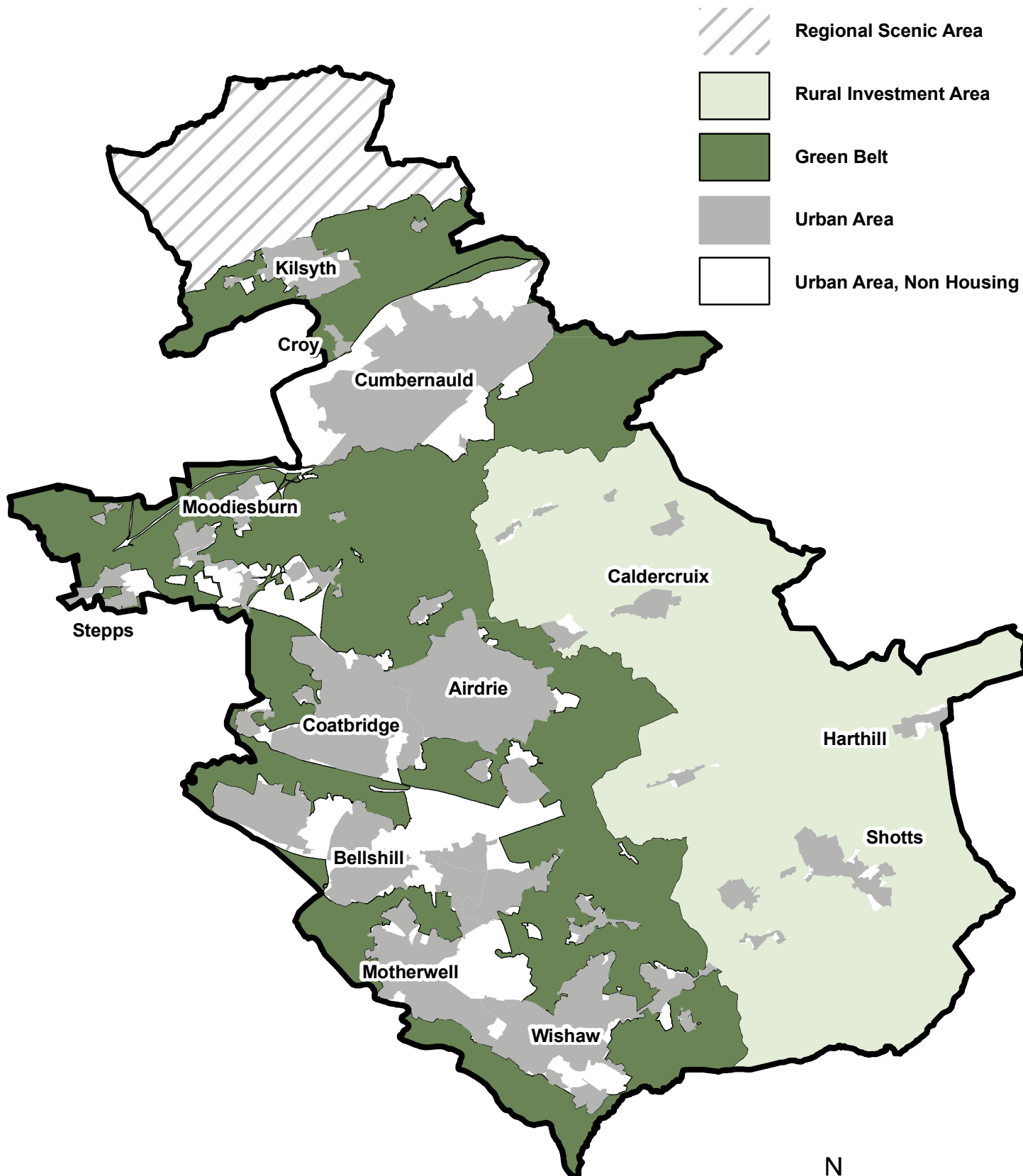
See paras 159 - 164 of the Scottish Planning Policy (SPP).

Other relevant policies within the Local Plan include:-  
Policy DSP.4 Quality of Design (see SPG.15)

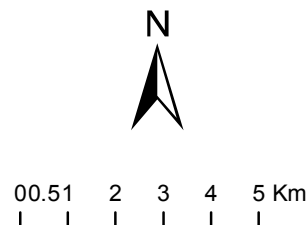
*NB SPG.08 Assessing Development in the Rural Investment Area is a material consideration in determining applications for planning permission.*

## B. RIA BOUNDARY & SETTLEMENTS

1. The map below shows the extent of the Rural Investment Area within North Lanarkshire in comparison to the Green Belt. It also indicates the settlements which are located in the Rural Investment Area which constitute the centre for public services and facilities for the dispersed rural communities.



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## C. KEY ISSUES FOR DEVELOPMENT IN THE R.I.A.



*Supported Housing, Berwickshire,  
Oliver Chapman Architects*



*Affordable Housing, Berwickshire  
Oliver Chapman Architects*



*Private dwelling, Speyside,  
Malcolm Fraser Architects*

1. Unlike the Green Belt, there is no presumption against the granting of planning permission for new development in the Rural Investment Area (RIA). However, this is qualified by the requirement for new development to be located within an existing cluster of buildings or farm steadings groups (see Section H below). Isolated developments in the open countryside are **not** acceptable under *Policy NBE 3B*.

2. The Council does not consider it appropriate to grant planning permission in principle (PPP), 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 granting approval but subject to conditions - 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 whether the criteria set out in this guidance have been complied with. This cannot be properly done with a PPP application.

3. In addition to arresting the depopulation of the RIA this guidance is also seeking to promote increased commercial and employment generating uses in the RIA to aid farm diversification and to attract investment into the countryside (see Section M). However, these commercial and employment uses must be carefully located and designed to enhance the environmental landscape of the RIA. The landscape geology and topography of the RIA is such that commercial operations such as open-cast mining, quarrying and renewable energy developments are acceptable uses which, because of their impact, have required their own specific supplementary guidance documents. (see SPG 11 Minerals Development and SPG 12 Assessing Wind Farm Developments)



*Landscape of the RIA in North Lanarkshire can include farm buildings, wind turbines, and agricultural land.*





*Private dwelling, Speyside, Malcolm Fraser Architects*



*Farm steading in the RIA, North Lanarkshire*



*Farm steading in the RIA, North Lanarkshire*

4. Occupancy conditions will not be applied in the Rural Investment Area in an effort to arrest the decline in the rural population through household growth. This is a step change from the previous policy which required all new developments to be justified on the basis of a specific locational need tied to a limited set of acceptable uses in the countryside. In effect new development can be sold on the open market thereby increasing the opportunity to increase inward migration to the RIA and help to stabilise rural populations and secure the thresholds required to maintain rural services.

5. New development should not however prejudice landscape character, or environmental and biodiversity features. It should meet the Council's design and environmental performance standards as detailed in *Sections K to O* of this guidance document. In seeking to promote new development in the R.I.A the Council's primary objective is to achieve betterment in the character of the local environment through the requirement for all new development to have a positive impact on the local landscape through extensive structural landscaping and sensitive siting of development (*see Sections M and N and separate Landscaping S.G*). This requirement supports the actions required to improve the environmental quality of the RIA as set out in the Structure Plan.



*Analysing the character of the agricultural land or local buildings or walls can help set the rural landscape context.*



*Traditional buildings can be reused - whether with a contemporary extension or as a private dwelling*

## D. AGRICULTURAL PERMITTED DEVELOPMENT



*Traditional farm buildings are grouped around a yard and are flexible in use.*

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 19)

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 N.L.L.P Proposals Map) or other sensitive areas.

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). If you are in doubt whether this procedure applies to you, a Planning officer can advise you.

## E. CONTROL OF AGRICULTURAL PD



*Agricultural buildings in North Lanarkshire can have diverse uses - from modern farm sheds to storage.*

1. Landowners seeking to convert existing non domestic buildings in the RIA to domestic use need to explain why the buildings are functionally obsolete.

2. Landowners will not be allowed to declare existing functional buildings obsolete in order to develop them for domestic use and then seek to develop new/replacement functional buildings elsewhere within their landholdings/ farm unit as this would result in a proliferation of buildings in the landscape and would have a negative impact on the open character of the RIA.

3. The Council will therefore 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 withdrawing agricultural permitted development rights which allow construction of new functional farm buildings through the imposition of a legal agreement. This will be appropriate where the conversion would result in the need for replacement agricultural buildings which would have an adverse effect on the landscape through the proliferation of development in the open landscape.

# F. WHAT IS A BUILDING CLUSTER

All illustrations are intended as general guidance only



Bogside Farm



Duntilland Farm



Easter Glentore Farm



Daviesdyke Farm

1. The National Planning Guidance upon which this guidance is based (*PAN 72*) advocates the siting of new development in the RIA within or adjacent to an existing building cluster. However, the national guidance does not define a building cluster and leaves each Planning Authority free to provide its own definition. In an effort to define what constitutes a building cluster officers of the Council assessed every building and building group in the RIA to arrive at a definition as to what constitutes a building cluster in North Lanarkshire.

2. Having examined over 100 existing farm steadings and building groups within the RIA the average number of buildings within a building cluster is five. A building cluster in North Lanarkshire comprises a residential property and associated agricultural outbuildings (see photographs and plans overleaf). The buildings are closely grouped together within an average building footprint diameter of some 100 metres. Buildings are traditionally grouped at right angles to each other to form a U or C block creating a courtyard providing shelter from the wind and allowing supervision of the buildings from the principle dwelling. The ratio of built to unbuilt land within the average building cluster footprint should not exceed 40 %.

3. Analysis of the spread of built development within the R.I.A also indicated that each recognised building cluster or farm steading group also has an average separation distance from the next building cluster. This separation distance relates to historic factors such as the average size of the farm unit and the movement of farm machinery

to and from the farm steading. It is felt that these historic factors are still valid today as they reflect the tradition of development in the landscape. In seeking to promote new development in the RIA the Council wishes to maintain the open character of the landscape. As such this guidance seeks to maintain existing patterns of development within the RIA. Any proposals for new building clusters must have a minimum separation distance of 1,000 metres from an existing building cluster.

4. The overall intent of Policy NBE 3B is to focus development towards the recognised building clusters (see Section J), as this minimises the impact on the landscape, secures environmental improvements to the setting of existing buildings and allows new development to connect with existing infrastructures and services. Proposals for non-residential use may be acceptable outwith recognised building clusters dependant upon the nature of the proposed use and the impact of the buildings on the character of the RIA (see Section M).



These domestic building clusters in North Lanarkshire need mature planting to integrate... A typical farm building cluster in North Lanarkshire



Farm building clusters benefit from the right location for shelter and trees to provide scale. This domestic building cluster needs planting

## G. DEVELOPMENT OPTIONS IN A BUILDING CLUSTER



Barnhill Farm



Blacktongue Farm

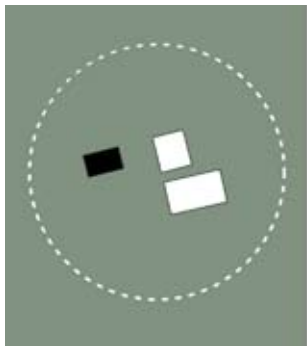


East Mains Holding



East Redmire Farm

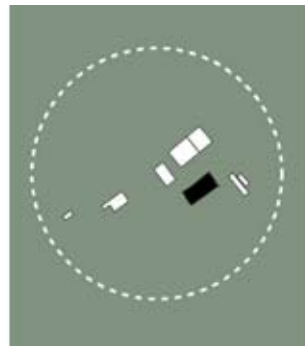
1. The images on these pages indicate typical farm steading building clusters in North Lanarkshire. The images show the figure-ground plans of all of the buildings within a cluster. Buildings within a cluster are highlighted in white. The farm-houses are coloured in black. The average development footprint of a 50 metre radius has also been super-imposed on the plan.



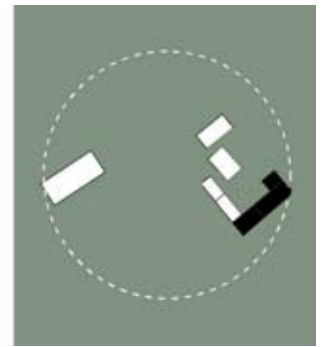
Barnhill Farm



Blacktongue Farm



East Mains Holding



East Redmire Farm

2. The intent of this guidance is to illustrate the type and form of development that would be appropriate (in green) within a building cluster or farm steading group and that which would not (in red). The starting point for an assessment of the development potential of the building cluster is to determine the building footprint. This will establish a benchmark against which new proposals will be measured.

3. If the non-residential buildings are functionally obsolete the preference is for stone buildings to be retained and refurbished for residential or commercial use with minor extensions used to achieve modern living standards. The structural condition of the buildings will determine whether they are capable of refurbishment (see Section L).

4. In addition, new buildings need to respect the traditional building form and layout by being located to provide enclosure and shelter - typically by being placed at right angles to the principle residential development so as to replicate courtyard forms (see Section M). Ideally with large mature trees providing scale to the cluster.

5. All new development must be substantially contained within the 50 metre radius development footprint so as to avoid proliferation of development out into the wider landscape. As long as the majority of the building footprint (85% plus) is contained within the average radius then part of the building and associated private open space can be accommodated outwith this area (as long as it complies with Section M which emphasises the need for containment).

6. If the non-residential buildings are of no architectural merit then their floor area can be used to determine the appropriate thresholds for any new development. Any new development proposals should relate to the existing building footprint and the need to create a sense of enclosure and place. The massing and height of the structures to be replaced will also provide a guide as to the form and massing of the new development e.g. maximum ridge heights and mature trees will dictate the number of storeys in any replacement building.



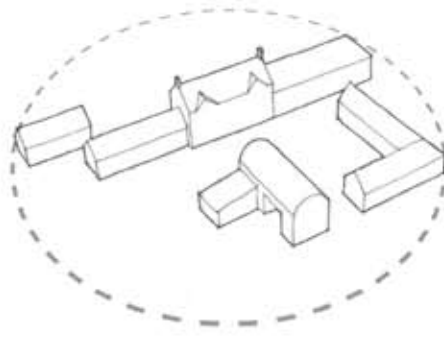


# G... DEVELOPMENT OPTIONS IN A BUILDING CLUSTER ... /2

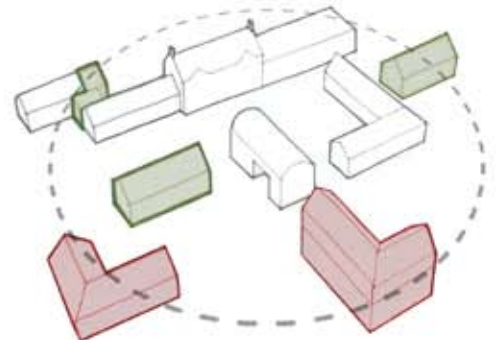
All illustrations are intended as general guidance only



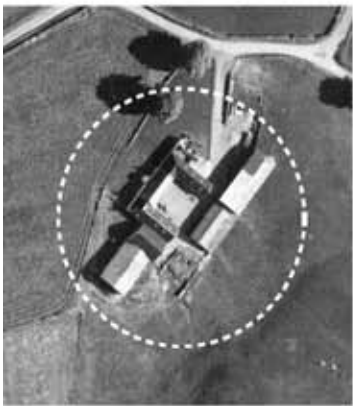
Farm Cluster-01, North Lanarkshire



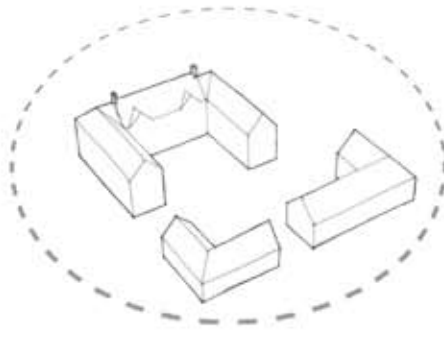
Original Farm Cluster



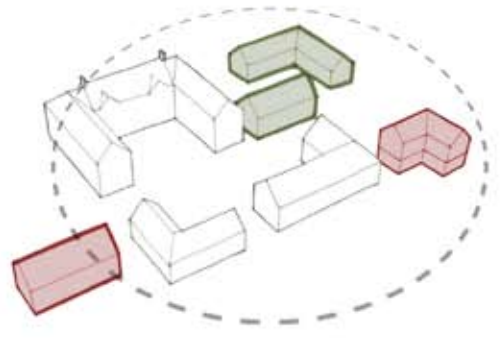
Possible Additions to Farm Cluster  
Acceptable Additions  
Unacceptable Additions



Farm Cluster-02, North Lanarkshire



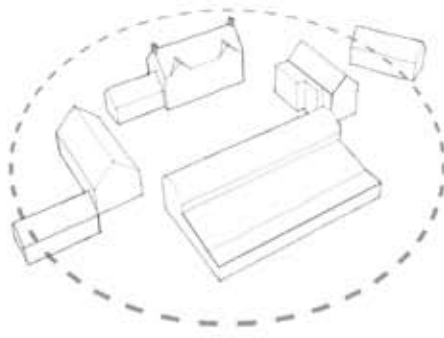
Original Farm Cluster



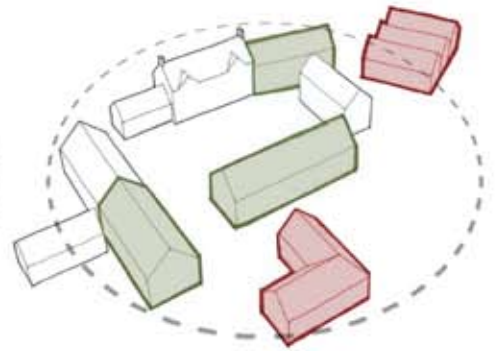
Possible Additions to Farm Cluster  
Appropriate Additions  
Unappropriate Additions



Farm Cluster-03, North Lanarkshire



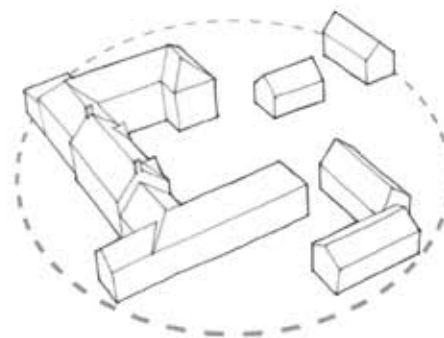
Original Farm Cluster



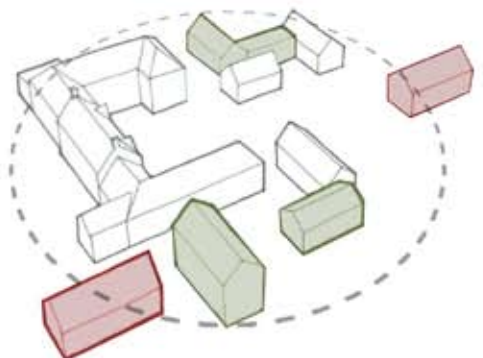
Possible Additions to Farm Cluster  
Appropriate Additions  
Unappropriate Additions



Farm Cluster-04, North Lanarkshire



Original Farm Cluster



Possible Additions to Farm Cluster  
Appropriate Additions  
Unappropriate Additions

## H. NEW DWELLINGS & HOUSE EXTENSIONS

1. There is a general presumption in favour of granting planning permission for new dwellings in the R.I.A if they are:

- (a) sensitively located within or adjacent to an existing building cluster and
- (b) designed in such a way as to respect the local building form and detail.

Isolated developments insensitively located and of poor design will not be supported and will be regarded as being contrary to *Policy NBE 3B*.

2. New dwellings need to be carefully grouped so as not to prejudice landscape character, or quality, or site features or mature planting, and should meet North Lanarkshire Council's standards for environmental performance.

3. Extensions to dwellings in the RIA 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.

4. 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.

5. 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 consent, but will in all cases require a full detailed planning application.



*Additions which respect the scale, character and materials can help a traditional farm house or steading become contemporary*

## I. 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 control the construction of any new farm buildings (see *Chapters 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 RIA.
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 RIA.
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.

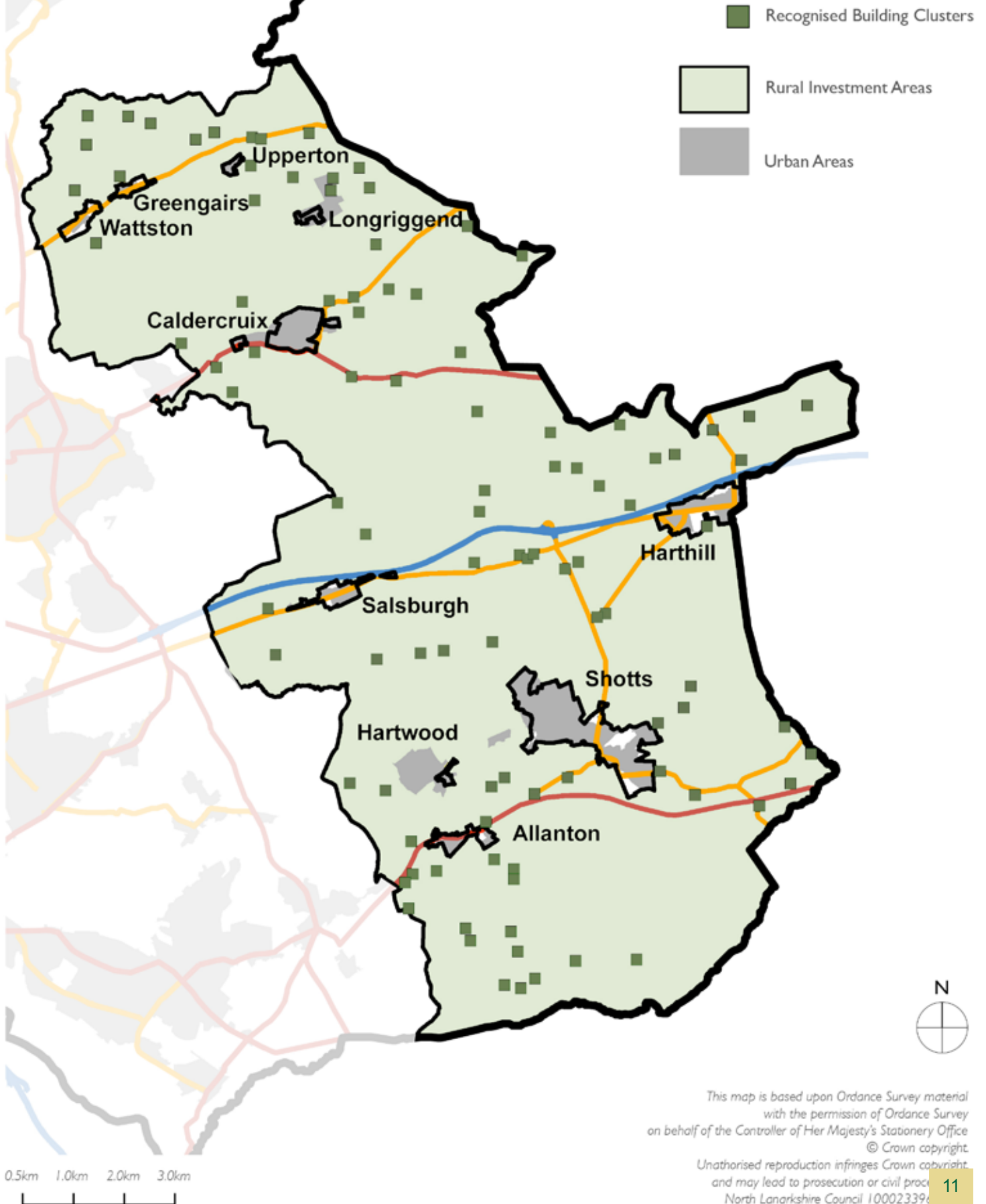
### Conversion is not likely to be appropriate where:



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 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.

# J. BUILDING CLUSTER LOCATIONS IN THE R.I.A

1. The map below shows the spread of building clusters within the RIA. The number and location of the building clusters reflects traditional farming units and as such provides an equitable distribution of development opportunity in the RIA. This development opportunity provides an economic up-lift to landowners thereby aiding rural diversification whilst satisfying the demand for rural housing from the indigenous population and also commuters. These factors seek to arrest rural de-population.



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# K. KEY DESIGN REQUIREMENTS FOR NEW BUILDINGS

## 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 noticeable 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.

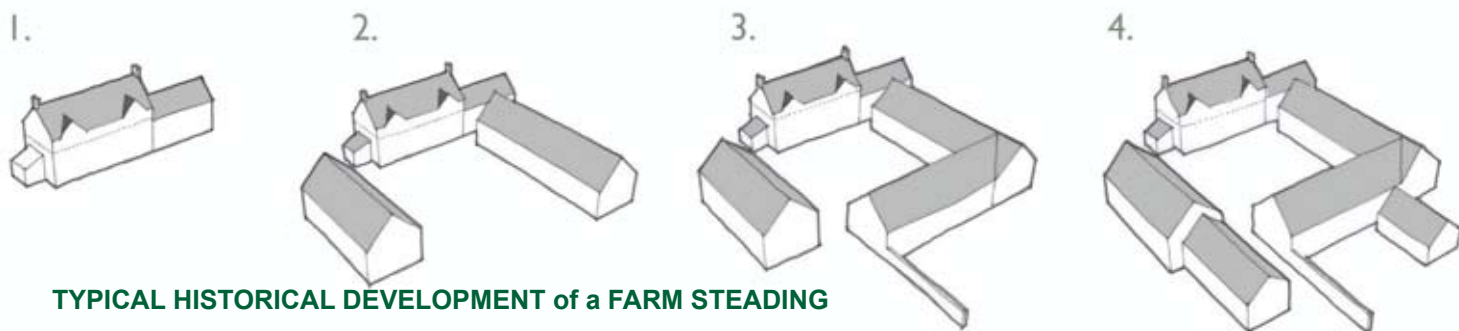
4. The design of the building should seek to minimise its scale and bulk in order to reduce its impact upon the appearance of the surrounding landscape. Careful siting and location is critical.

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 .. /2

## Dwellings

All illustrations are intended as general guidance only



### 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.

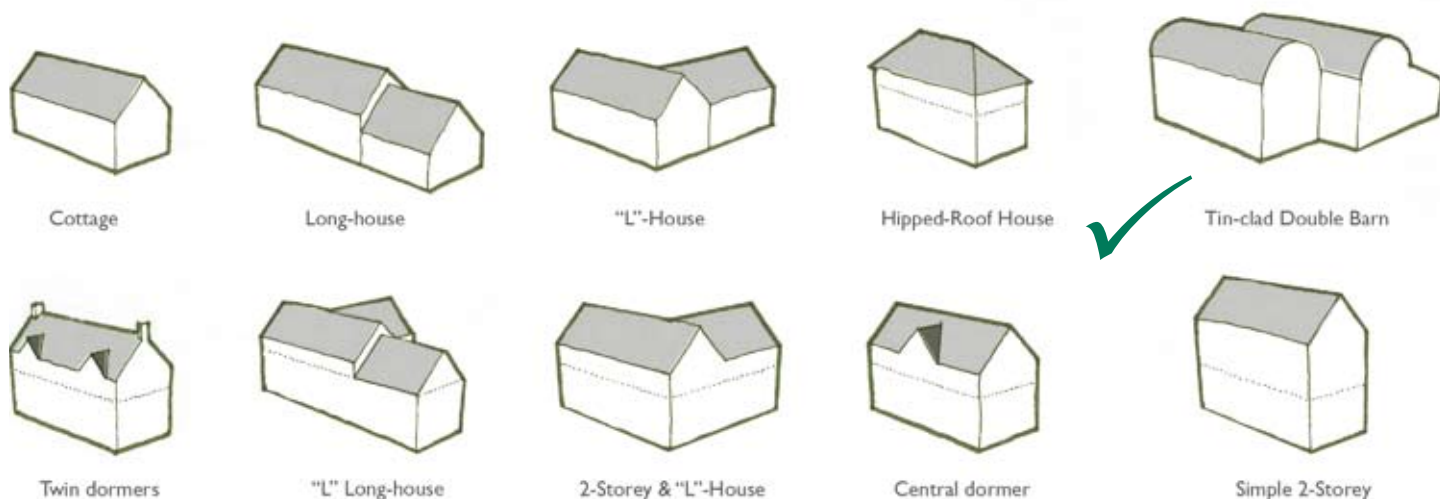
3. Unless surrounding properties provide a unique context dwellings rarely exceed 2 stories in height, and are traditionally one storey and a half with dormer windows.

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 foot-paths 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](http://www.bhsscotland.org.uk) and [www.bhs.org.uk](http://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.

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*).

## 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.*

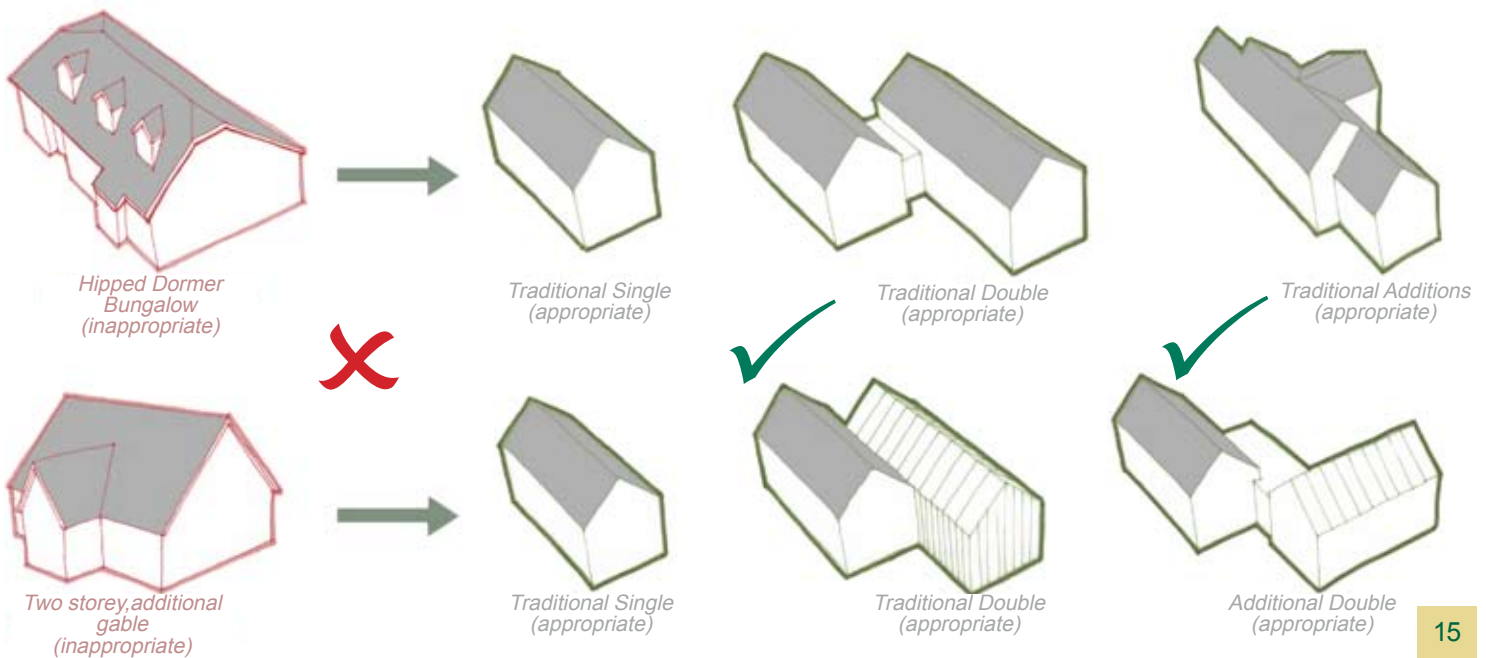
## Landscape Setting

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*

## 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.

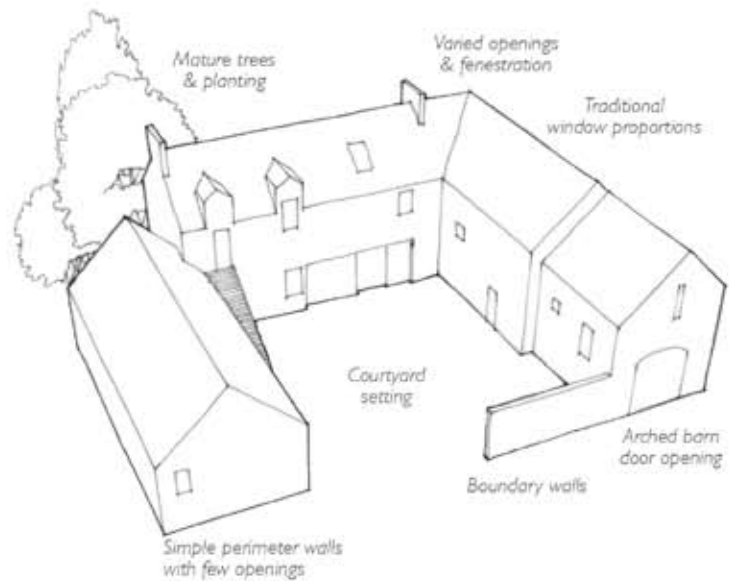


## Identify Essential Character

### 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.

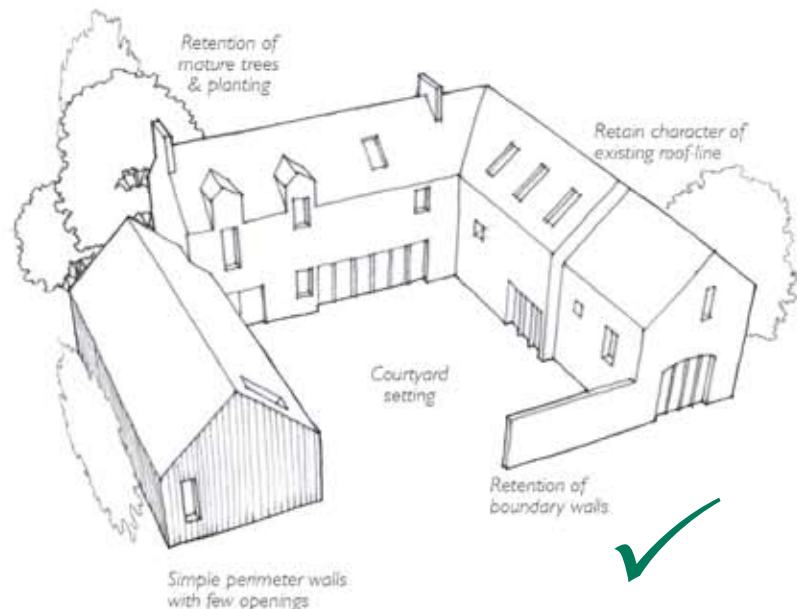


### Appropriate Conversion

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.

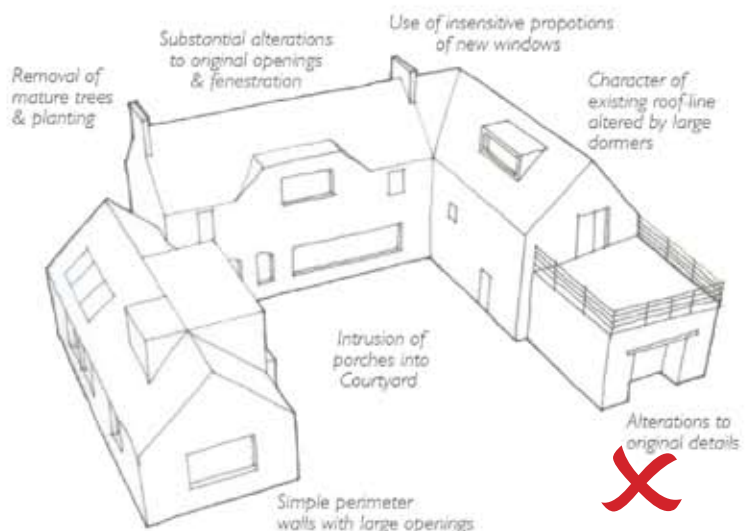


### Inappropriate Conversion

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.

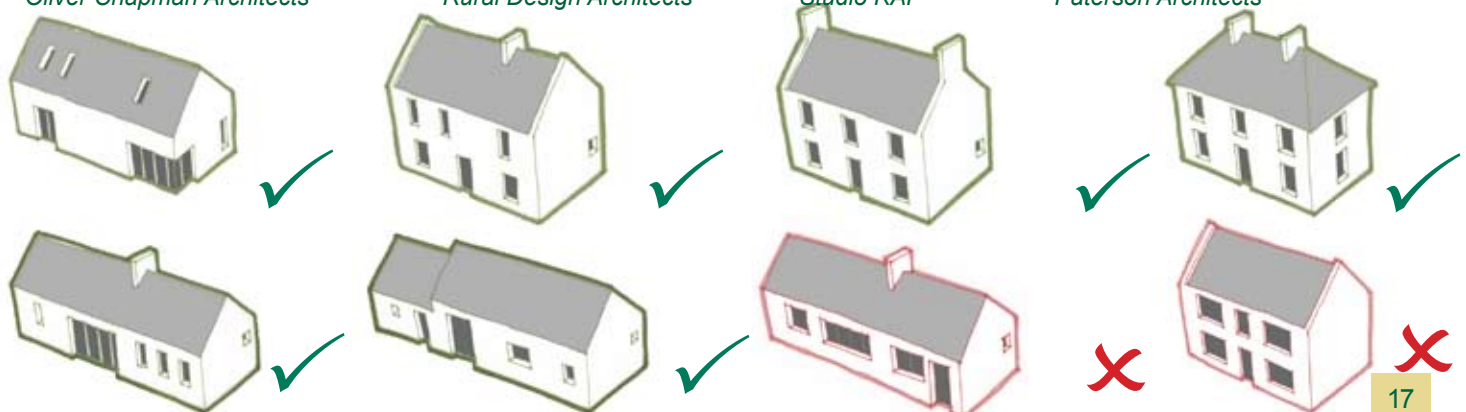


Modern rural housing can use traditional materials and forms to fit in.  
Oliver Chapman Architects

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 Profile

All illustrations are intended as general guidance only



Photographs showing various traditional and contemporary gables and roof profiles.

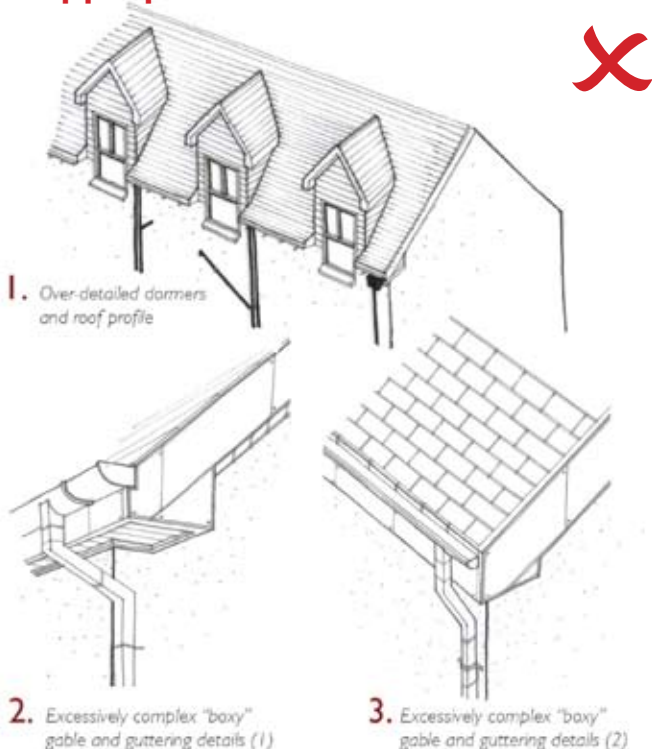
1. Original roof structures and pitch should be retained wherever possible - setting height and massing limits. Approval will not normally be given to unjustified alteration of roof trusses and other structural roof timbers.
2. Carefully designed solutions may be necessary to achieve adequate head room 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 unacceptable. Where proposed they need to be limited in number. A small number of roof lights may be acceptable 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.

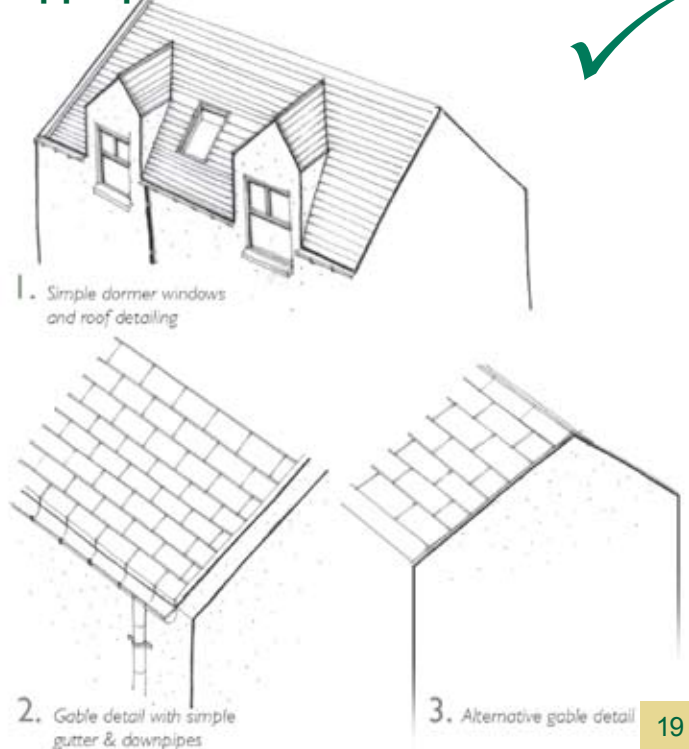
## Adjoining Buildings

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

All illustrations are intended as general guidance

## 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.

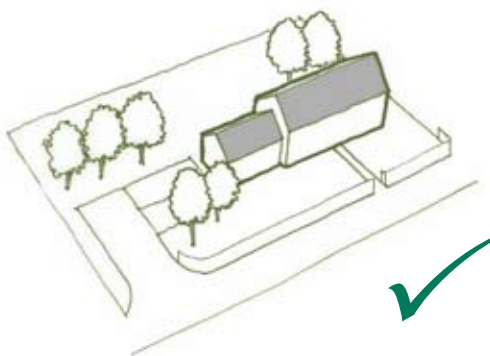
4. Cars, vehicles and other modern requirements (washing lines, sheds, play equipment, etc) can detract from the appearance of farm yards causing them to look suburban. Containing parking and garages and other modern “clutter” by careful location and good landscaping helps.

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

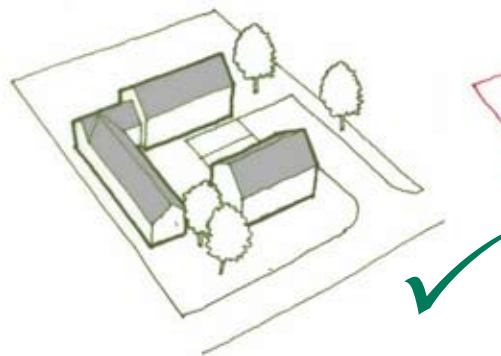


## Appropriate and Inappropriate Parking Layouts



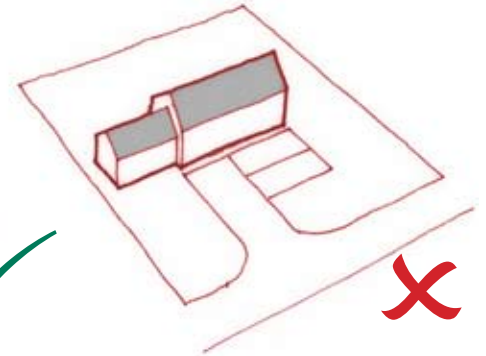
**Appropriate car-parking layout.**

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**

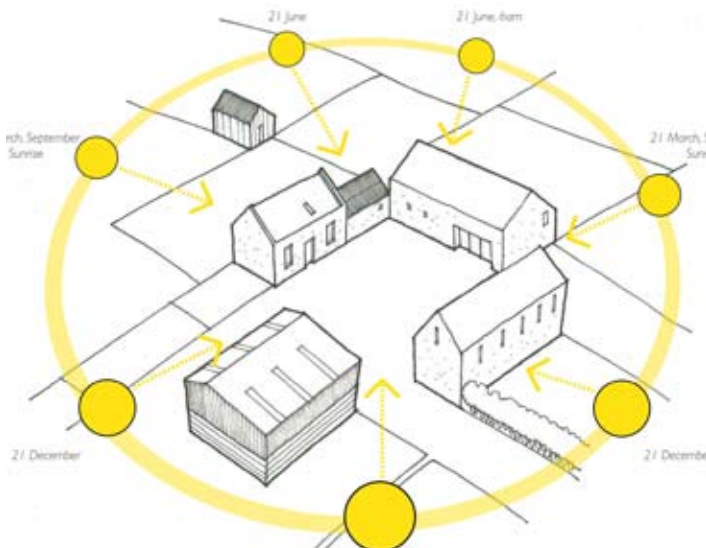
The parking arrangement in this diagram is inappropriate because the parking bays are in too prominent a position and therefore give the dwelling a cluttered appearance.

# Q. LANDSCAPE-ASSESSMENT & INTEGRATION

1. This section seeks to highlight the need to consider the design of the proposed development in relation to its landscape setting, to ensure that the amenity and character of the rural landscape is enhanced by the proposed development. Development proposals have to respond to both the general landscape setting and the specific characteristics of the development site to ensure that it makes a positive impact on the rural landscape. Applicants are therefore encouraged to establish the landscape setting and site features as outlined below as a precursor to designing the buildings and landscaping of the development. Please note that detailed guidance on Landscaping is incorporated in SPG.01 Landscaping; SPG.01A Landscape Species Supplement; and SPG.20 Biodiversity and Development..

## Establish the Landscape Setting

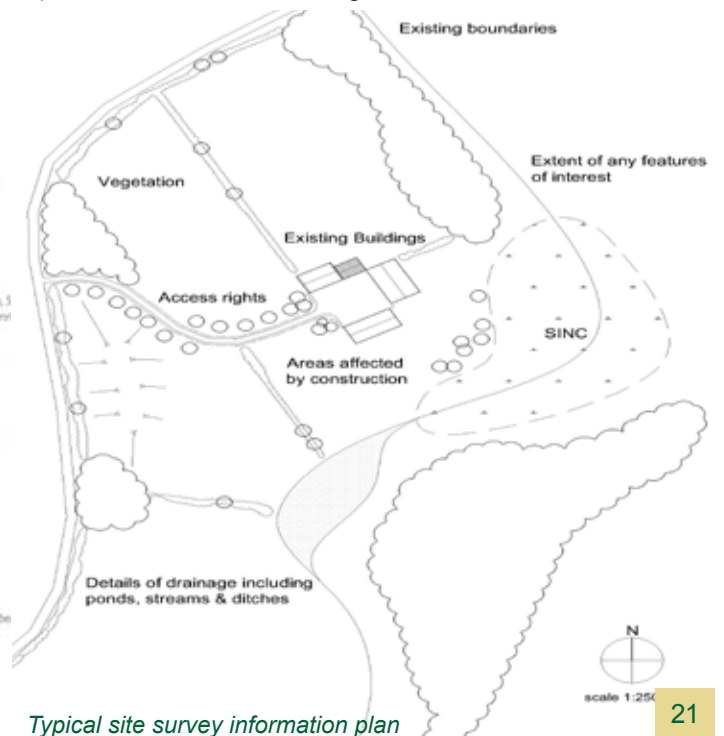
1. The rural landscape of North Lanarkshire is diverse. It is an expression of various factors combining to give an appearance to the land; factors such as landform, vegetation and the impact of man through development.
2. The Clyde Valley Area of Great Landscape Value (AGLV) is of regional importance. Topography, vegetation and the pattern of settlement along the valley combine to give the landscape its unique character. (see the Glasgow and Clyde Valley Landscape Character Assessment at [www.snh.org.uk/publications/on-line/LCA/glasgow.asp](http://www.snh.org.uk/publications/on-line/LCA/glasgow.asp))
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:-
  - Reinforcing field patterns wherever appropriate and retaining and improving traditional boundaries such as walls.
  - Retaining & enhancing trees, woodlands and hedgerows.
  - 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 which seeks to increase the amount of woodland in N Lanarkshire.
  - Sympathetic siting of new buildings within the site.
  - Extending local landscape networks of woodland and open space habitats in support of the aims of the Central Scotland Green Network, a National Planning priority.



The sunpath changes according to season

## Site Features

1. Any areas within the site which are of nature conservation value (SAC's, SPA's,SSSI's and SINC's), conservation, archaeological or historic interest, and any area beyond the site boundary which may be affected by the proposal should be identified - the following table should assist:-
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, or any 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.



Typical site survey information plan

## R. 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.



## S. OTHER CONSENTS YOU MAY NEED

### Building Standards Consent

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

### 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.

### Advertisement Consent

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

### 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

### Waste Disposal

Waste disposal may require consent and a licence.  
*Contact:* N.L.C Environmental Services

### Works to Trees

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

### Foot-path Diversion

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

### 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.

### Protected Species Licences

These are 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).



## T. SOURCES OF FURTHER GUIDANCE

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

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## U. CONTACT DETAILS

<p><b>North Lanarkshire Council Development Management</b>                   Fleming House, 2 Tryst Road                  Cumbernauld G67 1JW                  01236 632500  <a href="mailto:esenquiries@northlan.gov.uk">esenquiries@northlan.gov.uk</a></p>	<p><b>North Lanarkshire Council Development Implementation Team</b>                   Fleming House, 2 Tryst Road                  Cumbernauld, G67 1JW                  01236 632625  <a href="mailto:esdesign@northlan.gov.uk">esdesign@northlan.gov.uk</a></p>	<p>The latest Supplementary Planning Guidance and index can be found online at:-  <a href="http://www.northlanarkshire.gov.uk/spg">www.northlanarkshire.gov.uk/spg</a>                  search Supplementary Guidance.</p>	<p>See also:  <a href="http://www.rics.org/scotland">www.rics.org/scotland</a>  <a href="http://www.historic-scotland.gov.uk">www.historic-scotland.gov.uk</a>  <a href="http://www.scotland.gov.uk">www.scotland.gov.uk</a></p>
<p><b>North Lanarkshire Council Transportation Team</b>                  Northern Area Office                  Central Area Office                  Southern Area Office                  (see addresses above)  <a href="mailto:esenquiries@northlan.gov.uk">esenquiries@northlan.gov.uk</a></p>	<p><b>Scottish Natural Heritage</b>                  30 Hope Street,                  Lanark, ML11 7NE                  Tel 0155 566 5928  <a href="http://www.snh.gov.uk">www.snh.gov.uk</a></p>	<p><b>S.E.P.A Corporate Office</b>                  East Kilbride, 5 Redwood Crescent, Peel Park,                  G74 5PP  <a href="mailto:Planning.ek@sepa.org.uk">Planning.ek@sepa.org.uk</a>  <a href="http://www.sepa.org.uk">www.sepa.org.uk</a></p>	<p><a href="http://www.sac.ac.uk">www.sac.ac.uk</a>  <a href="http://www.nfus.org.uk">www.nfus.org.uk</a>  <a href="http://www.icas.org.uk">www.icas.org.uk</a></p>



## V. Checklist

The Council will expect applications for schemes within the Rural Investment Area 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 RIA?
- if the development is covered by the Agricultural Permitted Development Procedure? (see p.6)
- whether the scheme has an impact on any designated site or protected species? (see p.22)

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

- proposed development relates to an existing building cluster (see p7)
- 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.21)
- site creates privacy, shelter from prevailing winds and exploits the landscaping? (see p.21)
- site uses its orientation to ensure the main living spaces and openings face south? (see p21)
- site allows safe and discreet access without the removal of road boundaries? (see p20)

### 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 building 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](http://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, following public consultation and consideration of all comments made, formally approved as Supplementary 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 08 Assessing Development in the RIA - Approved 28th July 2010  
North Lanarkshire Council, Environmental Services, Strategic Planning, Fleming House, 2 Tryst Road, Cumbernauld G67 1JW  
Tel 01236 632625 [esdesign@northlan.gov.uk](mailto:esdesign@northlan.gov.uk)  
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[www.northlanarkshire.gov.uk/spg](http://www.northlanarkshire.gov.uk/spg)