



New Development in the Countryside 2022

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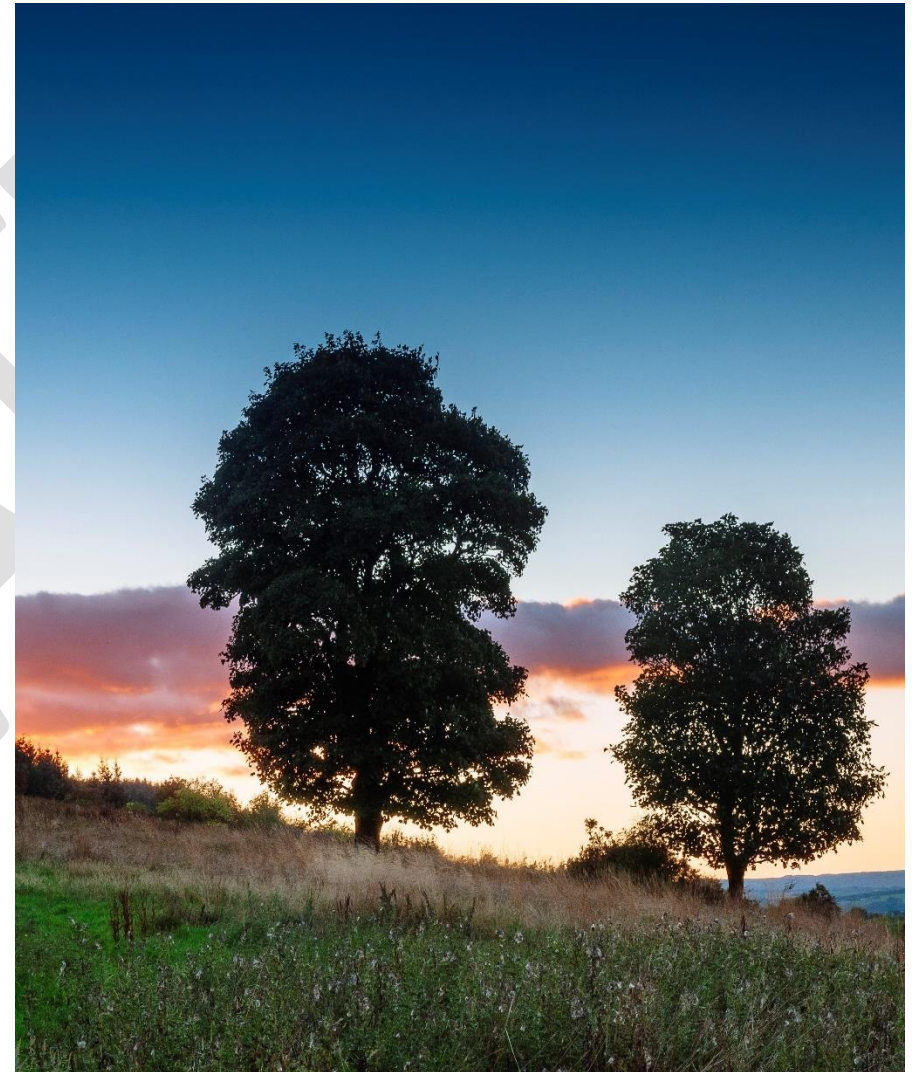
New Development in the Countryside Guidance 2022 sets out key design principles which require to be considered when planning new development in the countryside in Renfrewshire.

New development can bring a number of benefits from assisting farm diversification, supporting the local economy along with making beneficial use of existing buildings and resources.

The countryside and green belt also require to be protected from inappropriate development which would detract from the rural character and landscape quality of the area.

This guidance supports the Renfrewshire Local Development Plan (2021) and New Development Supplementary Guidance (2022). Any new development within the countryside will be assessed against the policies within the Renfrewshire Local Development Plan and the advice set out in this guidance.

Renfrewshire's Places Design Guide sets out further guidance in relation to sustainable place making and design which requires to be reflected in any development proposal.



Development plan framework

Policy ENV 1 in the Renfrewshire Local Development Plan (2021) and the Green Belt Development Criteria in the New Development Supplementary Guidance (2022) sets out the circumstances in which development or the use of land will be permitted in the countryside and green belt.

These include for the purposes of agriculture, including farm diversification, horticulture, woodland and forestry, tourism, countryside recreation, essential infrastructure including for renewable and low carbon energy developments as well as new housing where it is needed to support an established green belt activity.

Acceptance of the principle of a use or development does not mean that planning permission will always be granted.

Proposals have to be assessed in terms of all other relevant policies and associated guidance to ensure that the impact on the rural character of the countryside or green belt is acceptable.

In particular, proposals for development or use of land will have to be assessed in terms of the intensity of the use and the scale, siting and design of any buildings.

This guidance does not make provision for new build housing in the countryside or green belt areas to be acceptable, other than to provide more detailed guidance where in the very limited circumstances, new housing is accepted.

The key test for any proposal in the countryside and green belt is to ensure that development does not detract from the landscape character or quality and/or rural character and quality of the area.



Uses in the countryside

Policy ENV 1 – Green belt in the Renfrewshire Local Development Plan (2021) sets out the range of uses that may be considered acceptable within the countryside and green belt location.

New developments will only be supported where they demonstrate diversification within green belt and rural areas and promote new employment, tourism opportunities or community benefits, which are compatible with and do not have an adverse impact on the character of the green belt.

The following provides more detailed considerations for proposals.

- ✓ Justification has been provided for its rural location;
- ✓ The re-use and conversion of rural buildings, where appropriate, will be supported in first instance unless it is demonstrated through the submission and verification of a thorough structural condition report that it is not capable of physical repair and re-use;
- ✓ Redevelopment and expansion proposals for existing uses will be supported where they do not have a detrimental impact on the surrounding environment and the design of the extension and scale is appropriate in relation to the landscape character;
- ✓ There would be a resultant economic, environmental or community benefit from the development proposal;
- ✓ All new development should respond to the specific local character of the location, fit in the landscape and seek to achieve high design and environmental standards, particularly in relation to energy efficiency;
- ✓ The level of traffic and any other disturbances resulting from the development, such as noise and light, do not negatively impact the rural character and environment;
- ✓ Provide opportunity for tourism within the area which provide benefits to the local community and economy which outweigh any potential impact on the environment;
- ✓ New buildings and structures are limited to facilities which are essential for the operation of the proposed use; and,
- ✓ The design criteria set out in this guidance and the New Development Supplementary Guidance has been considered.

Housing in the countryside

Residential development proposals will be considered in relation to Policy ENV1 in the Renfrewshire Local Development Plan (2021) and the Green Belt Criteria as well as Housing in the Green Belt in the Renfrewshire New Development Supplementary Guidance (2022).

The following provides more detailed considerations for proposals.

Conversion of existing buildings

Conversions of redundant buildings in the countryside will be permitted where it accords with the New Development Supplementary Guidance, the design criteria set out in this guidance and it can demonstrate that:

- ✓ The building is surplus to requirements for agriculture or other rural uses;
- ✓ The building is traditional and in a vernacular style;
- ✓ The building is structurally sound;
- ✓ The alterations maintain the character of the building and any extension does not over-dominate the original building;
- ✓ The conversion and renovation of an existing building is sensitive to the existing scale, character and materials. Any additions and alterations will be limited to those necessary to achieve Building Standards.

Listed Buildings

If the existing building is listed, then Listed Building Consent will be required if any alterations are made to the building.

Replacement of an existing residential property

The replacement of an existing residential property will only be permitted where it accords with the New Development Supplementary Guidance, the design criteria set out in this guidance and it can demonstrate that:

- ✓ A dwelling has suffered serious damage to the extent that its re-instatement is unviable, or it is shown, by means of a structural survey, that refurbishment of an existing dwelling to tolerable standards as defined in the Housing Acts is not economically and practically possible, due to condition, age or form of construction;
- ✓ The replacement dwelling is of a similar scale, character and massing to the dwelling it is to replace and is to be constructed within the same footprint;
- ✓ The replacement house is on or close to the site of the existing house, unless it can be demonstrated that an alternative site will achieve significant environmental improvements or road safety benefits;
- ✓ There are no additional detrimental visual impacts from the new residential property.

Residential design criteria for new and replacement homes

The following provides more detailed considerations for proposals.

Setting

- ✓ New houses and replacement houses require to be designed and sited in a manner appropriate to the countryside and in-keeping with the wider landscape setting;
- ✓ Proposals should include the use of existing trees, buildings, slopes or other natural features to provide a backdrop and established boundaries;
- ✓ Development must not have a detrimental impact on the surrounding landscape; and,
- ✓ High quality design including the use of traditional and sustainable materials are required to be used.

Biodiversity

- ✓ Development must protect existing trees and areas of woodland, protecting habitats and biodiversity; and,
- ✓ If the presence of a European Protected Species (such as a bat, otter or great crested newt) is suspected, a survey of the site must be undertaken.

Layout and building design

- ✓ New development requires to be of an outstanding design quality, making a positive contribution to the surrounding area and enhancing its character;
- ✓ Designs and finishing's require to fit into the established landscape character and achieve a high design standard as well as environmental quality; and,
- ✓ Renfrewshire's Places Design Guide sets out further guidance in relation to sustainable place making and design which requires to be reflected in any development proposal:
<http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>

Conversion of Existing Buildings

Roofs

- ✓ Existing gable, verge and eaves detailing require to be maintained, restored and replicated in rebuilding and extensions.

Doors, Windows and Rooflights

- ✓ Existing door and window openings require to be retained and old ones reopened in preference to forming new ones;

- ✓ Any required new openings for doors, windows and rooflights require to be kept to a minimum in number and size;
- ✓ Details of doors and windows require to match existing ones; and,
- ✓ New dormers are not appropriate for steading roofs. Rooflights and windows in gables require to be considered as an alternative. Any rooflights require to be flush fitting.

Walls

- ✓ Existing stone walls require to be retained and repaired as necessary; and,
- ✓ The use of hedging and traditional hard landscaping is encouraged.

Accessibility

- ✓ Development will integrate into existing networks including formal and informal routes, rights of way, core paths, footways and bus routes/bus stops where applicable; and,
- ✓ Parking must be well integrated within the curtilage of the dwelling.

Sustainability

- ✓ Low or zero carbon generating technologies require to be integrated into the development proposal including the

use of both active carbon reducing technologies such as solar panels or ground source heat pumps and passive factors such as orientation, siting, ventilation and sustainable materials with provision made for electric car charging points.

Drainage

- ✓ Drainage requirements, constraints and solutions will be integral to the layout. New development will require to integrate surface water management into the design of green infrastructure including naturalised Sustainable Urban Drainage Systems and permeable surfaces.
- ✓ Where buildings have no facility for foul drainage, the applicant should discuss proposals for sewage disposal with SEPA at an early stage in the design process; and,
- ✓ Installation of septic tanks may not always be appropriate and other more environmentally acceptable methods of waste disposal may be required. They must be managed in such a way as to protect existing watercourses from pollution and excessive run off.

Digital Connections

- ✓ Development will incorporate existing or provide for connections to future high speed digital networks and other digital technologies that could improve connectivity.

Types of Consent

Different types of consent may be required depending on the type of development proposed and its location.

The main types of consent are listed below;

Planning Permission may be required for new buildings, alteration or changes of use. Some work can be carried out without planning permission; this is referred to as **permitted development**. For example, a range of permitted development rights apply to land or buildings of agricultural use.

Applications for planning permission can be made online at eplanning.scotland.gov.uk

Listed Building Consent - for external and internal works which affect the character of a listed building.

Advertisement Consent - to display an advert

**For enquires related to new development
in the countryside please contact planning
at dc@renfrewshire.gov.uk**

Building Warrant - most building works including conversions, alterations and new buildings will require a building warrant. Possession of a building warrant does not remove the necessity for planning permission.

Please contact Building Standards for more information at bc@renfrewshire.gov.uk

Biodiversity

Some species of animals and plants are protected by law. If the presence of a European Protected Species (such as a bat, otter or great crested newt) is suspected, a survey of the site must be undertaken. If it is identified that an activity is going to be carried out that would be unlawful, a licence may be required.

More information on European Protected Species, survey work and relevant licenses is available on the NatureScot website <https://www.nature.scot/>.

Trees

Development must protect existing trees and areas of woodland on the site or on the site boundaries. The provision of planting and preservation of trees must be in line with the [Renfrewshire's Planning & Development Tree Policy](#).