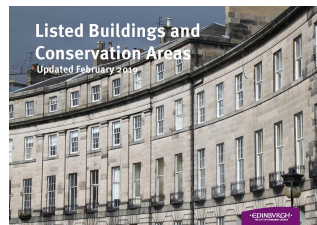
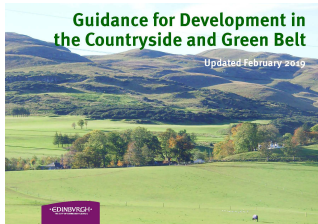


# Guidance for Development in the Countryside and Green Belt

Updated February 2019

# Guidance for Development in the Countryside and Green Belt



## Who is This Guidance For?

This non-statutory guidance is for anyone considering modifications or extension of existing buildings and/or promotion of new uses and buildings appropriate in the countryside and green belt areas identified in the Edinburgh Local Development Plan (LDP) Proposals Map.

New development can bring a number of benefits – assisting farm diversification, supporting the local economy and making beneficial use of an existing resource. However, the countryside and green belt also needs to be protected from inappropriate development which would detract from the rural character and landscape quality of the area.

## Policy Context

This document further interprets LDP Policy Env 10 Development in the Green Belt and Countryside and will be used as a material consideration when determining planning applications.

**Misc:** Student Housing, Radio Telecommunications, Open Space Strategy etc.

This document and other non-statutory guidance can be viewed at: [www.edinburgh.gov.uk/planningguidelines](http://www.edinburgh.gov.uk/planningguidelines)

This guidance was initially published in October 2017 and incorporates a minor update approved in February 2019.

## Listed Buildings and Conservation Areas

If the building is listed or located within a Conservation Area, guidance on [Listed Buildings and Conservation Areas](#) must also be considered. Boxes throughout this guideline give specific information relating to Listed Buildings and Conservation Areas. You can check if your property is listed or located within a conservation area on the Council's website [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning)

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# What Consents Might Be Required?

## What does this chapter cover?

Several development consents may be required for a development to proceed. This chapter lists some examples of more common consents.

## Planning Permission

Some new buildings, alterations or changes of use require planning permission. You can apply for planning permission at [www.eplanning.scot](http://www.eplanning.scot).

## Permitted Development

Many buildings, alterations and extensions can be carried out without the need to apply for planning permission – this is known as [Permitted Development](#) (PD). For example, a range of permitted development rights apply to land or buildings of agricultural use.

## Listed Building Consent

Listed building consent is required for works affecting the character of listed buildings and also applies to the interior of the building and any buildings within the curtilage built before 1 July 1948. If your building is listed, specific guidance on [Listed Buildings and Conservation Areas](#) must also be considered along with this document.

## Road Permit

You must get a permit from the Council if you want to carry out work in or to occupy a public street. [A road permit](#) will be required if forming a new access or driveway or if placing a skip or excavation in a public road. It will also be required for scaffolding or to occupy a portion of the road to place site huts, storage containers, cabins, materials or contractors plant, to put up a tower crane or to operate mobile cranes, hoists and cherry pickers from the public highway. For more information contact the Areas Roads Manager in your [Locality](#).

## Building Warrant

Converted, new or altered buildings usually require a Building Warrant. There is more Building Standards information at [www.edinburgh.gov.uk/buildingwarrants](http://www.edinburgh.gov.uk/buildingwarrants). For detailed information please go to the [Scottish Government website](#).



## Biodiversity

Some species of animals and plants are protected by law. Certain activities, such as killing, injuring or capturing the species or disturbing it in its place of shelter, are unlawful. It is also an offence to damage or destroy a breeding site or resting place (or obstruct access to).

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 taken. 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 [Scottish Natural Heritage website](#).

## Trees

If there are any trees on the site or within 12 meters of the boundary, they should be identified in the application. Please refer to the [Edinburgh Design Guidance](#).

All trees in a Conservation Area or with a Tree Preservation Order are protected by law, making it a criminal offence to lop, top, cut down, uproot wilfully, damage or destroy a tree unless carried out with the consent of the council.

# General Principles

## What does this chapter cover?

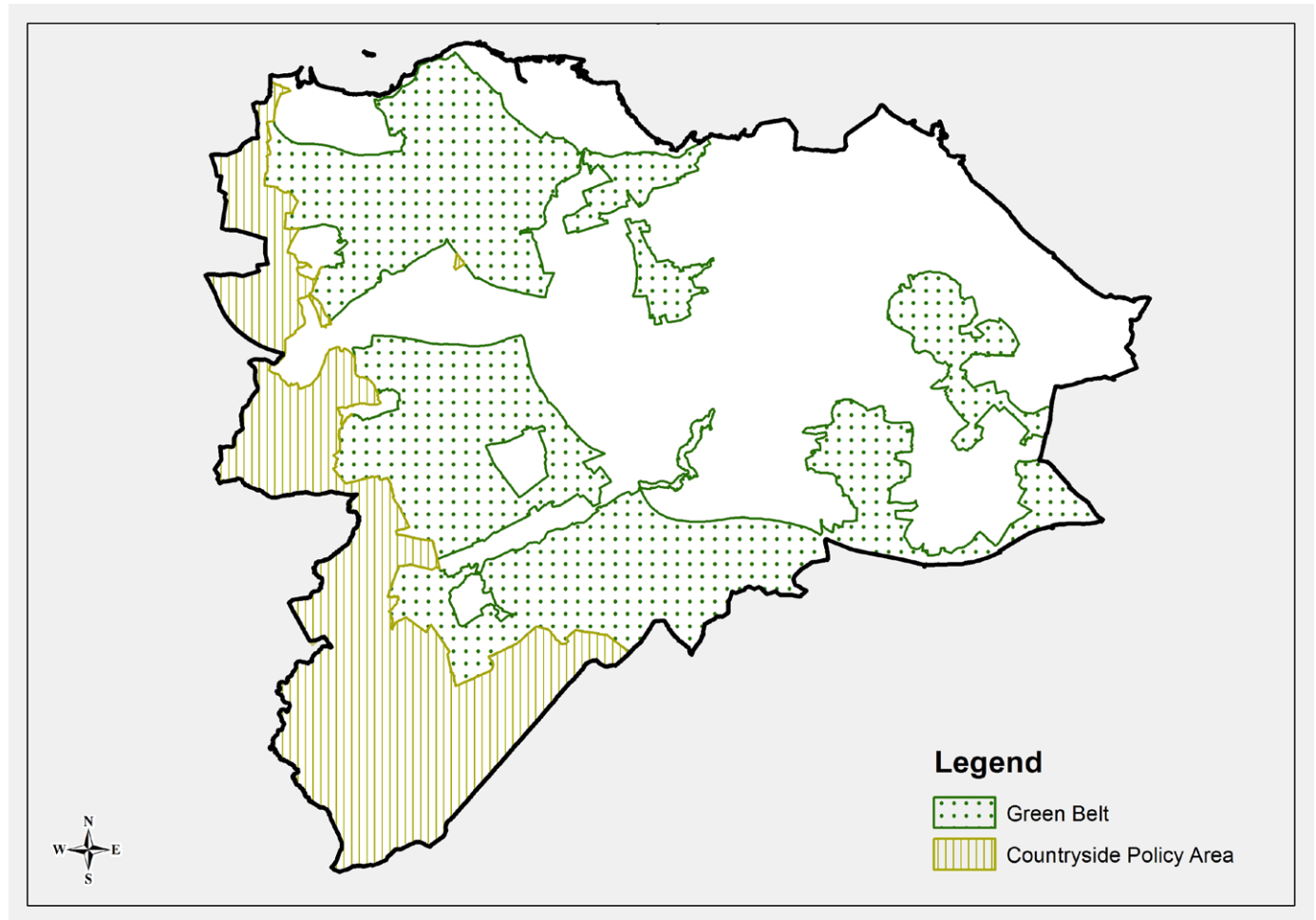
This chapter explains the general principles of acceptable development in the countryside and green belt.

Policy Env 10 of the LDP sets out the circumstances in which development will be permitted in the countryside and green belt. These include where necessary for the purpose of agriculture including farm diversification, horticulture, woodland and forestry and countryside recreation. Acceptance of the principle of a use or development does not mean that planning permission will always be granted.

Proposals also have to be assessed in terms of other relevant policies to ensure that the impact on the rural character of the countryside or green belt is acceptable. In particular, careful consideration will be given to the intensity of use and the scale, siting and design of any built elements of proposals.

This guidance does not make provision for new build housing in the countryside or green belt areas, other than the very limited circumstances identified in the section on 'Justification for New Build Dwellings'

The key test for all proposals in the countryside and green belt will be to ensure that the development does not detract from the landscape quality and/or rural character of the area.



The map identifies the areas of countryside and green belt in Edinburgh

# Definitions and Clarifications

## What does this chapter cover?

This chapter defines and clarifies appropriate countryside and green belt uses.

An application for a change of use between any of the uses in this chapter will be assessed on a case by case basis.

## Agriculture

### Agricultural Buildings

For the breeding and keeping of livestock, storage of crops or machinery (excluding for the storage of goods where this is unconnected with any form of agricultural activity).

### Farm Diversification

Proposals that are clearly associated with the particular features and characteristics of the farm and help to support rather than replace, farming activities on the rest of the farm. For example, visitor accommodation, craft workshops, 'pick-your-own' and associated retail, farm parks, farm shops.

## Horticulture

Development related to fruit growing, seed growing, market gardens and nursery gardens, together with ancillary retailing of the produce.

## Woodland and Forestry

Includes sawmills, timber processing or timber recycling facilities where these require a location close to the wood being used.

## Countryside Recreation

Uses where the proposal requires the land resource and is compatible with an agricultural or natural setting such as horse riding facilities, golf courses and golf driving ranges, touring caravan and campsites.

## Other Appropriate Uses

The keeping of horses for equestrian purpose is not included in the definition of agriculture (section 277 of the Town & Country Planning (Scotland) Act 1997 (as amended)) but is, in principle, a use appropriate to rural areas. Provided it can be demonstrated that a countryside location is essential, cattery and kennel uses may also be acceptable.



*Appropriate countryside recreation includes horse riding facilities*

# Justification for New Build Dwellings

## What does this chapter cover?

This chapter sets out the circumstances where new build dwellings are acceptable.



Proposals for new build dwellings in the countryside and green belt which are associated with existing or proposed countryside uses will be permitted provided the following criteria are met:

a) a functional need for the dwelling is established;

Applicants will be asked to submit a supporting statement which states why the additional dwelling is required and how important it is to the operation of the farm or holding and why existing buildings mentioned in d) cannot fulfil the functional need of the enterprise concerned. The statement should also define the extent of the farm unit i.e. what it constitutes in terms of land and associated facilities in order to address issues such as severance.

b) the need relates to one or more full-time worker(s), or one who is employed primarily in agriculture, and does not relate to a part-time requirement;

c) the unit and the rural activity/business are financially sound, and have a clear prospect of remaining so;

Applicants will also be required to submit a business plan which must demonstrate that the business already yields (or can do so) sufficient income to support at least one full-time job. The size of dwelling proposed should relate to the functional need of the business.

d) the functional need could not be reasonably fulfilled by an existing building which is suitable and available for occupation by the workers concerned, either on the holding or nearby (this could be an existing dwelling or involve the conversion of a building currently in an alternative use);

e) the design, scale and layout of the building accords with Local Development Plan and Edinburgh Design Guidance.

## New houses in the countryside

New houses not associated with countryside use will not be acceptable unless there are exceptional planning reasons for approving them. These reasons include the reuse of brownfield land and gap sites within existing clusters of dwellings.

# Replacement Buildings

## What does this chapter cover?

This section provides policy guidance on proposals for replacement buildings in the green belt and countryside.

Policy Env 10 provides guidance in relation to proposals for the replacement of an existing building in the same use. Subject to appropriate controls, such proposals can bring benefits, particularly in terms of visual impact on the character of the surrounding area.

## Replacing a Low Quality Building

Proposals to replace an existing building which is of low quality in terms of design and structural condition with a new building will be permitted where the following criteria are met:

- i) the existing building is substantially intact (the external walls of the existing building should be intact to at least wallhead height) and has a lawful use under the Town and Country Planning Acts i.e. the use must not have been abandoned or changed from another without planning permission;
- ii) the existing building(s) is/are not listed, of architectural or historic merit, or are not a temporary structure;
- iii) the new building is within the curtilage of the existing building and preferably on the same site (unless re-siting within the curtilage offers substantial environmental improvements e.g. road safety);
- iv) the existing building is of a domestic scale (a building similar to the size of a standard dwelling house) and the new building is of a similar or

smaller size and will not detract from the open, rural character of the green belt or countryside;

v) the proposal does not (either individually or cumulatively) increase activity to a level that would detract from the rural character of the green belt or countryside in terms of traffic or amenity;

vi) the existing building is of poor quality design and structural condition and beyond reasonable repair; and

vii) the proposal is designed to a high quality which accords with the relevant LDP policies and guidance.

## Demolition and Rebuilding

Demolition or rebuilding of the existing structure will not be permitted where this would materially alter its established character or its architectural or historical qualities.

A structural engineer's report should be submitted as part of the planning application to demonstrate which parts of the building are capable of conversion. Where some demolition/rebuild is proposed, a detailed schedule of down-taking is required.



# Other Development

## What does this chapter cover?

This chapter sets out the circumstances where other development in the countryside or green belt is acceptable.

## Ancillary Development Related to an Existing Use

LDP Policy Env 10 allows ancillary buildings and development related to existing uses in the countryside and green belt, provided the proposal is appropriate in type in terms of the existing use, is of an appropriate scale, is of a high quality design and is acceptable in terms of traffic impact.

Ancillary development is defined as a building or use which is linked to and dependent upon the main use of the site/building but is of secondary importance.

Ancillary development in the green belt or countryside will be acceptable provided the proposal is appropriate in type, scale and design to the existing building and not detrimental to the rural character or landscape quality of the surrounding area.

With regards to intensification of use, the proposal should not (either individually or cumulatively) lead to an increase in a level of activity that would detract from the rural character of the countryside or green belt in terms of traffic or amenity.

Examples of ancillary development include silos, sheds, outbuildings and car parking associated with countryside recreation uses and enclosures.

Where existing use is residential the creation of an additional residential unit does not constitute intensification of use.

## Steadings

In relation to steading buildings, new development may be permitted where:

- a) it reinstates a part of the original steading group altered by later development alien to its character and appearance; or
- b) it forms a logical addition to the form and layout of the steading and would complete its overall composition; or
- c) it is justified by physical and/or historic evidence which clearly demonstrates that it was an integral part of the original steading; or
- d) it provides environmental benefits such as a more sustainable, energy efficient design.

## Expansion of Existing Garden Ground

Proposals for garden extensions beyond settlement boundaries are only likely to be supported in exceptional cases, where the new residential curtilage would be contained between the existing gardens of neighbouring properties. Proposed garden extensions which would detract from the character of the green belt or countryside will not be supported.

## Energy Development

In order to protect the landscape setting of the city and rural character and landscape quality it is unlikely that free standing wind turbines will be acceptable in the green belt.

Proposals for micro-generation will be assessed under Policy RS1 Sustainable Energy of the Local Development Plan.

# General Design

## What does this chapter cover?

This section provides guidance on design principles that are acceptable in the countryside and green belt.

## New Development in the Countryside and Green Belt

Proposals should accord with the design policies in the LDP and relevant guidance. Proposals will not be permitted where it would detract from the landscape quality and/or rural character of an area. Applications for development in the countryside and green belt will need to be accompanied by a design statement to demonstrate compliance with relevant policies and supplementary guidance (unless the proposal is of a minor nature).

## Further information

Further guidance on design matters can be found in the Council's planning guidelines [www.edinburgh.gov.uk/planningguidelines](http://www.edinburgh.gov.uk/planningguidelines).

Development in the countryside and green belt should respect the rural character of the area. In order to protect its setting, existing landscape features should be protected and the impact of obtrusive 'suburban clutter' associated with the development such as roads, lamp posts, pavements, car parks, and boundary features should be minimised. For example, the use of hedging and traditional hard landscaping materials is encouraged. For applications involving the alteration of a listed building, Historic Environment Scotland will normally be consulted for comments.

In relation to conversions, existing openings in primary elevations should be used wherever practicable, particularly where these are features of architectural interest. New openings should only be installed where absolutely necessary and these must respect the character of the building.

The design and form, choice of materials and positioning of proposals must be compatible with the rural character of the area and respect the landscape quality. Proposals should consult the Edinburgh Design Guidance.



*Dwellinghouses in the countryside and greenbelt can be sympathetic to an existing rural character through use of materials and design.*



**HAPPY TO TRANSLATE**

ترجمه كلك حاضر آناندهر সঙ্গে অনুবাদ করব

بسعندا توفير الترجمة MOŻEMY PRZETŁUMACZYĆ 很樂意翻譯

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