



DUMFRIES AND
GALLOWAY COUNCIL

Local Development Plan

Supplementary Guidance

Adopted 5th AUGUST 2015



Business Development in the Rural Area



DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN SUPPLEMENTARY GUIDANCE

BUSINESS DEVELOPMENT IN THE RURAL AREA SUPPLEMENTARY GUIDANCE

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Introduction

The purpose of this Supplementary Guidance is to provide further detail on the criteria contained in the Local Development Plan (LDP) Policy ED2: Business Development in the Rural Area. The aim of Policy ED2 is to support sustainable development that balances the demands, aspirations and requirements of development in the countryside.

Policy ED2: Business Development in the Rural Area

Proposals which expand existing businesses or create new ones in the rural area will be supported. Proposals will be encouraged to locate within or immediately adjacent to Local Centres, Villages or Small Building Groups or where a traditional building is reused.

Businesses based on recreational activities or with a site-specific need for a rural location will be encouraged.

Farm diversification proposals which support and complement the existing farm business will be encouraged by the Council. Priority should be given to the reuse of existing farm buildings.

This policy is supported by supplementary guidance.

Dumfries and Galloway is a large and predominantly rural region and Dumfries and Galloway Council recognises the important contribution rural businesses and industries make to the local economy and landscape of the countryside. The LDP sets out the vision for the region and what it will look like in 20 years which will include a viable rural economy and community characterised by more rural businesses and access to sustainable transport. The overarching principle of the plan is that all development proposals should support sustainable development.

The Dumfries and Galloway Local Development Plan strategy for business and industry proposals is for them to locate on identified sites, however, due to the rural character of the region this is not practical for all business and industry proposals and therefore allowing for appropriate development in the rural area is considered necessary.

This supplementary guidance should not be read in isolation but in conjunction with other supplementary guidance produced by the Council:

- Design Quality of New Developments Supplementary Guidance;
- Conversion of Traditional Agricultural Properties Supplementary Guidance;
- Dark Sky Park Friendly Lighting Guide Supplementary Guidance;
- Regional - wide Good Lighting Practice.

Guiding Principles

This guidance document is aimed primarily at rural businesses and landowners who are contemplating applying for planning permission to start a new enterprise or to further develop their existing business. Some proposals will raise complex issues which will require detailed consideration and therefore each application will be dealt with on its own merits and on a case by case basis.

The Council recognises that timing of schemes can be critical as numerous activities are seasonal and therefore applicants are encouraged to consult the Council at the earliest opportunity.

As stated in the Local Development Plan, individual policies do not set out the whole picture for various types of development and therefore policy ED2 should be considered along with other policies in the plan, especially the Overarching Policies, where considered relevant.



Sustainable Locations

The overarching principle of the LDP is that all development proposals should support sustainable development including the reduction of carbon and other greenhouse gas emissions. The spatial strategy allocates the majority of future development to the District and Local Centres listed in the LDP (Appendix 1) due to their higher population, services and facilities which can encourage more sustainable travel patterns and reduce private car usage.

The Council encourages business and industry developments to be located on sites allocated or established for such development in the plan as these are generally located in the most populated settlements or on main transport corridors. However, as the nature of Dumfries and Galloway is predominantly rural, proposals will be supported where they expand existing businesses or create new ones in the rural area and are encouraged to locate within or immediately adjacent to Local Centres, Villages or Small Building Groups. Proposals should maximise the use of existing infrastructure including public transport where possible. A list of Local Centres and Villages is contained in Appendix 1 of the LDP and lists of Small Building Groups are found in Housing in the Countryside Supplementary Guidance, Appendix 1.

Dumfries and Galloway Council seeks to protect the rural area from inappropriate and insensitive development. Good design in the built environment must, by definition, involve an approach which responds to issues of climate change and other sustainable development concerns. Further information can be found in the Design Quality of New Development Supplementary Guidance.

Reuse of Brownfield Land and Buildings

One of the principles of the plan is for developers to consider reusing brownfield, vacant and derelict land and buildings instead of developing on greenfield land including the

avoidance of prime good quality agricultural land. The Council encourages reuse of buildings and brownfield land and will therefore, in principle, support proposals for previously developed land and the refurbishment of existing and disused buildings.

Conversions for non-agricultural uses may be acceptable where there is no substantial rebuilding required as the Council do not wish to see older farm buildings lost from the landscape. Where the redevelopment of a traditional building is proposed, every effort should be made to retain the existing buildings and enhance the traditional design features that it promotes. Further information can be found in the Conversion of Traditional Agricultural Properties Supplementary Guidance.

Rural Businesses and Industries

A key priority of Dumfries and Galloway Council is to build the local economy and proposals which create employment opportunities and contribute to economic growth will be encouraged.

Dumfries and Galloway has a number of local and emerging businesses and industries that require a rural location. Such proposals will be supported providing an applicant can demonstrate that their proposal requires a rural location and must satisfy the criteria listed in the policy. Where proposals are for coastal locations, please refer to LDP Policy NE9: Undeveloped Coast. Where proposals are for tourism, please refer to LDP Policy ED10: Tourism.

There are a number of outdoor activities throughout the region which require rural locations such as Laggan Outdoors and the mountain bike trails of the 7stanes and proposals for such activities are encouraged. Proposals for new or extended outdoor leisure facilities will be considered favourably where it can be clearly demonstrated that they are compatible with the rural area.



Environmental mitigation measures should be included, such as landscape screening, water filtration systems and rainwater catchment systems.

Rural diversification can have a positive impact on the economy and can result in economic, environmental and community benefits. Proposals will be considered favourably where it can be demonstrated that any resulting disturbances, such as noise and light pollution, do not impact on the character of the environment.

Farm Diversification

Farmland occupies a large proportion of the rural area but farming today is not as profitable as it has been in the past.

To address this, farms have been diversifying to support and complement their existing farm business to maintain and increase their profits. In more recent years, farms have seen a growth in interest of both small and large scale renewable energy opportunities and the potential for growing non-food crops. The Council encourages farm diversification where the existing farm business is supported and complemented and this can include:

- Food and drink products;
- Any non-traditional livestock, such as miniature horses, donkeys, llamas etc;
- Fish Farming;
- Renewable Energy;
- Tourist Accommodation;
- Leisure and Recreation;
- Non-food crops.