

LOCAL REVIEW BODY

4 JUNE 2025

PLANNING APPLICATION FOR REVIEW

**MR AND MRS K & P CRIGHTON
ERECTION OF DWELLINGHOUS AND DOMESTIC GARAGE (PLANNING
PERMISSION IN PRINCIPLE)
VALLEYVIEW HOUSE, 396 DOUGLIEHILL ROAD, PORT GLASGOW (24/0246/IC)**

Contents

- 1. Planning Application dated 14 November 2024 together with Planning Statement, Location Plan and Flood Risk Assessment**
- 2. Appointed Officer's Report of Handling dated 17 January 2025**
- 3. Inverclyde Local Development Plan 2019 Policy Extract**

To view the Inverclyde Local Development Plan see:

<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

- 4. Inverclyde Local Development Plan 2019 Map Extract**
- 5. Inverclyde Local Development Plan 2019 Supplementary Guidance on Planning Application Advice Notes Policy Extract**
- 6. National Planning Framework 4**
- 7. Representations in relation to Planning Application**
- 8. Decision Notice dated 10 February 2025 issued by Head of Regeneration & Planning**
- 9. Notice of Review Form dated 20 March 2025 together with Statement of Appeal**
- 10. Further Representations submitted following receipt of Notice of Review**
- 11. Suggested Conditions and Advisory Notes should Planning Permission be Granted on Review**

Note: Inverclyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.

- 1. PLANNING APPLICATION DATED 14 NOVEMBER 2024 TOGETHER WITH PLANNING STATEMENT, LOCATION PLAN AND FLOOD RISK ASSESSMENT**



Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100691619-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☐ Application for planning permission (including changes of use and surface mineral working).
- ☒ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of Dwelling House and Domestic Garage (Planning Permission in Principle) at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

☐ Yes ☒ No

(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Derek Scott Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Derek	Building Name:	
Last Name: *	Scott	Building Number:	21
Telephone Number: *	0131 535 1103	Address 1 (Street): *	Lansdowne Crescent
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH12 5EH
Email Address: *	enquiries@derekscottplanning.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr. & Mrs.	Building Name:	Vallyview House
First Name: *	K & P	Building Number:	396
Last Name: *	Crighton	Address 1 (Street): *	Dougliehall Road
Company/Organisation		Address 2:	Port Glasgow
Telephone Number: *		Town/City: *	Inverclyde
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA14 5XF
Fax Number:			
Email Address: *	enquiries@derekscottplanning.com		

Site Address Details

Planning Authority:

Inverclyde Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF

Northing

673821

Easting

231741

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

0.88

Please state the measurement type used:

☒ Hectares (ha) ☐ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Residential - part used formerly in association with poultry enterprise - historically formed part of Douglichill Water Treatment Works

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2> <p>Will your proposal require new or altered water supply or drainage arrangements? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *</p> <p><input type="checkbox"/> Yes – connecting to public drainage network</p> <p><input checked="" type="checkbox"/> No – proposing to make private drainage arrangements</p> <p><input type="checkbox"/> Not Applicable – only arrangements for water supply required</p>
<p>As you have indicated that you are proposing to make private drainage arrangements, please provide further details.</p> <p>What private arrangements are you proposing? *</p> <p><input checked="" type="checkbox"/> New/Altered septic tank.</p> <p><input type="checkbox"/> Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).</p> <p><input type="checkbox"/> Other private drainage arrangement (such as chemical toilets or composting toilets).</p>
<p>What private arrangements are you proposing for the New/Altered septic tank? *</p> <p><input checked="" type="checkbox"/> Discharge to land via soakaway.</p> <p><input type="checkbox"/> Discharge to watercourse(s) (including partial soakaway).</p> <p><input type="checkbox"/> Discharge to coastal waters.</p>
<p>Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *</p> <div style="border: 1px solid black; padding: 10px; min-height: 80px;"> <p>Dwelling to be connected to existing septic tank on site. Refer to supporting planning statement for further details</p> </div>
<p>Do your proposals make provision for sustainable drainage of surface water?? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>
<p>Are you proposing to connect to the public water supply network? *</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Derek Scott

On behalf of: Mr. & Mrs. K & P Crighton

Date: 14/11/2024

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☐ Site Layout Plan or Block plan.
- ☐ Elevations.
- ☐ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Planning Statement

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Derek Scott

Declaration Date: 14/11/2024

Payment Details

Online payment: ICPP00002429

Payment date: 14/11/2024 14:40:00

Created: 14/11/2024 14:40

PLANNING STATEMENT

Erection of Dwelling House & Domestic Garage (Planning Permission in Principle)

at

**Valleyview House
396 Douglass Road
Port Glasgow
Inverclyde
PA14 5XF**

Prepared by

**Derek Scott Planning
Planning and Development Consultants**



**Suite 2/3
48 West George Street
Glasgow
G2 1BP
E-Mail: enquiries@derekscottplanning.com**

On behalf of

Mr. K & Mrs P Crighton

Executive Summary

Erection of Dwelling House & Domestic Garage (Planning Permission in Principle) at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF

- This statement has been prepared by Derek Scott Planning, Chartered Town Planning and Development Consultants (Glasgow, Edinburgh & Dunfermline) on behalf of our clients, Mr. K & Mrs P Crighton. It is in support of an application which seeks planning permission in principle for the subdivision of an existing housing plot and for the erection of an additional dwelling house and domestic garage at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF
- The application site, which measures in the region of 0.88 hectares (c2.17 acres), is located on the northern side of Douglichill Road to the south of Port Glasgow. As the crow flies it is located only 225 metres from the settlement boundary and by road some 450 metres. The site, which was formerly part of the Douglichill Water Treatment Works, accommodates, in the north western corner, an existing 3 storey dwelling house finished in black slates, a white wet dash render and brown uPVC windows. Other lands within the site were previously used in association with a poultry facility, on the back of which, the principle of erecting the original existing house had been granted in 2004.
- The poultry enterprise referred to became unviable and ceased to operate in or around 2011 although features associated with that earlier use, including areas enclosed by fencing and former shipping containers remain on the site. The site is no longer used in association with any form of poultry enterprise with that former use having essentially been abandoned. It should also be noted that the site has not been used for any form of agricultural purposes for at least 120 years. The site, which slopes gently downwards in a northerly direction is accessed off Douglichill Road with a line of tall conifer trees defining the southern boundary. Due to the historical use and associated characteristics of the site it is recognised and accepted by all parties as being brownfield in nature.
- The site to the immediate west of the application site contains a further dwelling house finished with brown concrete tiles and white wet dash walls. That dwelling has a number of outbuildings associated with it which are in use as dog kennels. To the east of the site is the former waste water treatment works; to the north is land planted by the Forestry Commission which falls steeply northwards towards Port Glasgow; and to the south, beyond Douglichill Road, lies grazing land containing the former Douglichall Reservoir.
- The application submitted seeks planning permission in principle for the erection of a single storey dwelling house and domestic garage on the site. The need for the dwelling house has arisen and is supported by Mrs Crighton's health conditions. The preferred location for the dwelling would be on the eastern side of the site's southern half in closest proximity to

Dougliehill Road. The dwelling would be accessed via the existing arrangements with drainage connected to an existing septic tank.

- Under section 25 of the Town and Country Planning (Scotland) Act, planning applications require to be determined in accordance with the development plan unless material considerations indicate otherwise. The application site is located within the Green Belt as defined in the Inverclyde Local Development Plan 2019 where there is a general presumption against most types of development, albeit, with a number of exceptions. Notwithstanding the site's location within that said Green Belt, we are of the view that planning permission in principle should be granted for the proposal and in respect of which we would cite the following key considerations:
 - (1) The site is a previously developed brownfield site, the development of which, through the erection of the dwelling house proposed and associated complementary landscaping has the potential to result in a significant improvement to the character and appearance of the area;
 - (2) The application site is located within 450 metres of the settlement envelope (Port Glasgow) by road. It is within 960 metres and 1050 metres of bus stops on Muirdykes Avenue and Dubbs Road. It is therefore within easy walking distance of public transport services which thereafter provide safe and convenient access to a wide range of local facilities and services; and
 - (3) A number of applications have been granted by the Council for the erection of dwelling houses in less sustainable locations than the current application site within the Green Belt since the publication and indoctrination into the development plan of National Planning Framework 4 (NPF4) in February 2023. The applications referenced include those granted planning permission under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC and as such are significant considerations in support of the application proposal.
- We are firmly and unequivocally of the opinion that if policy considerations are to be applied consistently within the Council Area, our client's application should be granted the planning permission in principle applied for.

PLANNING APPLICATION

**Erection of Dwelling House & Domestic Garage (Planning Permission in Principle)
at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF**

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LIST OF DOCUMENTS

**Erection of Dwelling House & Domestic Garage (Planning Permission in Principle) at
Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF**

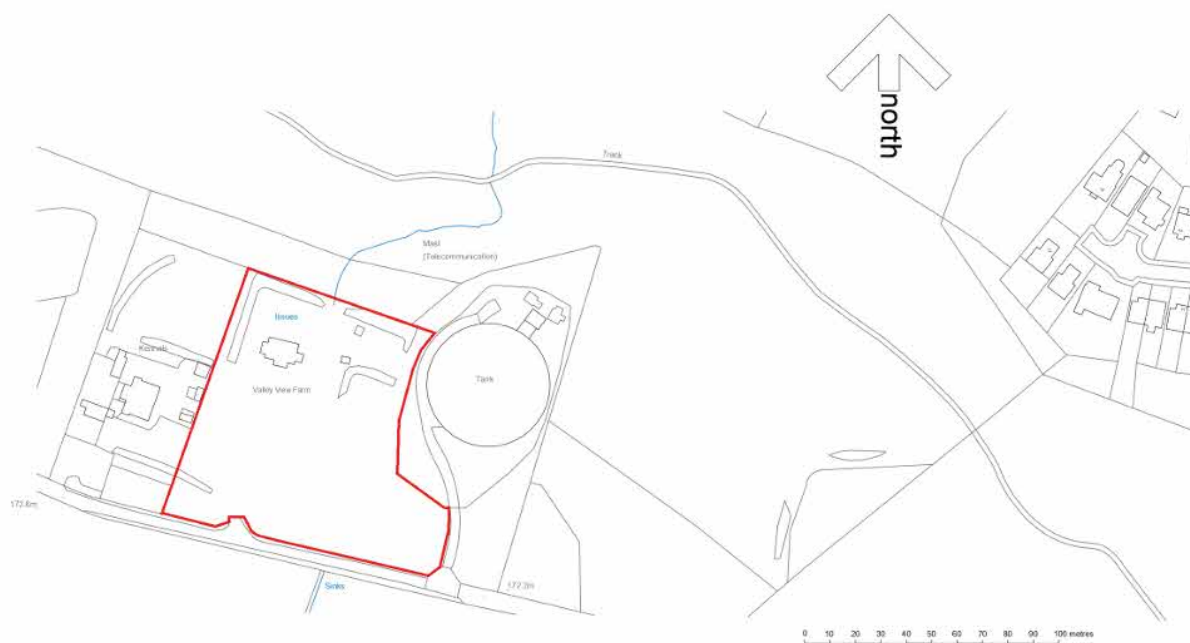
- Document 1 –** Copy of letter from Dr. Laura Marshall (Drs Macdonald & Mitchell) dated 02nd October 2024
- Document 2 –** Planning Officer's Report on Planning Application Reference Number 24/0102/IC
- Document 3 –** Planning Officer's Report relating to Planning Permission Reference Number 23/0053/IC
- Document 4 –** Planning Officer's Report relating to Planning Permission Reference Number 23/0293/IC
- Document 5 –** Planning Officer's Report relating to Planning Application Reference Number 21/0211/IC
- Document 6 –** Chief Planner's letter issued on the 20th September 2024
- Document 7 –** Flood Risk Assessment – 2004

PLANNING STATEMENT

Erection of Dwelling House & Domestic Garage (Planning Permission in Principle) at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF

1. Introduction

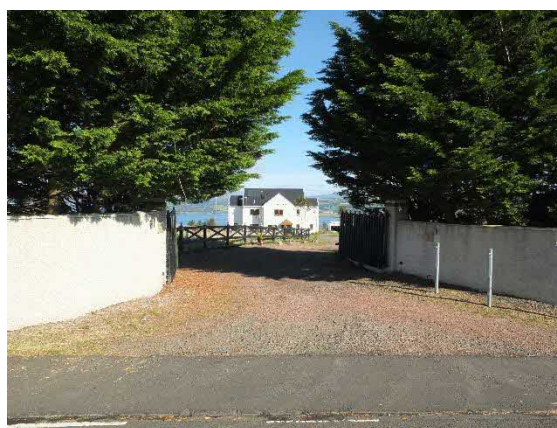
- 1.1 This statement has been prepared by Derek Scott Planning, Chartered Town Planning and Development Consultants (Glasgow, Edinburgh & Dunfermline) on behalf of our clients, Mr. K & Mrs P Crighton. It is in support of an application which seeks planning permission in principle for the subdivision of an existing housing plot and for the erection of a new additional dwelling house and domestic garage at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF.



Location Plan (Application Site outlined in red)

2. Site Location and Description

- 2.1 The application site, which measures in the region of 0.88 hectares (c2.17 acres), is located on the northern side of Douglichill Road to the south of Port Glasgow. As the crow flies it is located some 225 metres from the settlement boundary and by road some 450 metres. The site, which was formerly part of the Douglichill Water Treatment Works, accommodates, in the northwestern corner, an existing 3 storey dwelling house finished in black slates, a white wet dash render and brown uPVC windows. Other lands within the site were previously used in association with a poultry facility, on the back of which the principle of erecting the existing house had originally been granted in 2004. The poultry enterprise referred to became unviable and ceased to operate in or around 2011 although features associated with that earlier use, including areas enclosed by fencing and former shipping containers, remain on the site. It should also be noted that the site has not been used for any form of agricultural purposes for at least 120 years. The site, which slopes gently downwards in a northerly direction is accessed off Douglichill Road with a line of tall conifer trees defining the southern boundary. Due to the historical use and associated characteristics of the site it is recognised and accepted by all parties as being brownfield in nature.



Site Photographs

- 2.2 The site to the immediate west of the application site contains a further dwelling house finished with brown concrete tiles and white wet dash walls. That dwelling has a number of outbuildings associated with it which are in use as dog kennels. To the east of the site is the former waste water treatment works; to the north is land planted by the Forestry Commission which falls

steeply northwards towards Port Glasgow; and to the south, beyond Douglichill Road, lies grazing land containing the former Douglichill Reservoir.



Site Photographs

Planning History

2.3 Previous planning applications specific to the application site are noted below:

IC/03/446 - Free range egg production, owner's temporary static home and future owners dwelling house – Granted 08th December 2004

IC07272 - Amendment to previously approved planning permission IC/03/446 for free range egg production, owners temporary static home and future owners dwelling house in relation to the siting and design of the dwellinghouse – Granted 13th February 2008

11/0001/M - Application for discharge of occupancy restriction refused by Council on 03rd February 2021 but granted on appeal by the Scottish Government (DPEA) on 20th June 2021 under Planning Appeal Reference Number **POA/280/2000**

21/0211/IC - Proposed new detached dwelling house (in principle) – Refused by Council on 04th October 2021 with subsequent review request dismissed by the Council's Local Review Body (5 votes to 4) on 22nd February 2022

24/0102/IC - Change of use of land at front to form dog run/exercise business and erection of fencing around dog exercise area (in retrospect) – Granted on 24th September 2024

2.4 Other planning history separate to the application site which will be referenced elsewhere within this statement as considerations in support of the current application proposals include the following:

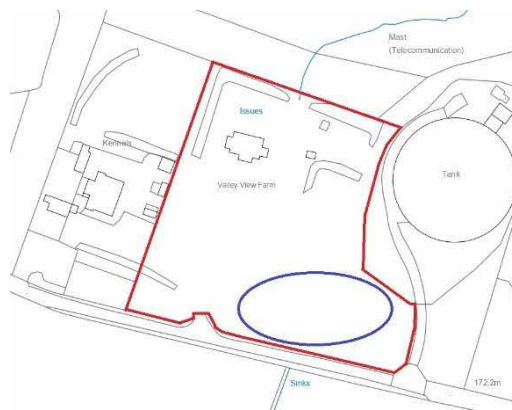
23/0053/IC - Proposed erection of detached dwelling house within the grounds of the Bell House (planning permission in principle) - The Bell House Langhouse Road Inverkip PA16 0DE – Granted 06th September 2023

23/0293/IC - Erection of detached dwelling house - Land Adjacent to Langhouse Mews (opposite The Langhouse) Inverkip – Granted 04th September 2024.

3. Description of Proposed Development

3.1 The application seeks planning permission in principle for the erection of a single storey dwelling house and domestic garage on the site. The need for the dwelling house has arisen and is supported by Mrs Crighton's health conditions which are detailed in the accompanying letter from her Doctor which is attached as **Document 1**.

3.2 As this is an application for planning permission in principle, we have not detailed the intended location of the proposed dwelling, although the preferred location would be on the eastern side of the site's southern half as indicated in blue on the plan adjacent. The dwelling would be accessed via the existing access arrangements off Dougliehill Road with drainage arrangements provided through the installation of a new treatment plant.



3.3 It is worth noting in the context of the current application proposals, that the dog run/exercise business for which planning permission was granted on 24th September 2024 under the terms of Planning Permission Reference Number 24/0102/IC (See **Document 2**) would cease to operate upon construction of the dwelling house proposed.

4. Assessment of Development Proposals

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) (hereinafter referred to as ‘*The Act*’) states that:

‘where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the development plan unless material considerations indicate otherwise.’

- 4.2 In the context of Section 25 referred to above, it is worth referring to the House of Lord’s Judgement on the case of the City of Edinburgh Council v the Secretary of State for Scotland 1998 SLT120. It sets out the following approach to deciding an application under the Planning Acts:

- *identify any provisions of the development plan which are relevant to the decision;*
- *interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;*
- *consider whether or not the proposal accords with the development plan;*
- *identify and consider relevant material considerations, for and against the proposal; and*
- *assess whether these considerations warrant a departure from the development plan.*

- 4.3 The relevant development plan for the area comprises National Planning Framework 4 (NPF4) and the Inverclyde Local Development Plan 2019. Other material considerations relevant to the determination of the application include the Proposed Inverclyde Local Development Plan 2021 and Planning History (referred to previously in Paragraphs 2.3 and 2.4). As this is an application for planning permission in principle rather than detailed planning permission, it will neither be possible nor appropriate, at this stage, to assess the merits of proposal against all policies applicable to the area within which the site is located. Such policies will require further assessment in association with a detailed planning application in the event of planning permission in principle being granted.

National Planning Framework 4 (NPF4)

- 4.4 National Planning Framework 4 (NPF4) was adopted by Scottish Ministers on 13th February 2023 and contains 33 no. policies against which applications for development proposals now require to be assessed. Section 24(3) (i) of the Town and Country Planning (Scotland) 1997 Act states that *‘in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.’* This means that if there is anything in the adopted Inverclyde Local Development Plan 2019 that is deemed to be incompatible with a comparable provision in NPF4, it is the provision in NPF4 that is to be taken into consideration by the Council in its decision-making, with the LDP policy in question being treated as having been effectively superseded. In a letter dated 8th February



2023 dealing with the transitional arrangements for NPF4, the Minister for Planning and the Chief Planner of Scotland gave the following advice to decision-makers in relation to the application of NPF4:

*'Section 25 of the 1997 Act requires that decisions are made in accordance with the development plan unless material considerations indicate otherwise. **Application of planning judgement to the circumstances of an individual situation remains essential to all decision making, informed by principles of proportionality and reasonableness.** (highlighting added)*

Within the context described and giving due cognisance to the fact that the application submitted is for planning permission in principle, our comments on the policies referred to are as outlined below:

Policy 1 – Sustainable Places

4.5 The intent of Policy 1 in NPF4 on *'Sustainable Places'* is *'to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.'* Characteristics of the development site and proposal which can contribute to the global and nature crises through the development of this site include, inter-alia, the following:

- As noted previously the application site is brownfield in nature having previously accommodated parts of the former Douglihill Water Treatment Works and buildings associated with the more recent poultry use. The brownfield status of the site is confirmed in the Planning Officer's Report on Planning Application Reference Number 24/0102/IC (See **Document 2**) when he states *'the site previously contained hen houses and other buildings in conjunction with the farming of chickens and can **be considered brownfield in nature.**'* (highlighting added)
- The site lies within 450 metres of the Port Glasgow settlement envelope as defined in the Inverclyde Local Development Plan 2019. The sustainable location of the application site is again acknowledged in the Planning Officer's Report of Handling on Planning Application Reference Number 24/0102/IC (See **Document 2**) when he states *'the proposed location for the dog run is approximately 500m from the edge of Port Glasgow, within walking distance of the settlement boundary. As such it would be a sustainable location for such an activity given its proximity to the local population.'* It logically follows that if the site is within a sustainable distance from the settlement boundary to accommodate a dog run it is also within a sustainable distance to accommodate a dwelling house.
- Whilst detailed design proposals have not yet been advanced for the proposed dwelling, our client intends to adopt a fabric first approach to sustainability which involves meeting carbon reduction requirements by increasing thermal performance and minimising air infiltration. The incorporation of Low and Zero Carbon Generating Technologies including air source heat pumps and photovoltaics in contributing towards the energy requirements will also feature in any future proposals as will the embodiment of low energy LED lighting and facilities for electric vehicle charging.

- In association with the proposal, our clients are also keen to introduce additional planting and landscaping features to facilitate habitat creation to benefit and enhance biodiversity.

The development proposed, as a consequence of the above considerations, is capable of complying with the requirements of Policy 1 in NPF4.

Policy 2 – Climate Mitigation and Adaptation

- 4.6 The intent of Policy 2 in NPF4 on '*Climate Mitigation and Adaptation*' is '*to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.*' The measures outlined, combined with the characteristics of the development site highlighted in response to the terms of Policy 1 above, will contribute to a reduction in emissions, thus rendering the proposal compliant with the terms of the policy.

Policy 3 - Biodiversity

- 4.7 The intent of Policy 3 in NPF4 on '*Biodiversity*' is '*to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.*' No trees are to be felled or landscaping features to be removed to facilitate the development of the dwelling house proposed. Notwithstanding this and as noted in our response to Policies 1 & 2 above, additional landscaping and planting measures can be introduced to contribute to an overall net biodiversity gain. All landscaped areas will be managed and maintained by our client in the years ahead with a commitment given to the replanting of landscape features which fail. As a consequence of the considerations outlined, the proposal is compliant with the terms of Policy 3.

Policy 4 – Natural Places

- 4.8 The intent of Policy 4 in NPF4 on '*Natural Places*' is '*to protect, restore and enhance natural assets making best use of nature-based solutions.*' Whilst the application site or the area within which it is located are not the subject of any special landscape designations, it is important to note that in association with a carefully designed dwelling house and appropriate landscaping (existing and proposed), the application proposal, when viewed within the context of existing development on the site and on the adjacent site to the west, will be visually contained, with all appearing as an attractive cluster of properties appropriate to the rural location within which they are located. In a similar vein we are unaware of any impact, potential or otherwise arising on the welfare of protected species.

Policy 5 – Soils

- 4.9 The intent of Policy 5 in NPF4 on '*Soils*' is '*to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development.*' Given the brownfield nature of the application site, its redevelopment for the dwelling house proposed will not result in an unacceptable impact on soil characteristics.

Policy 6 – Forestry, Woodland and Trees

- 4.10 The intent of Policy 6 in NPF4 on '*Forestry, Woodland and Trees*' is '*to protect and expand forests, woodland and trees.*' As noted previously, the southern boundary of the site is defined by a row of conifers which are not proposed for felling in association with the application proposals. That and any additional landscaping (tree planting) which can be implemented in

association with the proposed dwelling, have the potential to contribute to the character, appearance and biodiversity credentials of the area.

Policy 7 – Historic Assets and Places

- 4.11 The intent of Policy 7 in NPF 4 on ‘*Historic Assets and Places*’ is ‘*to protect and enhance historic assets and places, and to enable positive change as a catalyst for the regeneration of places.*’ There are no buildings or other features of historic interest within or adjacent to the application site and consequently the proposals do not conflict with the terms of Policy 7.

Policy 8 – Green Belts

- 4.12 The intent of Policy 8 in NPF4 on ‘*Green Belts*’ is ‘*to encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably.*’ Specifically, Policy 8 states the following:

‘a) *Development proposals within a green belt designated within the LDP will only be supported if:*

i) *they are for:*

- *development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);*
- *residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;*
- *horticulture, including market gardening and directly connected retailing, as well as community growing;*
- *outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);*
- *flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);*
- *essential infrastructure or new cemetery provision;*
- *minerals operations and renewable energy developments;*
- *intensification of established uses, including extensions to an existing building where that is ancillary to the main use;*
- *the reuse, rehabilitation and conversion of historic environment assets; or*
- *one-for-one replacements of existing permanent homes; and*

ii) *the following requirements are met:*

- *reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;*
- *the purpose of the green belt at that location is not undermined;*

- *the proposal is compatible with the surrounding established countryside and landscape character;*
- *the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and*
- *there will be no significant long-term impacts on the environmental quality of the green belt.'*

4.13 Whilst it is accepted that the erection of a dwelling house on this particular site is not supported by Policy 8, it is, as noted below in Paragraph 4.16, supported by Policy 9 on '*Brownfield, vacant and derelict land and empty buildings.*' In light of the site's sustainable location in relation to Port Glasgow (450 metres by road) and the benefits to be derived from developing a brownfield site of this nature, we are of the view that greater weight should be given to those characteristics than those outlined in Policy 8. The granting of planning permission for the erection of dwellings on sites of this nature are not without precedent in the period since NPF4 was indocrinated into the development plan in February 2023. In this respect, we would draw specific attention to the permission granted for the erection of a detached dwelling house within the grounds of the Bell House, Langhouse Road, Inverkip under the terms of Planning Permission Reference Number 23/0053/IC on 06th September 2023 (See **Document 3**) and the permission granted for the erection of a detached dwelling house on land adjacent to Langhouse Mews (opposite The Langhouse), Inverkip on 04th September 2024 under the terms of Planning Permission Reference Number 23/0293/IC (See **Document 4**). Both of these sites are located 600 metres from the edge of Inverkip, some 150 metres more than the distance existing between our client's site and Port Glasgow.

4.14 The Planning Officers made the following concluding remarks in the Reports on Planning Application Reference Numbers 23/0053/IC and 23/0293/IC, the principles from which could be equally applied to our client's application.

'It is clear that from the assessment against the relevant policy context that disparity and conflict exist between policies of the NPF4 and the policies of the adopted and proposed Inverclyde Local Development Plan. As mentioned above, as NPF4 was adopted more recently than the Inverclyde Local Development Plan its policies prevail and, in any case, the proposal must be weighed up in balance of planning judgement. In this instance the principle of the proposed development is not wholly supported by the development plan (both NPF4 and the Inverclyde LDP). Within NPF4, it does not comply fully with the terms of Policy 8, as there is no specific locational requirement to justify the location of the proposed house in the Green Belt. No specific location requirement is also the reason for departure from both the adopted Inverclyde LDP under Policy 14 and proposed Inverclyde LDP, under Policies 15 and 19. In weighing up this departure against the full assessment of all relevant policies which make up the development plan, it is considered that on balance, the proposal forms an acceptable departure. In summary, the principle of the development does not undermine the purpose of the green belt; is compatible with the surrounding character of the area and it is not considered that there will be significant long-term impacts on the environmental quality of the green belt. The proposal would contribute to local living and a 20-minute neighbourhood, presents an opportunity to provide a quality rural home, improve the amenity of the area, support an existing rural community, and enable reuse of an accessible and sustainable brownfield site

without any adverse implications to the distinctive character of the area, sense of place, landscape, natural or cultural assets of the area. Whilst these matters are subject to detailed design, I am content that the terms of the policies and design guidance are achievable in principle by a single house development on the site. For these reasons, it can be concluded that the proposed development is on balance in overall in compliance with the Development Plan. There are no other material considerations which would warrant the refusal of planning permission. The proposed development therefore merits the conditional approval of planning permission in principle.’ (23/0053/IC)

‘It is clear from the above assessment against the relevant policy context that there are a number of Policies which this proposal can be supported under and a number which the proposed development presents a departure from, both in NPF4 and the adopted and proposed Inverclyde LDP. Within NPF4, the proposal is not considered to fully accord with in terms of Policy 8, as there is no specific locational requirement to justify the location of the proposed house in the Green Belt. It can, however, be considered compatible with the surrounding area and landscape character, is of an appropriate scale, massing and external appearance, uses materials that minimise visual impact on the Green Belt as far as possible, will not result in any significant long-term impacts on the environmental quality of the Green Belt, and would not undermine the purpose of the Green Belt around Inverkip, meeting the requirements for Green Belt development listed in Policy 8 of NPF4. The lack of locational requirement is also the reason for departure from both the adopted LDP under Policy 14 and the proposed LDP under Policies 15 and 19. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

A new dwellinghouse on this site would contribute to the housing land supply and would accord with national policies for delivering housing. The proposal will reuse an area of brownfield land which is unlikely to return to its natural state without intervention and is considered to be suitably scaled, sited and designed to be in keeping with the character of the area and therefore can be supported under Policy 17 of NPF4. Subject to an agreed timescale for build-out, the proposal can be supported under Policy 16 of NPF4.

The site makes use of previously developed land within proximity to the village centre and public transport which would contribute to the sustainability of the development and would be appropriate for adhering to the 20-minute neighbourhood principle in NPF4, Policy 15, as well as being accessible to sustainable modes of travel, in accordance with NPF4, Policy 13. The proposal offers the opportunity to provide a quality rural home, improve the amenity of the area, support an existing rural community, and enable reuse of an accessible and sustainable brownfield site. The proposal is capable of being implemented without any adverse impacts on the setting or character of the listed building and its surrounding landscape, preserves the natural assets of the area and presents a design which is not uncharacteristic of its surroundings or unsympathetic to the cultural assets of the area. On balance, the proposal can be considered to constitute as sustainable development, and can be supported under Policies 1, 2, 3, 7, 13, 14, 15, 16 and 17 of NPF4, Policies 1, 6, 9, 10, 11 and 29 of the adopted LDP and Policies 1, 6, 10, 11, 12, 18, 20 and 29 of the proposed LDP.

In weighing up this departure against the full assessment of all relevant policies which make up the development plan, it is considered that the proposed development is overall, on balance, in

compliance with the Development Plan. There are no other material considerations which would warrant the refusal of planning permission. Approval should therefore be given to this application.’ (23/0293/IC)

- 4.15 Whilst it is appreciated and acknowledged that each application requires to be considered on its own individual merits, that does not negate the need for consistent interpretation and application of planning policy within a Council Area. If consistency in decision making is an objective of Inverclyde Council, our client’s proposal should clearly be considered as an acceptable departure from Policy 8, just as the two referenced proposals were.

Policy 9 – Brownfield, vacant and derelict land and empty buildings

- 4.16 The intent of Policy 9 in NPF4 on ‘*Brownfield, vacant and derelict land and empty buildings*’ is ‘*to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.*’ Policy 9(a) states that

‘Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.’

As noted previously, the application site is, as a result of previous developments and associated uses, brownfield in nature. It has not naturalised and will not be allowed to naturalise in the future. Furthermore, it has little biodiversity interest in its present condition and its credentials in that regard can be improved through additional landscaping and planting proposals. In short, the redevelopment of the site for the dwelling house proposed represents a sustainable reuse of brownfield land entirely in accordance with the intent and requirements of Policy 9.

Policy 10 – Coastal Development

- 4.17 The intent of Policy 10 in NPF4 on ‘*Coastal Development*’ is ‘*to protect coastal communities and assets and support resilience to the impacts of climate change.*’ As the application site is not located within a Coastal Area, Policy 10 is not relevant to its determination.

Policy 11 – Energy

- 4.18 The intent of Policy 11 in NPF 4 on ‘*Energy*’ is ‘*to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).*’ It encourages all Councils to utilise their full potential for electricity and heat generation from renewable, low carbon and zero emission sources. As noted previously in our responses to Policies 1 and 2 of NPF4, it is our client’s intention that future application proposals will incorporate low and zero carbon generating technologies in the form of air source heat pumps and photovoltaics rendering it compliant with the terms of Policy 11.

Policy 12 – Zero Waste

- 4.19 The intent of Policy 12 in NPF4 on ‘*Zero Waste*’ is ‘*to encourage, promote and facilitate development that is consistent with the waste hierarchy.*’ Our clients are committed to working in line with the waste hierarchy referred to and will seek to reduce, reuse and/or recycle

materials at every opportunity presented, thereby rendering the proposals compliant with the terms of Policy 12.

Policy 13 – Sustainable Transport

- 4.20 The intent of Policy 13 in NPF4 on ‘*Sustainable Transport*’ is ‘*to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel use and reduce the need to travel unsustainably.*’ As noted previously the application site is located within 450 metres of Port Glasgow and within 960 and 1050 metres of bus stops thus rendering it easily accessible to a range of facilities and services. As noted previously under our assessment of Policy 1, the sustainable location of the application site was acknowledged in the Planning Officer’s Report on Planning Application Reference Number 24/0102/IC (See **Document 2**) when he states ‘*the proposed location for the dog run is approximately 500m from the edge of Port Glasgow, within walking distance of the settlement boundary. As such it would be a sustainable location for such an activity given its proximity to the local population.*’ The characteristics described, render the proposal compliant with the terms of Policy 13 of NPF4.

Policy 14 – Design, Quality and Place

- 4.21 The intent of Policy 14 in NPF4 on ‘*Design, Quality and Place*’ is ‘*to encourage, promote and facilitate well designed development that makes successful places by taking a designed-led approach and applying the Place Principle.*’ Policy 14 states the following:

- ‘a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) *Development proposals will be supported where they are consistent with the six qualities of successful places:*

Healthy – *Supporting the prioritisation of women’s safety and improving physical and mental health.*

Pleasant – *Supporting attractive natural and built spaces.*

Connected – *Supporting well connected networks that make moving around easy and reduce car dependency.*

Distinctive – *Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.*

Sustainable – *Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.*

Adaptable – *Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.’*

- c) *Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.*

Whilst it is not possible to comment on detailed design elements in association with an application for planning permission in principle, it is nonetheless evidently clear that a dwelling

house can be appropriately sited on the application site and designed in a manner that would not cause detriment to the character or appearance of the area. Indeed, an appropriately designed dwelling house with associated landscaping has the potential to make a positive contribution to the character and appearance of the area. It should be noted in this regard that the reasons for the refusal of an earlier application for the erection of a dwelling house on the site under the terms of Planning Application Reference Number 21/0211/IC (See **Document 5**) did not cite any concerns about siting, design or landscape impacts associated with that proposal.

Policy 15 – Local Living and 20-minute neighbours

- 4.22 The intent of Policy 15 in NPF4 on ‘*Local Living and 20 minute neighbourhoods*’ is ‘*to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.*’ Policy 15 states the following:

(a) *Development proposals will contribute to local living including, where relevant 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area , including local access to:*

- *sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks;*
- *employment;*
- *shopping;*
- *health and social care facilities;*
- *childcare, schools and lifelong learning opportunities;*
- *playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation opportunities;*
- *publicly accessible toilets;*
- *affordable and accessible housing options, ability to age in place and housing diversity.’*

- 4.23 As noted on previous occasions, the dwelling house proposed benefits from its close proximity to Port Glasgow and the facilities and services contained within the settlement - all of which are sustainably accessible. The facilities and services referred to include the vast majority of those identified in Policy 15a. The application site in this instance lies within 960 metres of the bus stop on Muirdykes Avenue and within 1050 metres of the bus stop on Dubbs Road and as such are within easy walking distance of the application site. Indeed both of the stops referred to have been frequently used by our clients and their children to access public transport facilities during their occupation of their existing dwelling house within the site. Notwithstanding the sustainability credentials of the site as described, we are of the view, supported by the Chief Planner’s letter issued on the 20th September 2024 (See **Document 6**) that the principles of local living and the 20 minute neighbourhood are not directly applicable to rural areas. The following was stated in that letter:

Policy 17 rural homes and policy 29 rural development

'We continue to hear concerns from stakeholders about the implementation of the above policies. Whilst it is recognised that the character of, and pressures within, rural areas across Scotland varies significantly, we would like to remind planning authorities that their intent is essentially positive, to encourage economic activity and associated homes. It appears that in some cases wider policies, including on transport and local living are also being applied in a way that is particularly restrictive of rural development. However, these policies have been drafted to build in flexibility, see for example our published guidance on local living and 20 minute neighbourhoods guidance.'

As a consequence of the considerations outlined above and notwithstanding the fact that this policy is not directly applicable to dwelling houses proposed in rural areas, the application proposals will nonetheless promote and contribute to the concept of local living and the 20-minute neighbourhood due to their proximity to the settlement, thereby rendering it compliant with the terms of and stipulations within Policy 15, however interpreted and applied.

Policy 16 – Quality Homes

- 4.24 The intent of Policy 16 in NPF4 on 'Quality Homes' is *'to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.'* Criterion (a) states that:

'Development proposals for new homes on land allocated for housing in LDPs will be supported.'

Criterion (c) states that:

'Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which addresses identified gaps in provision, will be supported. This could include:

- i. self-provided homes;*
- ii. accessible, adaptable and wheelchair accessible homes;*
- iii. built to rent;*
- iv. affordable homes;*
- v. a range of size of homes such as those for larger homes;*
- vi. homes for older people, including supported accommodation, care homes and sheltered housing;*
- vii. homes for people undertaking further and higher education; and*
- viii. homes for other specialist groups such as service personnel.'*

Whilst the application site is not specifically zoned for residential use in the Council's Local Development Plan, we are firmly of the view, whether assessed against its own merits or in the context of other dwelling houses approved in the Green Belt, that it too should be granted

planning permission. The dwelling house proposed will clearly improve affordability insofar as our client's specific requirements are concerned and will be adaptable to changing and diverse needs in response to the specific and special circumstances applying to them. The proposal is considered to comply with the terms of Policy 16.

Policy 17 – Rural Homes

- 4.25 The intent of Policy 17 on 'Rural Homes' is *'to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.'* The desired Policy Outcomes are defined as follows:

- *Improved choice of homes across tenures so that identified local needs of people and communities in rural and island areas are met.*
- *Homes are provided that support sustainable rural communities and are linked with service provision.*
- *The distinctive character, sense of place and natural and cultural assets of rural areas are safeguarded and enhanced.'*

Parts (a) and (b) of Policy 17 state the following:

- a) *Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:*
- i. *is on a site allocated for housing within the LDP;*
 - ii. *reuses brownfield land where a return to a natural state has not or will not happen without intervention;*
 - iii. *reuses a redundant or unused building;*
 - iv. *is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;*
 - v. *is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;*
 - vi. *is for a single home for the retirement succession of a viable farm holding;*
 - vii. *is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or*
 - viii. *reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.*
- b) *Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.'*

- 4.26 There are a number of important points to make in response to those parts of the policy referenced:

1. The application site is brownfield in nature and it will not return to a natural state without intervention.
2. The proposal relates to the sub-division of an existing residential plot where an additional dwelling can be erected without adverse impact on the character of or infrastructure provision in the area.
3. The site lies within 450 metres of the Port Glasgow settlement envelope rendering it sustainably accessible to residents.

The proposals are, in light of the above points considered to be compliant with the terms of Policy 17.

Policy 18 – Infrastructure First

- 4.27 The intent of Policy 18 in NPF4 on '*Infrastructure First*' is '*to encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.*' As the impacts arising from the development proposed can be satisfactorily mitigated, if or where necessary, through the imposition of conditions on any consent granted, they are considered to be compliant with the terms of Policy 18 in NPF4.

Policy 19 – Heating and Cooling

- 4.28 The intent of Policy 19 in NPF4 on '*Heating and Cooling*' is '*to encourage, promote, and facilitate development that proposes decarbonized solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.*' It promotes the connection of development proposals to Heat Network Zones where existing, or where planned and requires proposals to be designed and constructed to allow for cost effective connection at a later date. As there are no existing or proposed heat network zones within or in the vicinity of the application site, insofar as we are aware, the terms of Policy 19 are not considered relevant to the application proposals.

Policy 20 – Blue and Green Infrastructure

- 4.29 The intent of Policy 20 on '*Blue and Green Infrastructure*' is '*to protect and enhance blue and green infrastructure and their networks.*' The application proposals will not result in an adverse impact on elements of blue and/or green infrastructure. Consequently, they are not considered to be in conflict with the terms of Policy 20.

Policy 21 – Play, Recreation and Sport

- 4.30 The intent of Policy 21 in NPF4 on '*Play, Recreation and Sport*' is '*to encourage, promote and facilitate spaces and opportunities for play, recreation and sport.*' There are ample opportunities within the immediate vicinity of the site for informal play, recreation and sporting activities. More formal facilities are available within Port Glasgow to the east. The proposals are considered to be compliant with the terms of Policy 21.

Policy 22 – Flood Risk and Water Management

- 4.31 The intent of Policy 22 in NPF4 on '*Flood Risk and Water Management*' is '*to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.*' We have provided in support of the application a Flood Risk Assessment prepared in 2004 (See **Document 7**) and submitted in support of an earlier application on the site. A review of that risk assessment leads one to form

the opinion that the conclusions arrive at within it (there is no foreseeable future flood risk) are equally applicable to the current application proposals. It should also be noted that all surface water from the development proposed will be attenuated and suitably discharged to appropriate receiving sources – such requirements can be a condition of any permission granted. As a consequence of this, the proposals will not result in an increased flood risk in the area and as such are compliant with the terms of Policy 22.

Policy 23 – Health and Safety

- 4.32 The intent of Policy 23 on ‘*Health and Safety*’ is ‘*to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.*’ There are no health or amenity impacts of an adverse nature associated with the application proposals and as a consequence of this they are considered to be compliant with the terms of Policy 23.

Policy 24 – Digital Infrastructure

- 4.33 The intent of Policy 24 in NPF4 on ‘*Digital Infrastructure*’ is ‘*to encourage, promote and facilitate the roll-out of digital infrastructure across Scotland to unlock the potential of all our places and the economy.*’ As the application proposals have access to broadband networks, they are considered to be in compliance with the terms of Policy 24.

Policy 25 – Community Wealth Building

- 4.34 The intent of Policy 25 in NPF4 on ‘*Community wealth building*’ is ‘*to encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels.*’ As the application proposals will facilitate local job creation through the construction programme and contribute to the local economy generally, they are considered to be compliant with the terms of Policy 25.

Policy 26 – Business and Industry

- 4.35 The intent of Policy 26 in NPF4 on ‘*Business and Industry*’ is ‘*to encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live-work units and micro-businesses.*’ The dwelling house proposed will be designed to be adaptable with appropriate spaces provided within them to facilitate home working.

Policy 27 – City, Town and Commercial Centres

- 4.36 The intent of Policy 27 on ‘*City, Town and Commercial Centres*’ is ‘*to encourage, promote and facilitate development in our city and town centres, recognising they are a national asset.*’ The application proposals will not result in an adverse impact on the vitality or viability of any town centre and because of this, the proposal is not in conflict with the terms of Policy 27.

Policy 28 – Retail

- 4.37 The intent of Policy 28 in NPF4 on ‘*Retail*’ is ‘*to encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes.*’ As the application proposals relate to a small-scale residential development, the terms of Policy 28 in NPF4 on ‘*Retail*’ are not of relevance.

Policy 29 – Rural Development

- 4.38 The intent of Policy 29 in NPF4 on ‘*Rural Development*’ is ‘*to encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.*’ Whilst the application proposals relate to a residential end use within a rural location, they will create employment opportunities during the construction period and in that way will encourage economic activity. As demonstrated previously, the development proposed can be accommodated on the site through a consolidation of the established group of buildings without adverse effect on the character or appearance of the surrounding landscape. The proposals are compliant with the terms of Policy 29.

Policy 30 – Tourism

- 4.39 The intent of Policy 30 in NPF4 on ‘*Tourism*’ is ‘*to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.*’ As the proposals relate to a proposed residential development, the terms of Policy 30 are not considered to be of relevance to the determination of the application.

Policy 31 – Culture and Creativity

- 4.40 The intent of Policy 31 in NPF4 on ‘*Culture and Creativity*’ is ‘*to encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.*’ As this policy relates to the provision of cultural art and venues etc. (including the provision of public art within developments) it is considered to have no relevance to the application proposals.

Policy 32 – Aquaculture

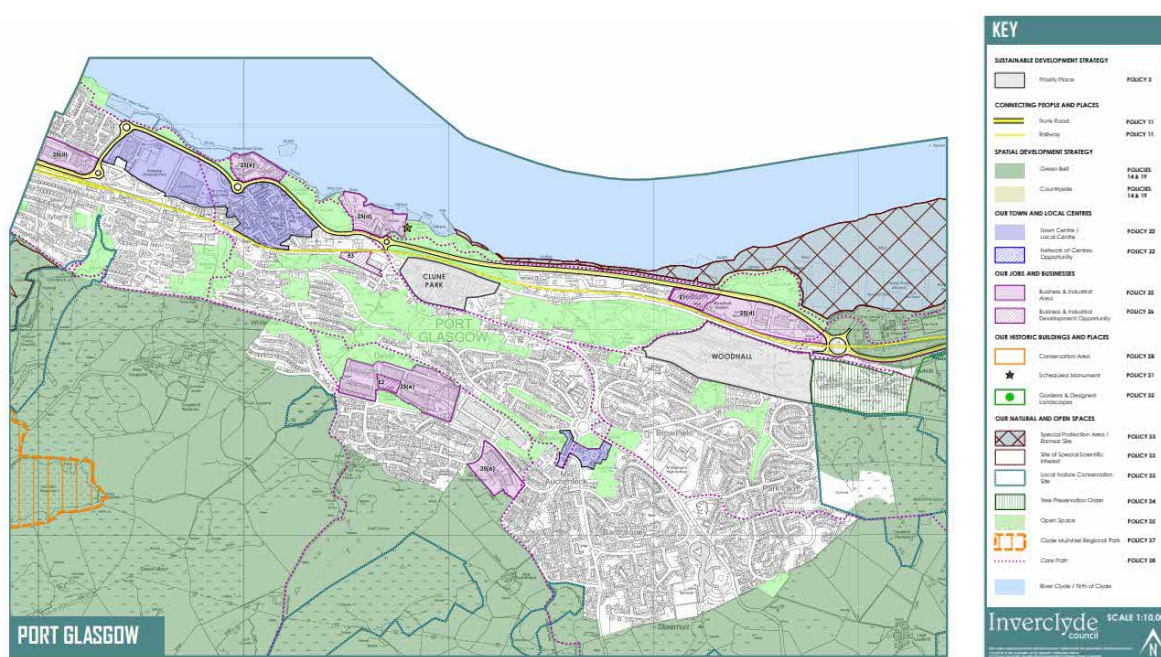
- 4.41 The intent of Policy 32 in NPF4 on ‘*Aquaculture*’ is ‘*to encourage, promote and facilitate aquaculture development and minimise any adverse effects on the environment, including cumulative impacts.*’ As the application proposals relate to a small-scale residential development, the terms of Policy 32 are of no relevance to the application proposals.

Policy 33 – Minerals

- 4.42 The intent of Policy 33 on ‘*Minerals*’ is ‘*to support the sustainable management of resources and minimise the impacts of the extraction of minerals on communities and the environment.*’ As the application proposals relate to a residential development the terms of Policy 33 are of no relevance to the application proposals.
- 4.43 Having assessed the application proposals against the terms of all policies within NPF4 and applying the principles of proportionality and reasonableness advocated by the Planning Minister and Chief Planner in their letter dealing with the transitional arrangements for NPF4 (referred to previously in Paragraph 4.4), the proposals, when ‘*viewed in the round*’ and with the application of ‘*planning judgement*’ are generally compatible. Whilst it is acknowledged that the proposal conflicts to a degree with Policy 8 in NPF4, greater weight should, in this instance, be given to the brownfield nature of the site; its sustainable proximity to the settlement and to the delivery of improvements to the landscape character and appearance of the area.

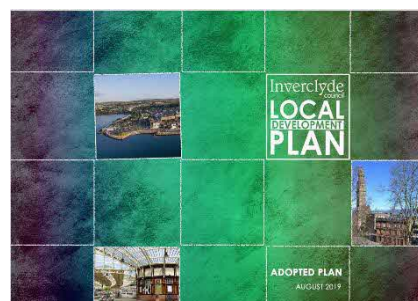
Inverclyde Local Development Plan 2019

- 4.44 The Inverclyde Local Development Plan was adopted by Inverclyde Council on 26th August 2019. The application site lies in the rural area outside Port Glasgow within the Green Belt.



- 4.45 Key policies within the local development plan of relevance to the determination of the application for the erection of the dwelling house proposed, include the following:

- Policy 1** – Creating Successful Places
- Policy 6** – Low and Zero Carbon Generating Technology
- Policy 7** – Waste Reduction and Management
- Policy 8** – Managing Flood Risk
- Policy 9** – Surface and Waste Water Drainage
- Policy 10** – Promoting Safe and Active Travel
- Policy 11** – Managing Impact of Development on the Transport Network
- Policy 14** – Green Belt and Countryside
- Policy 16** – Contaminated Land



The following Planning Application Advice Notes (PAAN) are also of relevance:



- PAAN 2** – Single Plot Residential Development
- PAAN 3** – Private and Public Open Space Provision in New Residential Development
- PAAN 5** – Outdoor Seating Areas
- PAAN 8** – Siting and Design of Houses in the Green Belt and the Countryside

- 4.46 Policy 1 on 'Creating Successful Places' states the following:

'Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.' The factors contributing to successful places as set out in Figure 3 include, Distinctive; Adaptable; Resource Efficient; Easy to Move Around; Safe and Pleasant; and Welcoming.

- 4.47 Policy 1 in the Council's adopted Local Plan seeks to achieve the same objectives as Policy 14 on *'Design, Quality and Place'* in National Planning Framework 4 (NPF4). As stated in response to that quoted policy from NPF4, it is not possible to comment on detailed design elements in association with an application for planning permission in principle. Notwithstanding this it is evidently clear that a dwelling house can be appropriately sited on the application site and designed in a manner that would not cause detriment to the character or appearance of the area or the amenity levels enjoyed by the existing dwelling house. It is also worth noting that the requirements outlined in Planning Application Advice Notes on Single Plot Residential Development (2), Private and Public Open Space Provision in New Residential Development (3), Outdoor Seating Areas (5) and Siting and Design of Houses in the Green Belt and the Countryside are all capable of being complied with at the detailed stage.

- 4.48 Policy 6 on *'Low and Zero Carbon Generating Technology,'* states that

'Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where: a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and b) there is likely to be an adverse impact on the historic environment'

**This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.'*

- 4.49 In a similar vein to our response to Policies 1 and 2 in NPF4 on *'Sustainable Places,'* and *'Climate Mitigation and Adaptation,'* it is our client's intention to adopt a fabric first approach to sustainability which involves meeting carbon reduction requirements by increasing thermal performance and minimising air infiltration. The incorporation of Low and Zero Carbon Generating Technologies including air source heat pumps and photovoltaics in contributing towards the energy requirements will also feature in any future proposals as will the embodiment of low energy LED lighting and facilities for electric vehicle charging.

- 4.50 Policy 7 on *'Waste Reduction and Management,'* states the following:

'Proposals for waste management facilities will be supported where they: a) Support the national Zero Waste Plan and promote the waste hierarchy; b) Enable the management of waste closer to where it arises; c) Avoid significant adverse impact on the amenity and operations of'

existing and adjacent uses and the road network; and d) Avoid significant adverse impact on historic buildings and places and the green network and our natural and open spaces.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.'

- 4.51 As noted in our response to Policy 12 in NPF4 on 'Zero Waste,' our clients are committed to working in line with the waste hierarchy referred to and will seek to reduce, reuse and/or recycle materials at every opportunity presented. Domestic waste management arrangements shall adopt and be in compliance with local authority requirements.

- 4.52 Policy 8 on 'Managing Flood Risk,' states the following:

'Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);*
- b) increase the level of flood risk elsewhere; and*
- c) reduce the water conveyance and storage capacity of a functional flood plain.*

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.'

- 4.53 As noted in our response to Policy 22 in NPF4 on 'Flood Risk and Water Management,' a flood risk assessment has been submitted in support of the application (See **Document 7**) which demonstrates that there is no foreseeable future flood risk on the site.

- 4.54 Policy 9 on 'Surface and Water Water Drainage,' states the following:

'New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) *a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and*
- ii) *the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.*

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.'

- 4.55 All surface water from the development proposed will be attenuated and suitably discharged to appropriate receiving sources. Waste water will be treated in an existing treatment plant/septic tank with the treated water also discharged to appropriate receiving sources. Further details of surface and waste water treatment and disposal arrangements can be adequately dealt with through the imposition of a condition on any decision to approve the current application for planning permission in principle thus meeting the requirements of Policy 8.

- 4.56 Policy 10 on '*Promoting Sustainable and Active Travel*,' states the following:

'Development proposals, proportionate to their scale and proposed use, are required to:

- (a) *provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and*
- (b) *include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.*

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.'

- 4.57 As noted in our responses to a number of policies in NPF4 previously (e.g. Policy 1 on '*Sustainable Places*'; Policy 8 on '*Green Belt*'; and Policy 13 on '*Sustainable Travel*') the application site lies within 450 metres of the Port Glasgow settlement envelope, and within 960m and 1050 metres of bus stops on Muirdykes Avenue and Dubbs Road respectively which provide safe and convenient access to a range of facilities and services including the wider public transport network. It is also worth noting that the National Cycle Route 75, accessible off Barr's Brae lies within 1100 metres of the site. For the reasons mentioned, the application proposals are considered to be entirely compliant with the terms of Policy 10.

- 4.58 Policy 11 on '*Managing Impact of Development on the Transport Network*,' states the following:

'Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.'

- 4.59 The existing and proposed dwelling houses will be served by the pre-existing access arrangements presently serving the site. The said access arrangements were approved in association with the original dwelling house and egg production unit under the terms of Planning Permission Reference Number IC/03/446 and were most recently viewed as being acceptable in association with a dog run/exercise business approved under the terms of Planning Permission Reference 24/0102/IC (See **Document 2**). As the said dog/run exercise business will cease to operate upon the erection of the dwelling house being applied for, there will be a net reduction in terms of traffic movements to and from the property.

- 4.60 Policy 14 on the '*Green Belt and Countryside*' states the following:

'Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;*
- b) a tourism or recreational use that requires a countryside location;*
- c) infrastructure with a specific locational need;*
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or*
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.*

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.'

- 4.61 Our response to Policy 14 in the Local Development Plan is exactly the same to our response to Policy 8 on the Green Belt in NPF4. Whilst it is accepted that the application proposals do not meet any of the exceptions against the general presumption against residential development in areas identified as the Green Belt, there are, in this particular instance, a number of circumstances which justify a departure from policy as noted below:

- The site is a previously developed brownfield site, the development of which has the potential to result in a significant improvement to the character and appearance of the area through the erection of a new dwelling house and appropriate complimentary landscaping;
- The application site is located within 450 metres of the settlement envelope (Port Glasgow) and within easy walking distance of public transport services accessible on Muirdykes Avenue and Dubbs Road, which thereafter provide safe and convenient access to a wide range of facilities and services; and

- A number of applications have been granted by the Council for the erection of dwelling houses in less sustainable locations than the current application site since the publication and indoctrination into the development plan of NPF4. Those applications include those granted planning permission under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC.

4.62 Policy 16 on ‘*Contaminated Land*,’ states the following:

‘Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.’

4.63 Whilst we are unaware of any contamination, potential or otherwise, on the site, the matter could, in any event, clearly be addressed through the imposition of a condition on any decision to grant planning permission in principle for the dwelling house applied for.

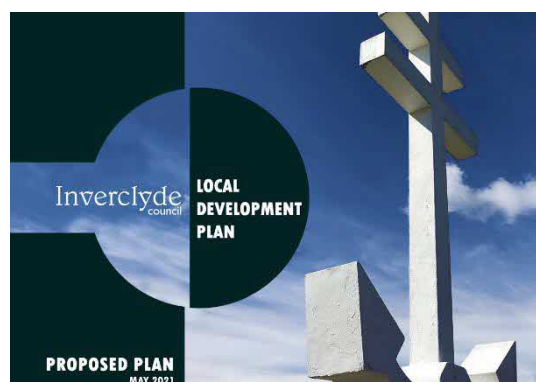
4.64 In a similar vein to our concluding remarks on the policies contained within NPF4, it is again accepted that the proposal contravenes policy on the Green Belt as outlined in Policy 14. However, as we have outlined in our response to that policy, it is our opinion that greater weight should be given to the brownfield nature of the site; its sustainable proximity to the settlement; and to the precedents set by the Council’s granting of planning permission for the erection of dwelling houses within the green belt in less sustainable locations under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC. As far as all other policies within the local development plan are concerned the application proposals are considered to be compliant.

Other Material Considerations

4.65 As noted previously, in addition to the development plan, due consideration must also be given to other material considerations when determining a planning application. Such considerations in this instance include the Proposed Inverclyde Local Development Plan 2021 and Planning History.

Proposed Inverclyde Local Development Plan 2021

4.66 Inverclyde Council published the Proposed Inverclyde Local Development Plan 2021 on 17th May 2021. Whilst intending to progress towards adoption of the Plan at the time, such intentions have now been abandoned. Notwithstanding this, the plan is still recognised as a material consideration in the determination of planning applications. The application is similarly located within the Green Belt as in the adopted version of the Local Development Plan. Policies of Relevance to the application proposal include the following:



Policy 1 – Creating Successful Places

Policy 6 – Low and Zero Carbon Generating Technology
Policy 7 – Waste Reduction and Management
Policy 9 – Managing Flood Risk
Policy 10 – Surface and Waste Water Drainage
Policy 11 – Promoting Sustainable and Active Travel
Policy 12 – Managing Impact of Development on the Transport Network
Policy 15 – Green Belt and the Countryside
Policy 17 – Brownfield Development
Policy 18 – Land for Housing
Policy 19 – Individual and Small Scale Housing Development in the Green Belt and Countryside
Policy 34 – Landscape

Draft Planning Application Advice Notes (PAAN) 2 on ‘*Single Plot Residential Development*,’ 3 on ‘*Private and Public Open Space Provision*,’ and 7 on ‘*Siting and Design of New Houses in the Countryside*’ are also of relevance.

4.67 Policy 1 on ‘*Creating Successful Places*,’ states the following:

‘Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.’

4.68 Our response to Policy 1 in the adopted Local Development Plan (See Paragraph 4.47) is equally applicable to the terms of Policy 1 in the Proposed Local Development Plan and as such merits no further comment.

4.69 Policy 6 on ‘*Low and Zero Carbon Generating Technology*’ states the following:

‘Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025. Other solutions will be considered where:

- a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and*
- b) there is likely to be an adverse impact on the historic or natural environment.*

** This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.’*

4.70 Our response to Policy 6 in the adopted Local Development Plan (See Paragraph 4.49) is equally applicable to the terms of Policy 6 in the Proposed Local Development Plan and as such merits no further comment.

4.71 Policy 7 on ‘*Waste Reduction and Management*,’ states the following:

‘Proposals for waste management facilities will be supported where they:

- (a) support the national Zero Waste Plan and promote the waste hierarchy;*
- (b) enable the management of waste closer to where it arises;*
- (c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and*
- (d) avoid significant adverse impact on the resources protected by the Plan’s historic buildings and places and natural and open spaces chapters.*

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.’

4.72 Our response to Policy 7 in the adopted Local Development Plan (See Paragraph 4.51) is equally applicable to the terms of Policy 7 in the Proposed Local Development Plan and as such merits no further comment.

4.73 Policy 9 on ‘*Managing Flood Risk*,’ states the following:

‘Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- (a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);*
- (b) increase the level of flood risk elsewhere; and*
- (c) reduce the water conveyance and storage capacity of a functional flood plain.*

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.’

4.74 Our response to Policy 8 in the adopted Local Development Plan on ‘*Managing Flood Risk*’ (See Paragraph 4.53) is equally applicable to the terms of Policy 9 in the Proposed Local Development Plan and as such merits no further comment.

4.75 Policy 10 on ‘Surface and Waste Water Drainage,’ states the following:

‘New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and*
- b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.*

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.’

4.76 Our response to Policy 9 in the adopted Local Development Plan (See Paragraph 4.55) is equally applicable to the terms of Policy 10 in the Proposed Local Development Plan and as such merits no further comment or explanation.

4.77 Policy 11 on ‘Promoting Sustainable and Active Travel,’ states the following:

‘Development proposals, proportionate to their scale and proposed use, are required to:

- (a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, links to the wider walking, cycling network and public transport network; and*
- (b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.*

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.'

4.78 Our response to Policy 10 in the adopted Local Development Plan (See Paragraph 4.57) is equally applicable to the terms of Policy 11 in the Proposed Local Development Plan and as such merits no further comment or explanation.

4.79 Policy 12 on '*Managing Impact of Development on the Transport Network*,' states the following:

'Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.'

4.80 Our response to Policy 11 in the adopted Local Development Plan (See Paragraph 4.59) is equally applicable to the terms of Policy 12 in the Proposed Local Development Plan and as such merits no further comment or explanation.

4.81 Policy 15 on '*Green Belt and the Countryside*' states the following:

'Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;*
- b) a tourism or recreational use that requires a countryside location;*
- c) infrastructure with a specific locational need;*
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or*
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.*

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

4.82 Our response to Policy 14 in the adopted Local Development Plan (See Paragraph 4.61) is equally applicable to the terms of Policy 15 in the Proposed Local Development Plan and as such merits no further comment or explanation.

4.83 Policy 17 on '*Brownfield Development*,' states the following:

'The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.'

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.'

'Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.'

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.'

- 4.84 Whilst Policy 17 in the Proposed Local Development Plan only provides support for the redevelopment of brownfield sites within the urban area, Policy 9 in NPF4 on *'Brownfield, vacant and derelict land and empty buildings'* provides equal and unequivocal support for the development of brownfield land both within and outwith urban areas. It is policy in NPF4 that requires to be given precedence in the determination of such applications.

- 4.85 Policy 18 on *'Land for Housing,'* states the following:

'To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure Through New Development.'

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- (a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;*
- (b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;*
- (c) that the proposal is for sustainable development; and*
- (d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.*

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.'

4.86 Whilst the application proposal, being related to the erection of a single dwelling house, is not of strategic significance in the context of Policy 18, the policy has been referenced in supporting the granting of planning permission for the previously two referenced dwelling houses in the Green Belt under Planning Application Reference Numbers 23/0053/IC and 23/0293/IC (See **Documents 3 & 4**) due to the contribution they would make to the Council's Housing Land Supply.

4.87 Policy 19 on '*Individual and Small Scale Housing Development in the Green Belt and Countryside*,' states the following:

'Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- (a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;*
- (b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;*
- (c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;*
- (d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or*
- (e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.*

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.'

4.88 Our response to Policy 14 in the adopted Local Development Plan (See Paragraph 4.59) is equally applicable to the terms of Policy 19 in the Proposed Local Development Plan. Whilst it is accepted that the application proposals do not meet any of the circumstances outlined in Policy 19, there are a number of circumstances which justify a departure from policy as noted below:

- The site is a previously developed brownfield site, the development of which has the potential to result in a significant improvement to the character and appearance of the area through the erection of a new dwelling house and appropriate complimentary landscaping;

- The application site is located within 450 metres of the settlement envelope (Port Glasgow) and within easy walking distance of public transport services on Muirdykes Avenue and Dubbs Road which thereafter provide safe and convenient access to a wide range of facilities and services; and
- A number of applications have been granted by the Council for the erection of dwelling houses in less sustainable locations than the current application site since the publication and indoctrination into the development plan of NPF4. Those applications include those granted planning permission under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC.

4.89 Policy 34 on ‘*Landscape*,’ states the following:

‘The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- (a) *the setting of buildings and settlements within the landscape*
- (b) *the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge*
- (c) *the character and distinct qualities of river corridors*
- (d) *historic landscapes*
- (e) *topographic features, including important/ prominent views, vistas and panoramas*

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.’

4.90 As noted in our responses to Policy 14 in National Planning Framework 4 (NPF4) and Policy 1 in both the adopted and proposed Inverclyde Local Development Plans, the application site has landscape capacity to accommodate the dwelling house proposed without causing an adverse impact on the character or appearance of the area. This was acknowledged by the Planning Officer in his assessment of the earlier application submitted under the terms of Planning Application Reference Number 21/0211/IC (See **Document 5**).

4.91 In short, there are no policies within the Proposed Inverclyde Local Development Plan 2021, that would alter or change the conclusions we have reached in our assessment of National Planning Framework 4 or the adopted Local Development Plan 2019.

Planning History

4.92 Planning History is a material consideration to which significant weight should be given in the determination of the current planning application submitted on behalf of our clients. We have drawn attention throughout this statement to permissions which have been granted for the erection of dwelling houses within the Green Belt in less sustainable locations than our client's site, making reference in this regard to Planning Permission Reference Numbers 23/00523/IC and 23/0293/IC in particular (See **Documents 3 & 4**) As noted in Paragraph 4.14 previously, the conclusions arrived at in the consideration of both of those applications could be equally applied to this application and in the interests of consistency in decision making clearly should be.

4.93 It is important also, in the context of Planning History, to review the reasons previously issued for the refusal of an earlier application for a dwelling house on the site under the terms of Planning Application Reference Number 21/0211/IC (See **Document 5**). That decision and the subsequent unsuccessful Review Request were issued on 04th October 2021 and 22nd February 2022 – both decisions pre-dating the publication and indoctrination into the development plan of National Planning Framework 4 (NPF4) in February 2023. The reasons for the refusal of that earlier application and our responses to them within the context of NPF4 are outlined below:

1. *That as the proposal is for a detached dwelling house within the Green Belt which has not been justified under Policy 14 of the adopted 2019 Inverclyde Local Development Plan or Policies 15 and 19 of the proposed 2021 Inverclyde Local Development Plan, it is contrary to both the adopted Inverclyde Local Development Plan and proposed 2021 Inverclyde Local Development Plan respectively.*

Response – Whilst it is accepted that the application proposals do not meet any of the circumstances justifying development in the Green Belt as outlined in NPF4 or either version of the Inverclyde Local Development Plan, there are a number of circumstances which justify a departure from policy as noted below:

- The site is a previously developed brownfield site, the development of which has the potential to result in a significant improvement to the character and appearance of the area through the erection of a new dwelling house and appropriate complimentary landscaping;
- The application site is located within 450 metres of the settlement envelope (Port Glasgow) and within easy walking distance of public transport services accessible on Muirdykes Avenue and Dubbs Road which thereafter provide safe and convenient access to a wide range of facilities and services; and
- A number of applications have been granted by the Council for the erection of dwelling houses in less sustainable locations than the current application site since the publication and indoctrination into the development plan of NPF4. Those applications include those granted planning permission under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC.

2. *That as the proposal is for a detached dwellinghouse in a rural location with no safe and convenient links to the wider walking network it is unlikely to promote sustainable and active travel and is therefore contrary to Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan.*

Response – The application site lies within 450 metres of the Port Glasgow settlement boundary and within 960 metres and 1050 metres of bus stops on Muirdykes Avenue and Dubbs Road, thus rendering it accessible by foot and thereafter by bus to a wide range of local facilities and services. The site is located in closer proximity to a settlement and therefore is more sustainably located than the permissions granted under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC. Significantly, the sustainable location of the application site is further acknowledged in the Planning Officer's Report on Planning Application Reference Number 24/0102/IC when it states *'the proposed location for the dog run is approximately 500m from the edge of Port Glasgow, within walking distance of the settlement boundary. As such it would be a sustainable location for such an activity given its proximity to the local population.'* It logically follows that if the site is within a sustainable distance from the settlement boundary to accommodate a dog run, it is also within a sustainable distance to accommodate a dwelling house.

3. *That as the applicant has not demonstrated that the proposal will not be at significant risk of flooding or increase the level of flood risk elsewhere it has not been justified under Policy 8 of the adopted 2019 Inverclyde Local Development Plan or Policy 9 of the proposed 2021 Inverclyde Local Development Plan.*

Response – The application is supported by a Flood Risk Assessment which conclusively demonstrates that there is no foreseeable future flood risk to the site or a risk to other properties arising from the development of the site for the dwelling house proposed.

4. *That as the application site is not a brownfield site within an identified settlement boundary it cannot be justified against Policy 18 of the proposed 2021 Inverclyde Local Development Plan.*

Response – Whilst it is accepted that Policy 18 of the Proposed Inverclyde Local Development Plan only provides support for the development of brownfield sites within settlements, Policy 9 in NPF4 is unequivocal in its support for the redevelopment of brownfield sites both within and outside settlement boundaries. As noted previously, Section 24(3) (i) of the Town and Country Planning (Scotland) 1997 Act states that *'in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.'* In this instance, Policy 9 in NPF4 must prevail.

5. *That as the proposal does not accord with the sustainable principles of Scottish Planning Policy (2014), specifically in that it would not support town centre regeneration priorities; would not support the delivery of accessible housing; would not support climate change mitigation and adaption including taking account of flood risk; and does not have regard for sustainable land use, it does not therefore constitute sustainable development and is contrary to the Scottish Planning Policy.*

Response – Scottish Planning Policy was replaced by National Planning Framework 4 and as such is no longer a relevant consideration in the determination of planning applications. Setting that aside, this statement demonstrates, quite conclusively, that the site and the dwelling house proposed are sustainably located and the proposal involves the sustainable redevelopment of a brownfield site and in that regard is more sustainable than either of the dwelling houses granted under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC.

- 4.94 Having considered the application proposals against the terms of the development plan and all other material considerations as required under Section 25 of the Town and Country Planning (Scotland) Act 1997, we are firmly and unequivocally of the view that the application proposals, both on merit and in the interests of consistent decision making should be granted planning permission

5. Summary and Conclusions

5.1 The application proposals and the key benefits associated with them are summarised below:

- The application site, which measures in the region of 0.88 hectares (c2.17 acres), is located on the northern side of Douglichill Road to the south of Port Glasgow. As the crow flies it is located only 225 metres from the settlement boundary and by road some 450 metres. The site, which was formerly part of the Douglichill Water Treatment Works, accommodates, in the north western corner, an existing 3 storey dwelling house finished in black slates, a white wet dash render and brown uPVC windows. Other lands within the site were previously used in association with a poultry facility, on the back of which, the principle of erecting the original existing house had been granted in 2004.
- The poultry enterprise referred to became unviable and ceased to operate in or around 2011 although features associated with that earlier use, including areas enclosed by fencing and former shipping containers remain on the site. The site is no longer used in association with any form of poultry enterprise with that former use having essentially been abandoned. It should also be noted that the site has not been used for any form of agricultural purposes for at least 120 years. The site, which slopes gently downwards in a northerly direction is accessed off Douglichill Road with a line of tall conifer trees defining the southern boundary. Due to the historical use and associated characteristics of the site it is recognised and accepted by all parties as being brownfield in nature.
- The site to the immediate west of the application site contains a further dwelling house finished with brown concrete tiles and white wet dash walls. That dwelling has a number of outbuildings associated with it which are in use as dog kennels. To the east of the site is the former waste water treatment works; to the north is land planted by the Forestry Commission which falls steeply northwards towards Port Glasgow; and to the south, beyond Douglichill Road, lies grazing land containing the former Douglichall Reservoir.
- The application submitted seeks planning permission in principle for the erection of a single storey dwelling house and domestic garage on the site. The need for the dwelling house has arisen and is supported by Mrs Crighton's health conditions. The preferred location for the dwelling would be on the eastern side of the site's southern half in closest proximity to Douglichill Road. The dwelling would be accessed via the existing arrangements with drainage connected to an existing septic tank.
- Under section 25 of the Town and Country Planning (Scotland) Act, planning applications require to be determined in accordance with the development plan unless material considerations indicate otherwise. The application site is located within the Green Belt as defined in the Inverclyde Local Development Plan 2019 where there is a general presumption against most types of development, albeit, with a number of exceptions. Notwithstanding the site's location within that said

Green Belt, we are of the view that planning permission in principle should be granted for the proposal and in respect of which we would cite the following key considerations:

- (1) The site is a previously developed brownfield site, the development of which, through the erection of the dwelling house proposed and associated complementary landscaping has the potential to result in a significant improvement to the character and appearance of the area;
- (2) The application site is located within 450 metres of the settlement envelope (Port Glasgow) by road. It is within 960 metres and 1050 metres of bus stops on Muirdykes Avenue and Dubbs Road. It is therefore within easy walking distance of public transport services which thereafter provide safe and convenient access to a wide range of local facilities and services; and
- (3) A number of applications have been granted by the Council for the erection of dwelling houses in less sustainable locations than the current application site within the Green Belt since the publication and indoctrination into the development plan of National Planning Framework 4 (NPF4) in February 2023. The applications referenced include those granted planning permission under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC and as such are significant considerations in support of the application proposal.

5.2 In view of the considerations outlined we are firmly and unequivocally of the opinion that if policy considerations are to be applied consistently within the Council Area, our client's application should be granted planning permission in principle. We reserve the right to provide additional information in support of the application or to respond to any submissions made by Consultees or Third Parties in advance of its determination.

Signed



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Date 14th November 2024

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Document 2

Planning Officer's Report on Planning Application
Reference Number 24/0102/IC

REPORT OF HANDLING

Report By: David Sinclair

Report No: 24/0102/IC

**Local Application
Development**

**Contact
Officer:** 01475 712436

Date: 27th September 2024

Subject: Change of use of land at front to form dog run/exercise business and erection of fencing around dog exercise area (in retrospect) at

Valley View Farm, Dougliehill Road, Port Glasgow.

SITE DESCRIPTION

The application site comprises a field and adjoining road access with a parking area located towards the south-east corner of Valley View Farm. The property covers approximately 0.85 hectares located on the north side of Dougliehill Road, in the Green Belt to the south of Port Glasgow. The site in question covers approximately 0.32 hectares and contains a field which previously operated as a paddock. The south side of the field is bounded by leylandii trees around 6m in height and 1.8m high metal railings with 2m high mesh attached to the fencing. The northern boundary is enclosed with 2m high palisade railings. The eastern boundary comprises a metal fence around 2m in height and the western boundary comprises timber fencing with wire mesh.

The field has two containers, one containing farm tools and the other is to provide shelter and seating for persons using the field. Access to the field is through a double gate for pedestrians and an aluminium gate for vehicular access, both of which are located towards the north end of the western boundary. An area designated for parking is located on the west side of the field beside the access road to the farm.

PROPOSAL

Planning permission is sought to change the use of the land to a dog run for members of the public to bring their dogs for exercise and for the erection of the fencing with mesh around the area which is to form the dog run.

The application is in retrospect as the majority of the fencing has been erected and the use commenced in May 2023.

NATIONAL PLANNING FRAMEWORK 4 (NPF4)

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 8

a) Development proposals within a green belt designated within the LDP will only be supported if:

i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;
- horticulture, including market gardening and directly connected retailing, as well as community growing;
- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- the reuse, rehabilitation and conversion of historic environment assets; or
- one-for-one replacements of existing permanent homes. and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

Policy 9

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalized should be taken into account.

Policy 14

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women’s safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 22

c) Development proposals will:

- i. not increase the risk of surface water flooding to others, or itself be at risk.
- ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;
- iii. seek to minimise the area of impermeable surface.

Policy 23

a) Development proposals that will have positive effects on health will be supported. This could include, for example, proposals that incorporate opportunities for exercise, community food growing or allotments.

Policy 29

a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:

- i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;
- ii. diversification of existing businesses;
- iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;
- iv. essential community services;
- v. essential infrastructure;
- vi. reuse of a redundant or unused building;
- vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;
- ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or
- x. improvement or restoration of the natural environment.

b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 9 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 33 – Biodiversity and Geodiversity

Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protect species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

Local Landscape Area

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment.

Non-designated sites

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity

between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

PROPOSED 2021 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 10 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact

of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Policy 12 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 33 – Biodiversity and Geodiversity

European sites

Development proposals that are likely to have a significant effect on a European site which are not directly connected with or necessary to their conservation management must be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site either during construction or operation of the development, or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the

degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, adequate compensatory measures will be required.

Non-designated sites

All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

CONSULTATIONS

Head of Service – Roads and Transportation – Advises as follows:

It is understood that there will be no more than two customers using the dog run at the same time. Therefore, to allow for a departing and arriving customer, 4 parking spaces would be required. Parking bays should be 5.0m x 2.5m with 6m aisle spacing and be fully paved. The applicant show they can meet this requirement.

The applicant indicates that they wish the access onto Douglichill Road remain the same as existing. This should be reflected in the proposed development drawings. Should the access be different than mentioned above the Planning Service should advise.

The car park gradient should not exceed 10%. The applicant shall demonstrate that this will be achieved.

The applicant indicates they will have double gates to access the dog run free park and there are another set of double gates at the entrance of the site and that the visitors will have the opportunity to close these if they wish while they use the park. The applicant must make sure this is always adhered to, to avoid a situation where a dog would get free and run on to the road when going between the car park and the field.

A Section 56 Agreement will be required for any works affecting the public road.

The applicant shall provide detailed drawings showing parking, fencing including that required to prevent dogs from running onto the public road and interaction between the car park and dog run area.

Head of Public Protection and Covid Recovery – Advises as follows:

Whilst the referenced historic ground investigations would not meet with current day standards, the change in use from potential food growing gardens, with poultry to what is described in the application as an enclosed turfed dog exercising area, would reduce risk in this area associated with any hazardous substances originating from the wastewater treatment works (construction, operation, demolition) that previously occupied the site.

PAN33 Advisory: The planning authority determines the application on the basis of the information available to it, but this does not mean that the land is free from contamination.

The responsibility for the safe development of the site rests with the developer.

Scottish Water – No objection however the applicant should be aware this does not confirm the proposed development can currently be serviced. Indicates there is live infrastructure in the proximity of the development area in the form of an abandoned main within the site boundary. Advises the applicant must identify any potential conflict with Scottish Water assets and contact their Asset Impact Team for an appraisal of the proposals; any conflict with assets identified will be subject to restrictions on proximity of construction; and written permission must be obtained before any works are started within the area of the apparatus. Also advises no new connections will be permitted to the public infrastructure.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on 24th May 2024 due to there being neighbouring land with no premises situated on it.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

No representations were received.

ASSESSMENT

The material considerations in determination of this application are the National Planning Framework 4 (NPF4); the adopted 2019 Inverclyde Local Development Plan (LDP); the proposed 2021 Inverclyde Local Development Plan (LDP); and the consultation responses.

The site is located within the Green Belt south of Port Glasgow and Policies 1, 8, 9 and 14 of NPF4, Policies 1, 14 and 33 of the adopted LDP and Policies 1, 15 and 33 of the proposed LDP are therefore relevant to the application. The development introduces a new use to an existing farm which will encourage visitors to the site, potentially impacting on transport and active travel networks, therefore Policy 29 of NPF4, Policies 10 and 11 of the adopted LDP and Policies 11 and 12 of the proposed LDP require consideration. In terms of the impacts on the biodiversity of the site Policy 33 of both LDPs requires consideration.

Policy 1 of NPF4 requires consideration of the global climate and nature crises to be given to all development. The site previously contained hen houses and other buildings in conjunction with the farming of chickens and can be considered brownfield in nature. Policy 9 states that proposals for the sustainable reuse of brownfield sites will be supported. Policy 23 of NPF4 identifies that development proposals which have positive effects on health, including proposals that incorporate opportunities for exercise, community food growing, or allotments will be supported.

Policy 14 of NPF4 and Policy 1 of both LDPs refer to qualities of successful places. The qualities of being Healthy, Pleasant, Connected and Sustainable in Policy 14 are relevant to this development. The relevant qualities in Policy 1 of both LDPs are being 'Easy to Move Around' by being well connected, 'Safe and Pleasant' by avoiding conflict with adjacent uses, avoiding creating spaces that are unsafe and minimising the impact of traffic and parking on the street scene, and 'Welcoming' by integrating new development into existing communities.

In assessing the requirements of Policy 8 of NPF4, this Policy identifies outdoor recreation, play and sport or leisure and tourism uses as being uses which can be supported within the green belt area. Exercising and playing with a dog off-leash in a secure area could be regarded as an outdoor recreation or leisure activity which would be expected within a rural setting. The proposal would provide opportunities for exercise for dog owners playing with dogs which Policy 23 considers as having positive benefits on the health of the local populace. The proposal accords with Policy 23 of NPF4. The proposal will provide physical health benefits to users and therefore meets the quality of being Healthy in Policy 14 of NPF4.

The proposed use also can be considered as a recreational activity which satisfies criterion b) of Policy 14 of the adopted LDP and Policy 15 of the proposed LDP as a tourism or recreational use that requires a countryside location. In terms of justification, there may be the occasional location within the urban area, within a park for example, where a dog run could be located but on the whole a Green Belt location would be more appropriate for this use on the account of the potential noise generated, space required, potential to provide a secure off-lead location and the benefits of keeping dogs from running loose in less appropriate locations.

The quality of being Sustainable in Policy 14 of NPF4 supports the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions. The proposed location for the dog run is approximately 500m from the edge of Port Glasgow, within walking distance of the settlement

boundary. As such it would be a sustainable location for such an activity given its proximity to the local population. The exercise field would provide an opportunity to diversify the existing farm business and encourage the sustainability of the farm, in accordance with Policy 29, criterion (a) ii. of NPF4. The proposed use can be considered to integrate well with the surrounding uses, meeting the quality of being 'Welcoming' in Policy 1 of both LDPs.

In considering Policy 33 and the impacts of the proposal on biodiversity and geodiversity, the site is identified as a non-designated site in both LDPs. The site was most recently used for the storage of hens used for egg farming and contained little or no benefits in terms of biodiversity and geodiversity whilst in use. The use as a dog exercising field would allow some natural regeneration to occur within the site whilst at the same time providing affording an opportunity for the diversification of the existing business. The implementation of the use can be undertaken without the loss of any existing trees within the site and can be considered to offer a betterment in terms of biodiversity from the previous use. It stands that the proposal can be supported under Policy 33 of both LDPs and meets the quality of being Sustainable in Policy 14 of NPF4. By improving the biodiversity of the site, the development can be considered to have a positive impact on the nature crises and can therefore be supported under Policy 1 of NPF4.

In assessing the impacts of the development on surface water drainage (Policy 22 of NPF4, Policy 9 of the adopted LDP and Policy 10 of the proposed LDP), the Head of Service – Roads and Transportation raises no objections or concerns in terms of flooding or drainage issues for the site itself or for surrounding land. Regarding the points raised in the consultation response from Scottish Water, these matters are to be resolved between the applicant and Scottish Water under other legislation. Advisory notes on these matters can also be added as part of the granting of any planning permission. On this basis it is considered that the proposal accords with Policy 22 of NPF4, Policy 9 of the adopted LDP and Policy 10 of the proposed LDP.

In considering the quality of being 'Safe and Pleasant' in Policy 1 of both LDPs, the exercising of dogs is an activity which generates a level of noise from both dogs and persons. The proposed location for the development would avoid conflict arising from noise from barking and shouting due to being sited away from the built-up area where it would be more likely to cause a disturbance. The site is located around 60m from the nearest residential property, which contains a dog boarding business in closer proximity to the property than the development and results in an established level of noise from barking dogs at present. As a result, the development is not considered to result in significantly increased levels of noise and disturbance to any residential properties. The development is not considered to create conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and therefore meets the quality of being 'Safe and Pleasant' in this regard.

In considering the requirements of Policy 10 of the adopted LDP and Policy 11 of the proposed LDP in terms of accessibility, it is noted that the site is not in close proximity to public transport and is not easily accessible from the wider walking and cycling networks. The Head of Service – Roads and Transportation does not consider the development to be of a scale that would require a travel plan. Relative to the use, the proposal provides safe and convenient opportunities for site users to traverse the site by walking. Given the scale and nature of the development, it stands that the use has acceptable regard to Policy 10 of the adopted LDP or Policy 11 of the proposed LDP and can also be considered to meet the qualities of being Connected in Policy 14 of NPF4 and 'Easy to Move Around' in Policy 1 of both LDPs.

In assessing Policy 11 of the adopted LDP and Policy 12 of the proposed LDP and whether the use meets the quality of being 'Safe and Pleasant' through minimising the impact on traffic and parking on the street scene, the Head of Service – Roads and Transportation has been consulted and considers the level of parking to be acceptable. The parking area makes use of the existing access, and the applicant has confirmed that no changes are to be made to the existing access with Douglichill Road. No part of the car park gradient exceeds 10%.

In considering the advice given over dog gates, the drawings submitted indicate that dogs are to be loaded and unloaded from cars within an enclosed area with two separate gates and fencing of a suitable height to prevent dogs from running onto the road. The provision of suitable fencing and dog gates can be addressed by conditions along with requirements for these to be maintained

in full working order throughout the lifetime of the use. In doing so, it stands that the proposal avoids creating spaces that are unsafe, meeting the quality of being 'Safe and Pleasant' in this regard. Overall, the development can be considered to minimise the impact on traffic and parking on the street scene and meets the quality of being 'Safe and Pleasant'. The development accords with Policy 11 of the adopted LDP and Policy 12 of the proposed LDP.

Based on the above assessment, the development can be considered to create a place which is safe for users and therefore meets all relevant factors to be considered 'Safe and Pleasant' as required in Policy 1 of both LDPs. As the development meets all relevant qualities to be considered a successful place it can be supported under Policy 14 of NPF4 and Policy 1 of both LDPs.

Turning to the advice given in consultation responses not yet addressed the comments from the Public Protection Manager in respect of the PAN33 advisory are noted. It is considered that this matter can be addressed by an advisory note.

In conclusion, Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development comprises an outdoor recreational use within the boundary of an existing farmhouse on a site which has been previously developed in association with the farm. It can be considered an appropriate use for a Green Belt location which can be supported under Policies 8 and 9 of NPF4, Policy 14 of the adopted LDP and Policy 15 of the proposed LDP.

The proposal is in accordance with Policies 1, 8, 9, 14, 23 and 29 of NPF4, Policies 1, 9, 10, 11, 14 and 33 of the adopted LDP and Policies 1, 10, 11, 12, 15 and 33 of the proposed LDP. The proposal accords with the relevant Plan Policies and there are no material considerations which outweigh these.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. For the avoidance of doubt, the car parking spaces as shown on the drawing titled "Dog Run Parking" shall be made available for persons using the dog run at all times whilst the dog run is in use.

Reason: To ensure that suitable parking provision is provided for the development at all times in the interests of road safety.

2. Full details of the pedestrian and vehicle access gates shown on the drawing titled "Dog Run Parking" are to be submitted to and approved in writing by the Planning Authority within 28 days of the date of this decision. The approved gates shall be erected no less than 3 months after the date which they are approved by the Planning Authority and shall be retained in position for as long as the site is being used as a dog run/exercise area, unless otherwise agreed in writing by the Planning Authority.

Reason: To prevent dogs from being able to run out onto the public road in the interests of road safety.

3. For the avoidance of doubt, the 1.8m high secure fencing erected around the perimeter of the dog run field and gated access shall be retained for as long as the site is being used as a dog run/exercise area, unless otherwise agreed in writing by the Planning Authority.

Reason: To prevent dogs from being able to run out onto the public road in the interests of road safety.

Signed:



David Sinclair
Case Officer

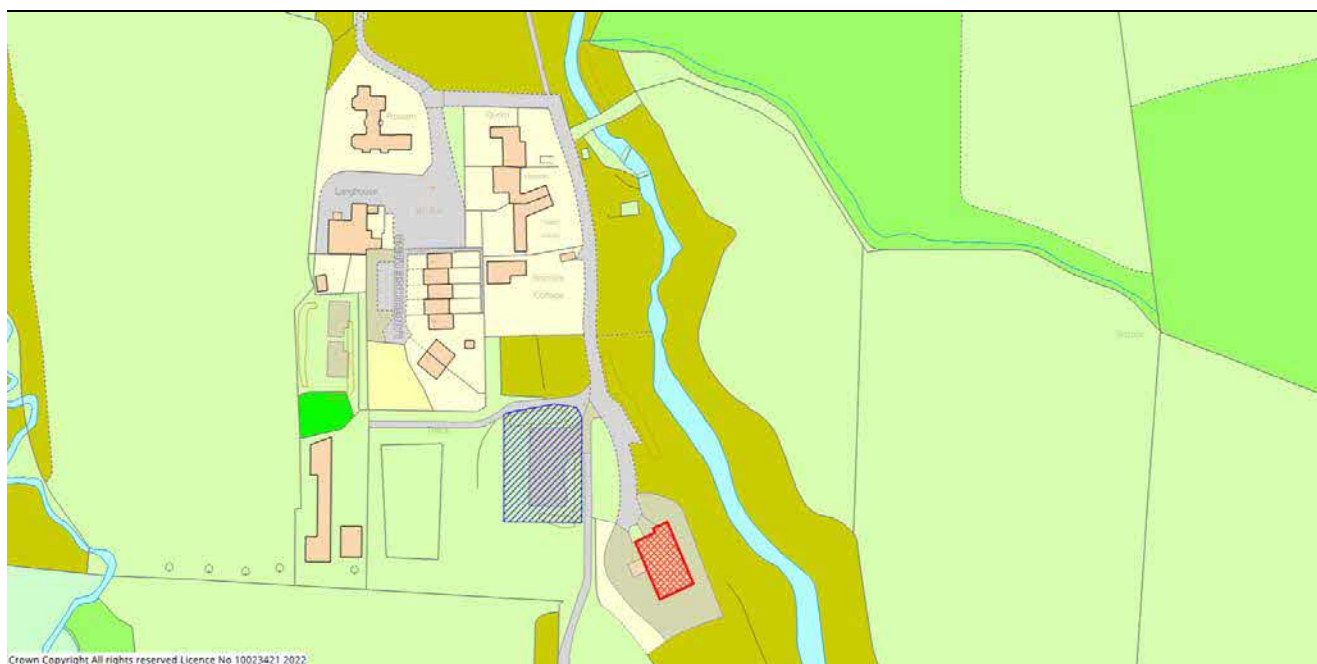


Stuart W Jamieson
Director
Environment and Regeneration

Document 3

Planning Officer's Report relating to Planning
Permission Reference Number 23/0053/IC

Report To:	The Planning Board	Date:	6 September 2023
Report By:	Director Environmental and Regeneration	Report No:	23/0053/IC Local Application Development
Contact Officer:	Carrie Main	Contact No:	01475 712413
Subject:	Proposed erection of detached dwelling house within the grounds of the Bell House (planning permission in principle) at The Bell House, Langhouse Road, Inverkip		



The application site is marked in blue hatching

SUMMARY

The proposal is acceptable when assessed against the Development Plan, which comprises: National Planning Framework 4; the 2019 adopted Inverclyde Local Development Plan; and the 2021 proposed Inverclyde Local Development Plan.
1 representation has been received objecting to the proposal.
The consultation responses present no impediment to the principle of development.
The recommendation is to GRANT PLANNING PERMISSION IN PRINCIPLE SUBJECT TO CONDITIONS.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=RR7C3KIMFOO00>

SITE DESCRIPTION

The application site is located on the south-western side and at the end of Langhouse Road approximately 800m to the south-east of Inverkip. The identified application site extends to approximately 1608sqm.

The site is located in the Green Belt and is situated within an elevated landscape with views over the countryside and the River Clyde. The site forms a relatively level platform where the old concrete foundations, which form a 'U' shape, remain on the site. The site is overgrown with grass and is unbounded and visible from Langhouse Road.

The site forms part of the grounds of the adjacent two-storey 1960's brick-built residential dwelling known as "The Bell House", which lies approximately 25m to the south-east of the site. The site sits on a slightly lower elevation to the Bell House, separated from it by an intervening access lane/footpath to the immediate east of the site, as well as by vegetation cover, including trees and foliage.

An access lane also lies to the immediate north of the site which provides access to the adjacent stables to the north-west of the site. Beyond this, again at a lower elevation, approximately 30m to the north of the site, several residential dwellings comprising of The Langhouse and the more contemporary development of Langhouse Mews. The conversion of The Langhouse into 2 dwellings and the construction of 11 houses within the walled garden, tennis court and field were granted planning permission and listed building consent in 2005 under applications IC/04/284 and LB/04/020 respectively.

Langhouse Road also serves four adjacent cottages, which front onto and are accessed from Langhouse Road as well as The Bell House. Although the site and immediate surrounding area is in the Green Belt there are a small collection of other houses in the immediate vicinity of various styles and finishes. Langhouse Road is a narrow access road with a bridge over the Daff Burn. It also passes under the railway line before opening out within Inverkip itself.

To the south-west and north-east the site is surrounded by fields and open countryside. The designated Square Wood Local Nature Conservation Site (LNCS) is located to the north-east of the site, designated under Policies 33 of the adopted and proposed Inverclyde Local Development Plan.

PROPOSAL

Planning permission in principle is sought for the erection of a detached dwellinghouse on the site. As this is an application for planning permission in principle no details of the proposed house have been given, such as position of the proposed house within the site, the number of storeys, overall height, elevations and materials. The indicative proposed access into the site is shown at the north-east corner, adjacent to Langhouse Road.

Information accompanying the application within the Planning Statement indicates that the site is brownfield land which was once within the grounds of the Langhouse Manor House, built in 1705. A building existed on the site in the 1960s and has since been demolished leaving the old foundations in place. It is further described a clear 'gap-site' between the Bell House and neighbouring residential properties.

NATIONAL PLANNING FRAMEWORK 4

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan

Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

Policy 1 - Tackling the climate and nature crises

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2 - Climate mitigation and adaptation

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Policy 8 - Green Belts

- a) Development proposals within a green belt designated within the LDP will only be supported if:

- i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);

- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;

- horticulture, including market gardening and directly connected retailing, as well as community growing;

- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);

- flood risk management (such as development of blue and green infrastructure within a "drainage catchment" to manage/mitigate flood risk and/or drainage issues);

- essential infrastructure or new cemetery provision;

- minerals operations and renewable energy developments;

- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;

- the reuse, rehabilitation and conversion of historic environment assets; or

- one-for-one replacements of existing permanent homes.

and

- ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;

- the purpose of the green belt at that location is not undermined;

- the proposal is compatible with the surrounding established countryside and landscape character;

- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and

- there will be no significant long-term impacts on the environmental quality of the green belt.

Policy 9 - Brownfield, vacant and derelict land and empty buildings

- a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.
- b) Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.
- c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.
- d) Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Policy 13 - Sustainable Transport

- b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:
 - i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
 - ii. Will be accessible by public transport, ideally supporting the use of existing services;
 - iii. Integrate transport modes;
 - iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
 - v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
 - vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
 - vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
 - viii. Adequately mitigate any impact on local public access routes.

Policy 14 - Design, quality and place

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

- c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 15 - Local living and 20-minute neighbourhoods

Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16 - Quality Homes

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
 - i. meeting local housing requirements, including affordable homes;
 - ii. providing or enhancing local infrastructure, facilities and services; and
 - iii. improving the residential amenity of the surrounding area.
- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
 - i. self-provided homes;
 - ii. accessible, adaptable and wheelchair accessible homes;
 - iii. build to rent;
 - iv. affordable homes;
 - v. a range of size of homes such as those for larger families;
 - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
 - vii. homes for people undertaking further and higher education; and
 - viii. homes for other specialist
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
 - i. the proposal is supported by an agreed timescale for build-out; and
 - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
 - iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
 - the proposal is consistent with policy on rural homes; or
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

Policy 17 - Rural Homes

- a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:
 - i. is on a site allocated for housing within the LDP;

- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
 - iii. reuses a redundant or unused building;
 - iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
 - v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
 - vi. is for a single home for the retirement succession of a viable farm holding;
 - vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
 - viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.
- b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.
- c) Development proposals for new homes in remote rural areas will be supported where the proposal:
- i. supports and sustains existing fragile communities;
 - ii. supports identified local housing outcomes; and
 - iii. is suitable in terms of location, access, and environmental impact.
- d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:
- i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to its rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

Policy 29 - Rural Development

- a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:
- i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;
 - ii. diversification of existing businesses;
 - iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;
 - iv. essential community services;
 - v. essential infrastructure;
 - vi. reuse of a redundant or unused building;
 - vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
 - viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;
 - ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or
 - x. improvement or restoration of the natural environment.
- b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.
- c) Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal:
- i. will support local employment;
 - ii. supports and sustains existing communities, for example through provision of digital infrastructure; and

- iii. is suitable in terms of location, access, siting, design and environmental impact.
- d) Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal:
 - i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to their rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 8 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a be at significant risk of flooding; (i.e. within the 1 in 200 year design envelope);
- b increase the level of flood risk elsewhere; and
- c reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 16 - Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that site can be made suitable for the proposed use.

Policy 33 - Biodiversity and Geodiversity

Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a there are no alternative solutions; and
- b there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protect species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

Local Landscape Area

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment.

Non-designated sites

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Policy 34 - Trees, Woodland and Forestry

The Council supports the retention of ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a it can be clearly demonstrated that the development cannot be achieved without removal;
- b the public benefits of the proposal outweigh the loss of trees/hedgerows; and
- c compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council. This will also cover the protection of ancient woodlands and the management and protection of existing and new trees during and after the construction phase.

Proposals for new forestry/woodland planting will be assessed with regard to the Supplementary Guidance to be prepared in association with the Clydeplan Strategic Development Plan, and the UK Forestry Standard.

Policy 36 - Delivering Green Infrastructure Through New Development

The Council supports the integration of green infrastructure into new development and will require green infrastructure to be provided in association with new development in accordance with the relevant Supplementary Guidance.

Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

PROPOSED 2021 DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 9 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- o be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- o increase the level of flood risk elsewhere; and
- o reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Policy 10 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- o provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- o include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters

Policy 12 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network.

Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards.

Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 16 - Soils

Development on prime agricultural land will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;
- b) there is a specific locational need for the development;
- c) it is for small scale development directly linked to a rural business; or
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

Development should avoid the unnecessary disturbance of peat and carbon-rich soils. Best practice must be adopted in the movement, storage, management and reinstatement of peat and carbon-rich soils.

Where peat and carbon rich soils are present on an application site, a depth survey must be undertaken which demonstrates that areas of deep peat have been avoided as far as is possible. A peat management plan must also be produced, detailing mitigation measures which demonstrate that the unnecessary disturbance, degradation or erosion of peat will be avoided. It will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational

phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Policy 17 - Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Policy 18 - Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 19 - Individual and Small-Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;

- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 34 - Landscape

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Policy 35 - Trees, Woodland and Forestry

The Council supports the retention of trees, including ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a) it can be clearly demonstrated that the development cannot be achieved without removal; or
- b) the public benefits of the proposal outweigh the loss of trees/hedgerows; and
- c) compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council.

Proposals for new forestry/woodland planting will be assessed with regard to the policies of this Plan and the Forestry and Woodland Strategy for the Glasgow City Region

Policy 37 - Delivering Green Infrastructure Through New Development

Green infrastructure provision should be informed by an appraisal of the existing natural features and eco systems services on and in close proximity to the proposed development site and fully incorporated into the wider design process at an early stage, in line with the approach to be set out in the Supplementary Guidance on Green Infrastructure.

Development proposals are required to provide open space in line with the standards to be set out in Supplementary Guidance on Green Infrastructure. The Supplementary Guidance will also set out circumstances under which off-site provision or a developer contribution towards green infrastructure will be provided.

Where opportunities exist, development proposals will be required to provide new paths linking to the active travel network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Development proposals are required to demonstrate how naturalised features will be incorporated into SuDS provision, in order to provide additional benefits such as habitat creation and open space. Where a Suds proposal forms part of open space provision, it should be made safe and accessible.

The Supplementary Guidance on Green Infrastructure will set out how biodiversity enhancement can be incorporated into new developments, and the circumstances in which provision will be expected.

Green infrastructure proposals should be supported by information on how long term management will be achieved, including maintenance requirements, who will be responsible for meeting these requirements, and how they will be funded.

Draft Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Draft Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Draft Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

CONSULTATIONS

Head of Service - Roads and Transportation – advises the following:

1. Parking should be provided in accordance with the National Guidelines:

1 bedroom	1 parking space
2-3 bedrooms	2 parking spaces
4 bedrooms	3 parking spaces

2. The minimum dimensions of the driveway should be 3m wide by 6.0m long per parking space. There should also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property.
3. Driveway/ access should meet the road at 90 degrees, be fully paved and the gradient should not exceed 10%.

4. The applicant shall demonstrate that they can achieve a visibility splay of 2.4m x 43.0m x 1.05m from the accesses on to Langhouse Road. This shall be agreed with Roads Service.
5. All surface water run-off is to be contained within the site and be limited to that of greenfield run-off.

Head of Public Protection: advises the following:

Recommended conditions on any grant of planning permission relating to: Japanese Knotweed; land contamination; containers to store waste; external lighting and construction works and times to minimise noise disruption.

Also notes: that the site is indicated within an Radon Affected Area mapping (updated December 2022) and a radon risk report should be obtained from Radon UK (https://www.ukradon.org/services/address_search – £3.90). This report will provide more detailed information and guidance on any further action required.

Recommends advisory notes relating to site drainage, construction regulations, surface water, design and construction of buildings to deter gulls and electric vehicle charging points be placed on any grant consent.

PUBLICITY

The application was advertised in the Greenock Telegraph on 24th March 2023 as there is no premises on neighbouring land and the proposal is contrary to the development plan.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. One representation was received objecting to the proposal stating that the foundations shown on the OS map that is proposed to be a foundation of a previous building are the typical shape of a chicken house.

ASSESSMENT

The material considerations in determination of this application are: National Planning Framework 4 (NPF4); the 2019 adopted Inverclyde Local Development Plan (LDP); the 2021 proposed Inverclyde Local Development Plan; the adopted and draft Planning Application Advice Notes (PAAN) 2 on "Single Plot Residential Development"; the adopted and draft Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development"; the adopted and draft Planning Application Advice Note (PAAN) 8 on "Siting and Design of New Houses in the Countryside"; the consultation replies; and the planning application history of the site.

National Planning Framework 4 (NPF4) sets out a long-term spatial strategy with a comprehensive set of national planning policies to form part of the statutory development plan. As per the Chief Planner letter issued in relation to the "Transitional Arrangements for National Planning Framework 4", dated 8th February 2023, in applying NPF4 policies it is stated that in the event of any incompatibility between the provision of NPF4 and the provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997 Section 24(3)). NPF4 has been adopted most recently in February 2023 and takes primacy over the adopted Inverclyde Local Development. Conflicts between policies are to be expected. Factors for and against development will be weighed up in the balance of planning judgement.

NPF 4 supports sustainable, liveable and productive places. Sustainable development on brownfield land, where compact urban growth and the sensitive growth and diversification of sustainable rural areas is encouraged. Development should be aligned with the principles of local living to make productive use of existing buildings, places, infrastructure and services. Development in sustainable and accessible locations should be well-designed, energy efficient and good quality to contribute to the overall creation of successful and sustainable places.

NPF4 Policies 1, 2, 8, 9, 13, 14, 15, 16, 17 and 29 are of most relevance to this proposal. Policies 1 and 2 support development that addresses the global climate emergency and nature crisis and where emissions from development are minimised. Policy 8 ensures that development is directed to the right place, prevents unsustainable growth, and protects and enhances the character, landscape setting and identity of settlements. Policy 9 encourages to reuse of brownfield land to help reduce the need for greenfield development and the development of derelict buildings or spaces to improve wellbeing and to transform our places. Policy 13 encourages development in locations which support sustainable travel. Policy 14 supports development which is are consistent with the six qualities of successful places in delivering healthy, pleasant, distinctive, connected, sustainable and adaptable places. Policy 15 facilitates the creation of compact neighbourhoods planned together with new homes which offer high-quality, accessible, mixed-use development which supports the health and wellbeing of communities. Policy 16 encourages high quality, affordable, sustainable homes in the right locations which provides choice across all tenures that meet the diverse housing needs of people and communities. Policy 17 facilities the delivery of more high-quality, affordable, and sustainable rural homes in the right locations, to support rural communities and that are linked with service provision. The distinctive character, sense of place and natural and cultural assets or rural areas must be safeguarded and enhanced. Policy 29 likewise, supports a balanced and sustainable rural population which encourages growth and diversification without detracting from the distinctive character, natural assets and cultural heritage.

The application site is located in the Green Belt under both the adopted and proposed Inverclyde Local Development Plans, as defined by Policy 14 of the adopted LDP and Policies 15 and 19 of the proposed LDP. Policy 8 of NPF4 refers to Green Belts designated within the LDP. Each of these policies indicate that development will only be permitted if it is associated with a specific locational requirement to justify their location within the green belt, with a number of appropriate circumstances outlined within the criteria including agriculture, horticulture, woodland or forestry; a tourism or recreational use that requires a countryside location; infrastructure with a specific locational need; the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form and one-for-one replacements of existing permanent homes. These policies further add that in addition to a specific locational requirement, justification should be provided as to why a green belt location is essential and not an alternative site outwith the green belt; that the purpose of the green belt is not undermined; that the proposal is compatible with the surrounding established countryside and landscape character and that the proposal is of appropriate scale and appearance to minimise visual impact on the green belt and where there are no significant long-term impact on the environmental quality of the green belt. Policy 15 of the proposed LDP is similarly worded. The proposal does not meet any of these criteria for specific locational requirement and therefore does not fully comply with these policies.

Furthermore, Policy 19 of the proposed LDP reinforces Policy 15 with more specific regard to individual and small-scale housing proposals in the Green Belt. This policy sets out additional criteria in respect of small-scale development. Criterion (d) relates to the sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building. The proposed development is a new residential dwelling in its own right and cannot therefore be considered ancillary. None of these criteria are therefore applicable to this proposal and it therefore additionally presents a departure from Policy 19 of the proposed LDP.

Policy 18 of the proposed LDP further defines that if additional land is required for housing development, the Council will consider proposals with regard to policies applicable to the site and

further criteria. The applicant does make reference to the site being brownfield, with criterion (a) of the policy being specific in that it identifies a strong preference for appropriate brownfield sites within the identified settlement boundaries. The proposal is not within one of the settlement boundaries recognised by the LDPs and therefore cannot be supported solely on the grounds that it is a brownfield site. Criterion (c) supports proposals for sustainable development. Whilst it is acknowledged that the site is outwith the settlement boundary and therefore not identified as land for housing in the spatial strategy of the LDPs consideration of the principles and policies of NPF4 must be taken into account to determine whether development of this brownfield site, for a single house, close to Inverkip Village would constitute sustainable development.

The site is located approximately 1 mile and a 20-minute walk from the Main Street of Inverkip where local services and facilities exist. Development at this location is therefore considered to contribute to local living and a '20-minute neighbourhood' under Policy 15 of NPF4.

In considering the existing settlement pattern, it is acknowledged that although in the Green Belt, several residential properties lie within close proximity to the site. This lessens any resultant isolated or sporadic development into the wider Green Belt. The site is therefore considered compatible with the surrounding land uses. It is also considered to be generally compatible with the surrounding built form in terms of location and plot size. For these reasons, it is not considered that the principle of a single house development at this site would cause any significant change to the character, sense of place, landscape of this rural area. The details of the proposed house, ratio of building to garden ground, building lines, form and design, etc. will be assessed in greater detail in the assessment of any subsequent application for the Approval of Matters or full planning permission.



View from Langhouse Road, at the north-eastern corner of the site, at the proposed site access

Policy 17 of NPF4 supports rural housing supports development proposals for new homes in rural areas where the development is suitably scaled, sited and designed to be in keeping with the character of the area. Policy 1 of both LDPs, alongside Policy 14 of NPF4 will be relevant in determining whether the proposal would reflect local architecture and urban form and retain locally distinct built or natural features without any adverse implications to amenity, landscape and natural and cultural assets. Both the adopted and draft PAAN2, 3 and 8 in provide design guidance. These matters would be more appropriately addressed under any subsequent detailed application.

Development proposals for the reuse of brownfield land is supported where the reuse is sustainable, and the biodiversity value of brownfield land which has naturalised should also be taken into account under Policy 9 of NPF4. Policy 17 of the proposed LDP similarly offers support for bringing brownfield sites back into beneficial use, albeit it specifies this as brownfield sites within the urban area. Policy 17 (ii) of NPF4 further supports development where brownfield land is reused where a return to a natural state has not or will not happen without intervention. The site is brownfield and given its accessible location close to the centre of Inverkip and to the settlement boundary it can be considered as being sustainable. Whilst the site has naturalised to a limited extent, as it is overgrown with grass, the concrete foundations from a previous building still exist on the site and it is therefore accepted that the return of the site to a natural state will not happen without intervention.

I note the vegetation and tree cover at the site boundaries, which are of landscape value and provide screening to the surrounding vicinity and residential developments. However, it is acknowledged that the site has no natural heritage or landscape designations. I am therefore content that the development would not present any significant adverse implications to the biodiversity, ecological value which would merit the refusal of planning permission. The applicants should however establish whether protected species are present, how they may be affected and how any development is to mitigate impacts and safeguard green network infrastructure. The enhancement and retention of the sites and surrounding natural features and characteristics should also be understood and addressed carefully within any detailed design and application to comply with Policies 33, 34 and 26 of the adopted LDP and Policies 34, 35 and 37 of the proposed LDP.



View of the site from its south-western corner

A proposed residential property at this rural location is considered to provide a new home which promotes diversity and choice in the housing stock, adaptable to changing and diverse needs, with general compliance with criterion (c) of Policy 16 of NPF4 in ensuring the provision of quality homes. It is further noted that within criterion (f) that development for new homes on land not allocated for housing in the LDP will only be supported in circumstances where the proposal is supported by an agreed timescale for build-out; and the proposal is otherwise consistent with the plan strategy and other relevant policies including 20-minute neighbourhoods and that the proposal is consistent with the rural homes policy (Policy 17). Policy 17 supports new homes in rural areas which contribute towards local living and take into account detailed local housing needs (including affordable housing),

economic considerations and the transport needs of the development as appropriate for the rural location. New homes should be designed to high standard, respond to its rural location, and be designed to minimise greenhouse gas emission as far as possible.

The development is considered to contribute positively to local living and the local economy through provision of local employment during construction, to enhance the viability of Inverkip, to support the modest and sympathetic growth and diversification of this existing small rural residential community and to subject to detailed design has the potential to improve the amenity of the site and reuse a sustainably located, brownfield site, in general compliance with the principle of Policies 17 and 29 of NPF4. In relation to transport needs, given the small scale of the proposal, as a one house development, no specific transport requirements are considered necessary in this instance, as it is considered that the existing transport network will be able to cope sufficiently with the proposed development in providing links to local facilities via sustainable transport modes, including walking, wheeling, or cycling. This was confirmed following consultation with the Head of Service - Roads and Transportation who offers no objection or further requirements to this proposal in principle. Further comments were provided in respect of suitable visibility of any site access, parking provision, driveway gradient and surface water flooding and drainage provision to meet the terms of Policies 10 and 11 of the adopted LDP and Policies 9 and 10 of 11 of the LDP alongside Policy 13 of NPF4. These requirements can be addressed as part of the detail of development.

In further addressing the design and specifically minimising greenhouse gas emissions, Policy 6 of both the adopted and proposed LDPs seeks to ensure that all new buildings are energy efficient and that at least 15% and 20% respectively of the carbon dioxide emissions standard (rising to at least 25% by the end of 2025 respectively) reduction set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. If planning permission in principle were granted the requirement for low and zero carbon generating technologies can be addressed by a planning condition with the details submitted for further approval. The provision of electric vehicle charging facilities, which would be one trickle charging point in this instance, can also be addressed by a planning condition to comply with the terms of Policy 10 of the adopted LDP, Policy 11 of the proposed LDP and Policy 13 of NPF4.

Policy 9 of the adopted Local Development Plan and Policy 10 of the proposed Local Development Plan require that where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system or where such a connection is not feasible, a temporary wastewater drainage system can be supported if, i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contribution, and ii) the design of, and maintenance arrangements for the temporary system meets the requirements of SEPA, Scottish Water and Inverclyde Council as appropriate. It is also the case that private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively. The specified details of the proposed drainage have not been submitted with this application. Notwithstanding, it is expected that the development will require appropriate drainage. If planning permission in principle is granted the drainage proposals can be addressed by a planning condition with the details being submitted for further approval.

Contaminated land is addressed under Policies 16 of the adopted and proposed LDPs. In this regard I am principally guided by the Head of Public Protection who following consultation offers no objection the principle of the proposal and has recommended conditions relating to contaminated land and the detailed specification and location of waste containers which will require to be addressed by a detailed application. Other matters relating to external lighting, any noise or disruption during construction is addressed by the Head of Public Protection (Environmental Health) via separate legislation and is not relevant in the assessment and determination of any planning application.

With regard to the objection received, which states that the foundations of the previous building are the typical shape of a chicken house. Whilst I recognise that a building previously existed on the site and recognise that there is a strong likelihood that it may have been an outbuilding ancillary to The Bell House or nearby development no specification or evidence of what the previous building was or

used for has been provided. Nonetheless, this does not alter my assessment of the proposal against the relevant policies, being development on a brownfield, previously developed, site.

Overall conclusion

It is clear that from the assessment against the relevant policy context that disparity and conflict exist between policies of the NPF4 and the policies of the adopted and proposed Inverclyde Local Development Plan. As mentioned above, as NPF4 was adopted more recently than the Inverclyde Local Development Plan its policies prevail and, in any case, the proposal must be weighed up in balance of planning judgement. In this instance the principle of the proposed development is not wholly supported by the development plan (both NPF4 and the Inverclyde LDP). Within NPF4, it does not comply fully with the terms of Policy 8, as there is no specific locational requirement to justify the location of the proposed house in the Green Belt. No specific location requirement is also the reason for departure from both the adopted Inverclyde LDP under Policy 14 and proposed Inverclyde LDP, under Policies 15 and 19. In weighing up this departure against the full assessment of all relevant policies which make up the development plan, it is considered that on balance, the proposal forms an acceptable departure. In summary, the principle of the development does not undermine the purpose of the green belt; is compatible with the surrounding character of the area and it is not considered that there will be significant long-term impacts on the environmental quality of the green belt. The proposal would contribute to local living and a 20-minute neighbourhood, presents an opportunity to provide a quality rural home, improve the amenity of the area, support an existing rural community, and enable reuse of an accessible and sustainable brownfield site without any adverse implications to the distinctive character of the area, sense of place, landscape, natural or cultural assets of the area. Whilst these matters are subject to detailed design, I am content that the terms of the policies and design guidance are achievable in principle by a single house development on the site. For these reasons, it can be concluded that the proposed development is on balance in overall in compliance with the Development Plan. There are no other material considerations which would warrant the refusal of planning permission. The proposed development therefore merits the conditional approval of planning permission in principle.

RECOMMENDATION

That planning permission in principle be granted subject to the following conditions:

1. The development to which this planning permission in principle relates must be begun within 5 years from the date of this permission.
2. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500 showing the position of the proposed dwellinghouse, any ancillary building, means of access, parking areas and any vehicular turning areas.
3. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed floor plans and elevations of the proposed dwellinghouse and shall show dimensions as well as the type and colour of all external materials.
4. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the type and colour of all hard surfacing materials to be used on both driveways and hardstanding areas.
5. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed ground levels throughout the site and proposed finished floor levels of the

proposed dwellinghouse and garage in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point.

6. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to all walls (including any retaining walls) and fences to be erected on site.
7. Development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the details of surface water management and Sustainable Urban Drainage Systems proposals. For the avoidance of doubt the surface water management for the proposed development shall be contained/attenuated within the site before discharging to the public system and shall be restricted to greenfield runoff rates.
8. For the avoidance of doubt the applications submitted in relation to conditions 2 and 3 above shall allow for the following:
 - a) Parking should be provided in accordance with the National Guidelines:

1 parking space for a 1 bedroom house;
2 parking spaces for a 2 or 3 bedroom house;
3 parking spaces for a 4 bedroom house.

Note: for a proposed garage to be counted as a parking space, it must be a minimum of 3.0m by 7.0m.
 - b) The minimum dimensions of the driveways shall be 3m wide by 6.0m long per parking space. There shall also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property.
 - c) Driveway/ access should meet the road at 90 degrees, be fully paved and the gradient should not exceed 10%.
 - d) The applicant shall demonstrate that they can achieve a visibility splay of 2.4m x 43.0m x 1.05m from the accesses on to Langhouse Road. This shall be agreed with Roads Service.
 - e) All surface water run-off is to be contained within the site and be limited to that of greenfield run-off.
9. Development shall not commence until an application for approval of matters has been submitted to and approved in writing by the Planning Authority relating to the proposed landscaping/planting at the site. Details of the scheme shall include (as appropriate):
 - i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
 - ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
 - iii) The phasing/timescale for carrying out these works.

Thereafter the matters that are approved shall be implemented in their approved form in the first planting season following completion of the dwellinghouse.

10. Prior to the commencement of development, confirmation of connection to Scottish Water's Network shall be submitted to and approved in writing by the Planning Authority.
11. For the avoidance of doubt the dwellinghouse shall be designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met

through the installation and operation of low and zero carbon generating technologies (rising to at least 25% by the end of 2025). Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in the dwellinghouse. Thereafter the approved low and zero carbon generating technologies shall be implemented in their approved form before the occupation of the dwellinghouse.

12. For the avoidance of doubt the dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority relating to the proposed Electric Vehicle Charging Point. Thereafter the approved details shall be implemented on site in their approved form before the first occupation of the dwellinghouse.
13. Development shall not commence until details/plans of the bin stores/containers to be used to store waste materials and recyclable materials at the dwellinghouse as well as details of the areas where such containers are to be located have been submitted to and approved in writing by the Planning Authority. Following approval, the bin stores/containers shall be implemented by first occupation of the dwellinghouse.
14. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
15. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
16. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.
17. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reasons:

1. To ensure that the matters referred to are given full consideration and to accord with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
2. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

3. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
4. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
5. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
6. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
7. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
8. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
9. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
10. To ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime.
11. To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.
12. In the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.
13. To ensure the development is acceptable in appearance.
14. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
15. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
16. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
17. To ensure that all contamination issues are recorded and dealt with appropriately.

Mr Stuart W Jamieson
Director
Environment and Regeneration

Document 4

Planning Officer's Report relating to Planning
Permission Reference Number 23/0293/IC

Report To: The Planning Board

Date: 4th September 2024

Report By: Director
Environment and Regeneration

Report No: 23/0293/IC

Local Application Development

Contact Officer: David Sinclair

Contact No: 01475 712436

Subject: Erection of detached dwellinghouse at
Land adjacent to Langhouse Mews (opposite The Langhouse), Inverkip.



SUMMARY

The proposal is acceptable when assessed against the Development Plan, which comprises: National Planning Framework 4; the adopted 2019 Inverclyde Local Development Plan; and the proposed 2021 Inverclyde Local Development Plan.

One representation has been received in support of the proposal.

Nine objections have been received raising concerns: over further Green Belt development; design; impacts on the listed building; overlooking; loss of daylight; parking; construction noise and traffic; and rights of access.

The consultation responses raise no impediments to development.

The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=S627OMIMGRK00>

SITE DESCRIPTION

The application site is an area of ground within the curtilage of The Langhouse, which is a category B Listed Building located within the Green Belt on the south-west side of Langhouse Mews. The application site is located to the east of the listed building across Langhouse Mews, and north of the former walled garden. The site is located approximately 600m to the south-east of Inverkip. The application site extends to approximately 515sqm and sits on a north-west facing slope with gradients of around 1 in 20. The site has a mixture of unmaintained grassed areas along the north, east and south-west edges and compacted gravel surfacing with some areas topped with loose gravel. Two trees approximately 10m to 12m in height are located towards the north-east corner of the site.

There are other houses in the immediate vicinity of various styles and finishes. The Langhouse is located directly across Langhouse Mews to the west and is described in Historic Environment Scotland's statutory list as a mansion of 2 and 3 storeys; Victorian Baronial; with towerlets and battlements mainly dating from circa 1848; with early farmhouse nucleus. There is a two-storey addition to the south, faced in imitation stone.

The site also adjoins a mixture of single and two-storey dwellinghouses to the east, a single storey detached residential care home to the north-west and a mixture of semi-detached and terraced dwellinghouses to the south within the boundaries of the former walled garden of The Langhouse. The conversion of The Langhouse into two dwellings and the construction of 11 houses within the walled garden were granted planning permission and listed building consent in February 2005 under IC/04/284 and LB/04/020 respectively. The houses are all two storeys in height and contain dormer windows and rooflights. They are finished mainly in grey slates, coloured wet dash render and reconstituted blockwork. Fenestration consists of stepped profile white timber and uPVC window frames, with timber doors in a mixture of white and grey colours.

PLANNING APPLICATION HISTORY

Before describing the current proposal and by way of background there have been previous planning permissions that are relevant to the current planning application.

Planning permission IC/00/310 was approved in June 2001 for the conversion of The Langhouse to 6 flats and the construction of 8 new two-storey flats which were to extend from the side of the listed building across the site, forming a new frontage around 5m in front of the walled garden with parking provided in front of the flats and along the east side of Langhouse Road. This consent was never implemented and an alternative proposal to redevelop The Langhouse was approved under IC/04/284 in February 2005.

The current application site formed part of the site boundary for planning permission IC/04/284 and is marked as overspill parking on the approved drawings and also for planning permission 21/0084/IC which was approved in June 2021 for a revised design to two dwellinghouses within the walled garden. No conditions were placed on either planning permission requiring either the provision of, or retention of the area for overspill parking.

PROPOSAL

Planning permission is sought for the erection of a two-storey, three-bedroom, detached dwellinghouse on the site, along with associated off-street parking, landscaping and boundary treatments. The proposed house is to be two-storeys, with a 'T' shaped footprint. The house is to have a pitched roof with gable ends on the north, east and west elevations. There is to be a bay window at ground floor level on the north facing elevation, with three windows centrally positioned directly above. The entrance is to be positioned on the north-west side of the house. There is to be a wallhead dormer window centrally positioned on the south facing elevation. It is proposed to install six rooflights on the south facing roof slope, with solar panels above the rooflights and three rooflights on the east facing roof slope.

The proposed house is 6.2m at its closest to the west boundary, 6.1m at its closest to the south boundary, 4.9m at its closest to the east boundary and 2.8m at its closest to the north boundary. The footprint of the proposed house is approximately 110.7sqm.

The dwellinghouse is proposed to be finished with grey coloured concrete roof tiles; white coloured smooth render walls with black coloured timber panel features at the top of each gable; reconstituted stone features including mullions, cills, and base course; white coloured uPVC windows, doors and fasciae; and black coloured uPVC rainwater goods. The ground floor will be approximately 0.7m above the ground along the north elevation and approximately 0.15m above the ground along the south elevation.

There are to be two off-street parking spaces in the south-west corner of the site. The rear garden is to be fenced off by 1.8m high fencing which extends southwards from the south-west corner of the dwelling and eastwards from the north-east corner of the dwelling, measuring approximately 5.9m in length to the south and 4.85m in length to the east. Boundary treatments are to comprise a 1.8m high fence along the eastern boundary and a hawthorn hedge up to 0.9m in height along the north and west boundaries adjoining Langhouse Mews. The existing stone boundary along the south elevation is to be retained.

NATIONAL PLANNING FRAMEWORK 4 (NPF4)

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2

a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

b) Development proposals will be sited and designed to adapt to current and future risks from climate change.

Policy 3

a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.

Policy 7

c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and

setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

Policy 8

a) Development proposals within a green belt designated within the LDP will only be supported if:

i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;
- horticulture, including market gardening and directly connected retailing, as well as community growing;
- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- the reuse, rehabilitation and conversion of historic environment assets; or
- one-for-one replacements of existing permanent homes. and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

Policy 9

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalized should be taken into account.

c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

Policy 13

b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

- i. provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii. will be accessible by public transport, ideally supporting the use of existing services;
- iii. integrate transport modes;

- iv. provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v. supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi. are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii. have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- viii. adequately mitigate any impact on local public access routes.

Policy 14

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 15

a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16

f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out; and
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
- iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
 - the proposal is consistent with policy on rural homes; or
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

Policy 17

a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

- i. is on a site allocated for housing within the LDP;
- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
- iii. reuses a redundant or unused building;
- iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
- vi. is for a single home for the retirement succession of a viable farm holding;
- vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
- viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.

b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 – Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where:

- (a) It can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) There is likely to be an adverse impact on the historic environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 9 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 16 – Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

Policy 29 – Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building.

Planning Application Advice Notes (PAAN) 2 on “Single Plot Residential Development” and **(PAAN) 3** on “Private and Public Open Space Provision in New Residential Development” apply.

PROPOSED 2021 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 – Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 10 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Policy 12 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads

development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the Green Belt must not undermine the objectives of the Green Belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 17 – Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Policy 18 – Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;

- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 19 – Individual and Small Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;
- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building;
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 29 – Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of meaningful repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building as set out in national guidance.

Draft Planning Application Advice Notes (PAAN) 2 on “Single Plot Residential Development” and **(PAAN) 3** on “Private and Public Open Space Provision in New Residential Development” apply.

CONSULTATIONS

Head of Service - Roads and Transportation – Advises as follows:

Planning application IC/04/284 was for the construction of eleven 4 bedroom dwellings plus the conversion of Langhouse into two 4 bedroom dwellings. This application also included an overspill car park to the north of the site adjacent to Plot 1.

The parking requirement for these properties is 3 spaces plus 0.25 visitor spaces. This has a requirement of 39 spaces plus 4 visitor spaces.

Each property has a garage for 1 car. There is also 1 space in front of or to the side of each property.

It is noted from the Proposed Site Plan (Drawing 02 Rev H. – Project 2018) that the overspill car park for approximately 5 vehicles is provided and it is assumed this will accommodate visitor parking.

The proposed planning application (23/0293/IC) proposes the construction of a dwelling house on the site of the overspill car park. This would remove the overspill car park which to date has not been constructed.

The applicant has provided further information on parking at the existing site in job no. 23-970 Drawing No. Parking Test Rev A, which demonstrates that there is sufficient parking within the site for the existing households and therefore the overspill car park is no longer required.

Parking for the proposed dwelling should be provided in accordance with the National Guidelines. The proposed dwelling has 3 bedrooms which requires 2 spaces.

The minimum dimensions of the driveway should be 3m wide by 6.0m long per parking space. There should also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property. The applicant has shown they meet this requirement.

The driveway should meet the road at 90 degrees, be fully paved and the gradient should not exceed 10%. The applicant has shown they meet this requirement.

The applicant shall demonstrate that they can achieve a visibility splay of 2.0m x 20.0m x 1.05m from the driveway on to Langhouse Mews. This visibility cannot be achieved to the south of the site, however it is considered that vehicles will be travelling at a reduced speed and will be visible.

No driveway space shall be within 10m of the junction. The applicant has demonstrated that this requirement can be met.

All surface water run-off is to be contained within the site and be limited to that of greenfield run-off.

Confirmation of approval to connect to Scottish Water surface water and foul network.

Public Protection Manager – Advises as follows:

Redeveloped grounds of Langhouse – a number of roads/paths indicated to traverse the property, and there is possibility of ash, clinker, coal tar, asphalt deposits that would affect soil quality. This site has been vacant during adjacent redevelopments, possibility of uncontrolled demolition/construction wastes.

Radon UK online mapping indicates this property to be within an area of elevated radon potential. Recommends a radon risk report for the address be obtained from Radon UK.

Conditions recommended in respect of: Environmental Investigation and Risk Assessment, including Remediation Scheme and Verification Plan; report prior to occupation confirming works completed in accordance with agreed scheme; variations and/or unrecorded contamination; lighting; and sound insulation.

Advisory notes are recommended in respect of: PAN33 Advisory; Site Drainage; Construction (Design & Management) Regulations 2015 (CDM 2015); Surface Water; the Design and Construction of Buildings in relation to gulls; and Electric Vehicle Charging Points.¹

Scottish Water – Has no objection, however the applicant should be aware this does not confirm the proposed development can currently be serviced. Advises there is currently sufficient capacity in the Greenock Water Treatment Works to service the development as well as there being currently sufficient capacity for a foul only connection in the Inverclyde PFI Waste Water Treatment works to service the development.

Advises there is live infrastructure in the proximity of the development area and the applicant must identify any potential conflicts with Scottish Water assets and contact their Asset Impact Team for an appraisal of the proposals. Any conflict with assets identified will be subject to restrictions on proximity of construction and written permission must be obtained before any works are started within the area of the apparatus. Also advises that Scottish Water will not accept any surface water connections into the combined sewer system.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on 26th January 2024 due to the development affecting the setting of a listed building.

SITE NOTICES

A site notice was posted on 26th January 2024 due to the development affecting the setting of a listed building.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. Ten representations were received, one in support and nine objections. The grounds of objection are summarised as follows:

Access concerns

Impacts on access to Langhouse Mews as the area proposed for building is directly beside and on the corner of the only road in and out of the estate.

Any roadblocks would cause problems to residents and serious problems in the event of an emergency.

Conflicts with title deeds which indicate pedestrian right of access from gates which open into the development site.

Objections to the proposed right of access route for neighbouring properties.

Access to septic tank pipes for neighbouring properties which go through the site.

Amenity concerns

Building works causing disruption in terms of from noise and safety.

Overlooking of neighbouring properties from upstairs windows.

Maintenance and upkeep of the area.

Impacts on natural light to properties.

The proposed site has been left unfinished by the developer which is why it is unsightly and when made good will not compromise the adjacent listed building.

Design concerns

Overdevelopment of local area.

Impacts on two trees within development site.

The loss of a large substantial beech tree to form the access path would be detrimental to the area.

Impact on the setting of The Langhouse.

Impacts on the integrity and character of the adjacent listed building and its surroundings.

Previous applications for development on the site have been rejected on the grounds that any new construction outside the walled garden area would fail to harmonise with the historic significance of the listed building.

The house is not in keeping with the architectural style, scale and materials of the listed building and would undermine its heritage value.

Langhouse Mews was an exception to the rule to build on Green Belt to save a historic building, all houses and garages were to be contained within the walled garden.

Construction of further dwellings outwith the mews development.

The development detracts from the greenbelt area.

Use of PVC fascia's and white wet dash walls is not in keeping with the neighbouring listed building.

Concerns over maintenance of the access path.

Concerns over maintenance of hawthorn bushes beside access path.

The canopy of trees will prevent the growth of hawthorn bushes due to lack of sunlight.

Traffic and parking concerns

Conflicts from construction workers parking in spaces allocated to current houses and car parking spaces being occupied with machinery and tools.

New development within Rostom will increase demand for overflow parking.

Road safety from lack of footway around site.

Impacts on condition of existing access road caused by more site traffic.

Loss of overflow parking area.

The area requires a roads audit due to recent increase in traffic following opening of the Kibble facility and occupation of buildings within Langhouse Mews. Parking is becoming difficult and the need for overflow parking particularly at holidays and weekends is very much evident.

The representation in support of the proposal states that the site is an eyesore and a house will finish off the area to make it look nicer than present. The other alternative as a car park would result in parking from dog walkers and ramblers leaving the area open to overnight parking by larger vehicles.

ASSESSMENT

The material considerations in determination of this application are the National Planning Framework 4 (NPF4); the adopted 2019 Inverclyde Local Development Plan (LDP); the proposed 2021 Inverclyde Local Development Plan (LDP); the adopted and draft Planning Application Advice Notes (PAAN) 2 on “Single Plot Residential Development” and (PAAN) 3 on “Private and Public Open Space Provision in New Residential Development”; Historic Environment Scotland’s “Historic Environment Policy for Scotland” and the “Managing Change in the Historic Environment” guidance note on ‘Setting’; and the consultation responses.

National Planning Framework 4 (NPF4) sets out a long-term spatial strategy with a comprehensive set of national planning policies to form part of the statutory development plan. As per the Chief Planner letter issued in relation to the “Transitional Arrangements for National Planning Framework 4”, dated 8th February 2023, in applying NPF4 policies it is stated that in the event of any incompatibility between the provision of NPF4 and the provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997, Section 24 (3)). NPF4 has been adopted most recently in February 2023 and takes precedence over the adopted Inverclyde Local Development Plan (LDP). Conflicts between national and local policies are to be expected. Factors for and against development require to be weighed up in the balance of planning judgement.

NPF4 supports sustainable, liveable and productive places. Sustainable development on brownfield land, where compact urban growth and the sensitive growth and diversification of sustainable rural areas is encouraged. Development should be aligned with the principles of local living to make productive use of existing buildings, places, infrastructure and services. Development in sustainable and accessible locations should be well-designed, energy efficient and good quality to contribute to the overall creation of successful and sustainable places.

Location of Development and Policy Context

Both LDPs locate the application site within the Green Belt where Policies 1, 2, 3, 8 and 14 of NPF4, Policies 1 and 14 of the adopted LDP and Policies 1, 15 and 19 of the proposed LDP apply. As the proposal is for a new dwellinghouse on land which has been previously developed, Policies 9, 13, 15, 16 and 17 of NPF4, Policies 6, 9, 10, 11 and 16 of the adopted LDP and Policies 6, 10, 11, 12, 17 and 18 of the proposed LDP are relevant. The site is located within the grounds of the Category ‘B’ listed building ‘Langhouse’ and Policy 7 of NPF4 and Policy 29 of both LDPs require consideration.

In terms of the relevant policies in NPF4, Policy 1 requires consideration of the global climate and nature crises to be given to all development. Policy 2 requires proposals to be designed to minimise lifecycle greenhouse gas emissions and to be able to adapt to current and future risks from climate change. Policy 3 requires the impacts on biodiversity and the natural environment

to be considered. Policy 9 encourages the reuse of brownfield land to help reduce the need for greenfield development, taking into consideration the biodiversity value of any naturalisation which has occurred on site. Policy 13 encourages development in locations which support sustainable travel. Policy 15 supports local living, considering the existing settlement pattern and the level and quality of interconnectivity of the development with the surrounding area and local facilities. Policy 16 supports proposals with an agreed timescale for build-out where they are compatible with the plan spatial strategy and other policies and the proposal is for a smaller scale opportunity within an existing settlement boundary. Policy 17 facilitates the delivery of more high-quality, affordable and sustainable rural homes in the right locations, to support rural communities and that are linked with service provision. The distinctive character, sense of place and natural and cultural assets of rural areas must be safeguarded and enhanced.

Policy 7(c) of NPF4 requires proposals affecting the setting of a listed building to preserve its character, and special architectural or historic interest. Policy 29 of both LDPs continues this approach, requiring proposals affecting a listed building, including its setting to protect its special architectural or historical interest.

Policy 14 of NPF4 and Policy 1 of both LDPs refer to qualities of successful places. The relevant qualities in Policy 14 are being Pleasant, Connected, Distinctive and Sustainable, which are reflected in the qualities of being 'Distinctive', 'Resource Efficient', 'Easy to Move Around', 'Safe and Pleasant' and 'Welcoming' in Policy 1 of both LDPs. In the adopted LDP, the relevant factors to be considered 'Distinctive' are whether the proposal reflects local architecture and urban form; contributes positively to historic buildings and spaces; and retains locally distinct built or natural features. In the proposed LDP, the relevant factors to be considered 'Distinctive' are whether the proposal respects landscape setting and character, and urban form; reflects local vernacular/architecture and materials; contributes positively to historic buildings and places; and retains locally distinct built or natural features. To be considered 'Resource Efficient', the proposal should make use of existing buildings and previously developed land; incorporate low and zero carbon energy generating technology; and utilise sustainable design and construction techniques and to be considered 'Easy to Move Around', the proposal should be well connected. To be considered 'Safe and Pleasant', the proposal should avoid conflict with adjacent uses and minimise the impact of traffic and parking on the street scene and to be considered 'Welcoming', the proposal should integrate new development into existing communities.

The application site is located within the Green Belt in both the adopted and proposed LDPs. Policy 14 of the adopted LDP and Policy 15 of the proposed LDP indicate that development will only be permitted if it is appropriately designed, located and landscaped and is associated with five specified criteria, none of which the proposal meets and, therefore, the proposal does not comply with these Policies. Furthermore, Policy 19 of the proposed LDP reinforces Policy 15 with regard to individual and small-scale housing in the Green Belt. This policy sets out five additional criteria nuanced in respect of situations where small scale housing developments of up to three houses may be considered. The proposal again does not meet any of these criteria and therefore also presents a departure from this Policy.

Policy 18 of the proposed LDP further defines that if additional land is required for housing development, the Council will consider proposals with regard to policies applicable to the site and further criteria. The site is brownfield land which has been largely cleared and developed with hardstanding surfaces at various points in its history. The proposal can be considered to meet the quality of being 'Resource Efficient' in Policy 1 of both LDPs through making use of previously developed land. Criterion (a) of Policy 18 identifies a strong preference for appropriate sites within the identified settlement boundaries. The proposal is not within one of the settlement boundaries recognised by the LDPs and therefore cannot be supported solely on the grounds that it is a brownfield site. The scale of the proposal ensures it will not present any conflict with criterion (b). Criterion (c) supports proposals for sustainable development. Whilst it is acknowledged that the site is outwith the settlement boundary and therefore not identified as land for housing in the spatial strategy of the LDPs consideration of the principles and policies of NPF4 must be taken into account to determine whether development of this brownfield site, for a single house, close to Inverkip would constitute sustainable development.

In considering the existing settlement pattern, it is acknowledged that although in the Green Belt, the site is surrounded by other residential properties within the Green Belt. The proximity of the site to existing residential properties ensures that the proposal will not result in an isolated or sporadic development within the wider Green Belt. The site is therefore considered compatible with the surrounding land uses.

Design and Layout

In considering the detail of the proposed development and as a single plot residential development the adopted and draft PAANs 2 and 3 apply. Both PAAN 2s state that single plots will be considered with reference to the following: the plot size should reflect those in the locality; the proportion of built ground to garden ground should reflect that in the locality; the distance of the building to garden boundaries should reflect that in the locality; the established street front building line should be followed; the proposed building height, roof design, use of materials and colours should reflect those in the locality; and windows should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance exceeds 9 metres, or if there is no direct view of neighbouring rear/private gardens.

Both PAAN 3s consider the proposal as a small-scale single plot infill development. For small-scale infill developments, these should accord with the established density and pattern of development in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries. In all instances the minimum window to window distances should be achieved.



Photo taken from the north-west of the site looking south-east across the site.

The surrounding area has a variety of house styles and plot sizes ranging between 180sqm and 1750sqm with the proportion of built ground to garden ground ranging between 16% to 20% for detached houses up to around 33% for some of the terraced dwellinghouses within the walled garden. The plot size at around 575sqm, proportion of building to garden ground at just over 19%, and distance of the building to the garden boundaries can be considered to reflect those in the locality and does not result in overdevelopment of the site. The front elevation has been positioned to follow the building line of the listed building and the west side elevation follows the established building line of the terraced dwellings to the rear. The dwellinghouse has been designed to appear subsidiary in scale relative to the listed building and adjoining buildings to the rear, this is achieved through having the upper floor set above eaves level underneath the pitched roof planes and the pitched roof design can be considered to reflect the use of pitched roofs on neighbouring properties. The choice of materials is similar to materials used on the

adjoining dwellinghouses to the south and can be considered to reflect local architecture. It is noted that the windows on other dwellinghouses are of sash and case profile and that the drawings submitted indicate this design feature is to be retained on the proposed house. The finalised window design can be secured by a condition, should planning permission be granted.

It is noted there are to be windows on the east and west elevations of the proposed house. The west elevation of the house sits approximately 16.7m from the nearest garden across Langhouse Mews, exceeding the 9m distance required in both PAAN 2s. The east elevation of the house will be within 9m of the garden boundary, however, the dwellinghouse will be set lower than the neighbouring garden and the 1.8m high timber boundary fence on elevated ground will provide sufficient screening for the ground floor windows. The rear elevation of the house also sits within 9m of the garden boundary, however, the dormer window on this elevation faces directly onto the gable wall of 1 Langhouse Mews. The ground floor windows at 1 Langhouse Mews will be obscured from view of the dormer window to the rear by the existing boundary wall and therefore do not raise concerns in terms of overlooking or direct window to window intervisibility. All other windows on the building comply with the window intervisibility guidance.

In terms of impacts on light and overshadowing, the impact of the building has been assessed against the BRE publication "Site layout planning for daylight and sunlight: a guide to good practice", in terms of impacts on the ground floor windows of the listed building and the side facing window at 1 Langhouse Mews which will face towards the proposed building at approximately 24m and 8.6m respectively.

In assessing impacts on the listed building, the guidance advises that loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. The height of the building relative to the centre of the ground floor windows will be no more than 7m and the closest part of the building will be 24m from the ground floor windows. As the distance between the building and windows will be more than 3 times the height of the building the proposal will not result in a detrimental impact on daylight to any windows on the listed building.

The existing and proposed vertical sky component (VSC) has been measured for the side facing dining-room window at 1 Langhouse Mews. If the VSC, with the new development in place is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice a reduction in daylight. The existing VSC level is 24.5% due to proximity of the boundary wall. With the proposed house in place, the VSC is to remain the same at 24.5%. It stands that the proposal will not result in unacceptable overshadowing of neighbouring properties.

Both PAAN 8s advise in respect of the siting of new housing that prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate. Buildings should be set into the landform with excavation or infill minimised. Sites adjacent to or within groups of other buildings will be favoured and tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact. The proposal is considered to accord with all of these requirements. In terms of design, the use of wet dash render, a minimal base course, limited underbuilding, vertical emphasis of all windows, roof pitches in excess of 35 degrees, rooflights being solely on the rear elevation, and the entrance porch design are considered to accord with the advice in both PAAN 8s. In considering the discrepancies in respect of window surrounds and base course materials, it is noted that these will match the materials used on the dwellinghouses to the south of the site and as such, can be considered to reflect the established character and appearance of the area. No details have been provided in respect of the main entrance door or the roof tiles and these can be addressed by a planning condition, should planning permission be granted. Overall, the proposal can be considered to have acceptable regard to the guidance in both PAAN 8s.

In considering the impacts on the character and setting of the listed building under Policy 7 of NPF4 and Policy 29 of both LDPs, the Historic Environment Scotland guidance note on 'Setting' states that planning authorities should take into account the setting of historic assets or places

when making decisions on planning applications. Development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.

Both PAAN 2s provide more detailed guidance on applications for new development within the grounds of listed buildings, stating that the listed building should be maintained as the visually prominent building; the principal elevations of the listed building should remain visible from all key viewpoints; the new building should not breach any close formal relationship between the listed building and traditional outbuildings; formal gardens should not be affected; and developments in front gardens which damage buildings to street relationships will not be supported.

The proposed house is to be sited on the opposite side of the access road from the listed building, directly in front of the gable wall of the dwellinghouse south of the site and will clearly appear as being visually separate from the listed building. On approach to the site along Langhouse Road the dwellinghouse will be visible. The boundary hedge in front of the house will soften the visual impact of the development and contribute towards the enhancement of biodiversity within the site, in accordance with Policy 3 of NPF4. Where the new house would be the focal point on approach, the listed building is largely obscured from view by existing trees and planting located along the east side of Rostom and only comes into clear view at the point when the road bends round to the west to directly face the listed building. At this point the dwellinghouse has shifted away from being the main focal point to the side of the road. The dwellinghouse will be clear of the listed building at the point when the listed building comes fully into view on approach from Langhouse Road. From other viewpoints to the west the house will be set back behind the listed building. The size of the house will ensure it appears subsidiary to the listed building from this position. Overall, the design and position can be considered appropriate and will not result in the loss of any key views of the listed building or impact on the appearance or setting of the listed building. It stands that the proposal has acceptable regard to the guidance given in both PAAN 2s and will have an acceptable impact on the setting of the listed building, having acceptable regard to the HES guidance note on 'Setting'. As the proposal will allow the setting of the listed building to be preserved it can be supported under Policy 7 of NPF4 and Policy 29 of both LDPs.



Photo from Langhouse Road at the bend in the road north of the site and facing south-west towards The Langhouse.

It is noted that a planning condition was included in planning permission IC/04/284 which removed householder permitted development rights in respect of the houses constructed under this permission. The purpose of the condition is to retain control over works that otherwise would be "permitted development" thus ensuring the setting of the landscape of The Langhouse

is protected from unsympathetic development. Given the proximity of the development to The Langhouse it is considered necessary to attach a similarly worded condition, should planning permission be granted.

Regarding the trees located in proximity to the site boundary, it is noted that one tree is within the site and the others are outwith the site boundary. The tree which is within the site boundary is indicated to be retained as part of the development. The provision of suitable tree protection measures can be addressed by a planning condition to ensure the tree is not damaged during the construction phase. The drawings indicate that a new access path for neighbouring properties is to be formed along the north-eastern edge of the site in close proximity to the tree and will likely be located within any protective measures for the tree. Given the proximity of the access path to the tree it is considered necessary to attach a further condition in relation to the formation of the path, should planning permission be granted.

Based on the above, it stands that the proposal accords with the guidance in both PAANs 2, 3 and 8. The proposal can be considered to respect the character and setting of the listed building and retains distinct built and natural features, therefore it can be supported under Policy 7 of NPF4 and Policy 29 of both LDPs. The proposal meets the relevant factors to be considered 'Distinctive', in accordance with Policy 14 of NPF4 and Policy 1 of both LDPs.

Drainage and Contamination

In considering the impacts of the proposal on drainage, Policy 9 of the adopted LDP and Policy 10 of the proposed LDP state that new development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters. The Head of Service – Roads and Transportation has confirmed that the proposal does not raise concerns that would require a Drainage Impact Assessment to be provided. Regarding the advice given in relation to surface water run-off, this is relevant for the proposed driveway and can be addressed by a condition, should planning permission be granted. The proposal can be implemented without creating conflict with adjacent uses in terms of flooding.

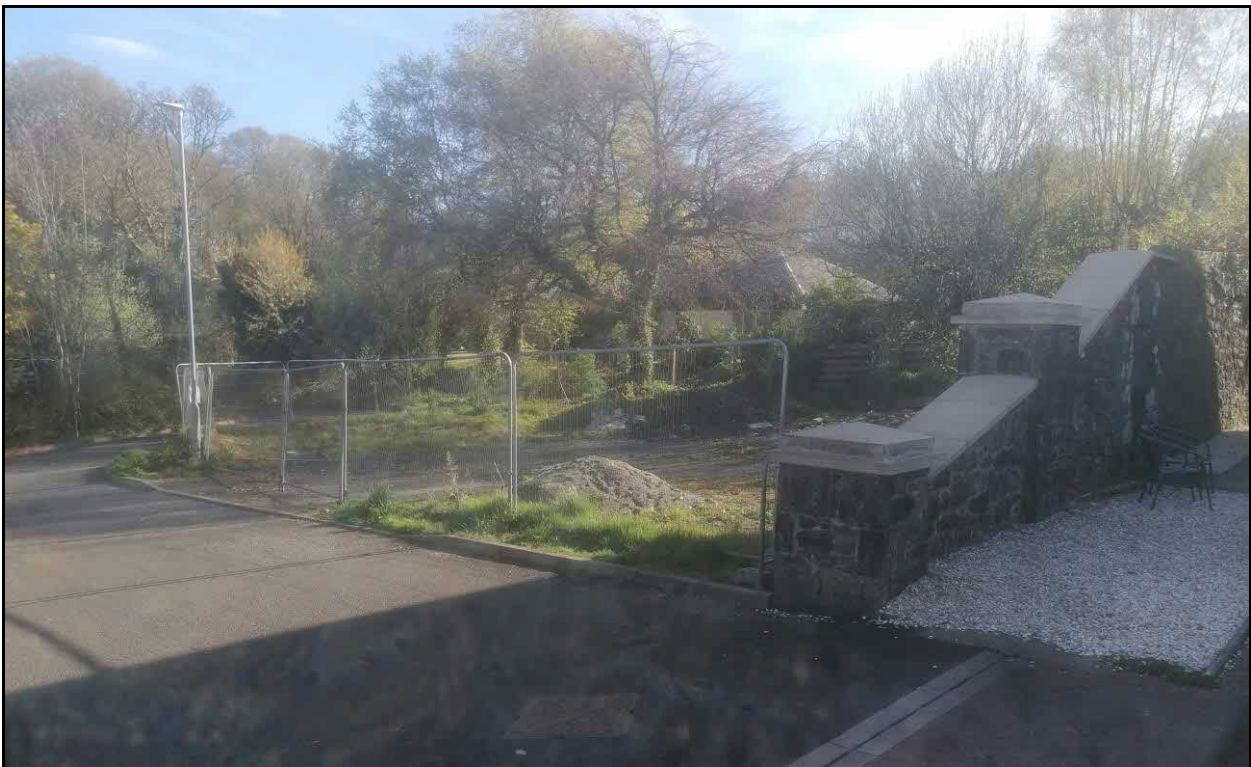


Photo from entrance of Langhouse Mews facing north-east across site.

It is noted that Scottish Water has no objection to the proposal. Regarding the points raised in the consultation response from Scottish Water and the need to obtain Scottish Water approval to connect the development to surface and foul water networks, these matters are to be

addressed between the applicant and Scottish Water. Advisory notes on these matters can be added should planning permission be granted. Based on the above, it stands that the proposal accords with adopted LDP Policy 9 and proposed LDP Policy 10.

Regarding the potential for contamination (Policy 9 of NPF4, Policy 16 of the adopted LDP and Policy 17 of the proposed LDP), I note the response from the Public Protection Manager and concur with his remarks requesting that appropriate measures are undertaken to deal with any contaminated materials currently within the site and to ensure no contaminated materials are imported onto the site. These matters can be addressed by condition and will allow the proposal to be in accordance with Policy 9 of NPF4, Policy 16 of the adopted LDP and Policy 17 of the proposed LDP.

Low Carbon Infrastructure

In considering the requirements under the quality of being 'Sustainable' in Policy 14 of NPF4, 'Resource Efficient' in Policy 1 of both LDPs and Policy 6 of both LDPs, the development needs to incorporate low and zero carbon energy-generating technology. Policy 6 of both LDPs requires all new buildings to be designed to ensure the carbon dioxide emissions reduction standard set by the Scottish Government is met through the installation and operation of low and zero carbon energy generating technologies. In this respect the drawings submitted indicate that solar panels are to be provided on the rear elevation of the dwellinghouse. It remains to be confirmed whether these will provide sufficient levels of low and zero carbon energy generating technology to meet the requirements detailed in Policy 6 of both LDPs. This matter can be addressed by a planning condition, should planning permission be granted.

Criterion b) of Policy 10 of the adopted LDP and Policy 11 of the proposed LDP require proposals to include electric vehicle charging infrastructure, having regard to the Supplementary Guidance on Energy. The guidance indicates that for new residential development consisting of single or multiple dwellings, one trickle charging point should be provided per dwelling. This matter can be addressed by a planning condition to comply with Policy 10 of the adopted LDP and Policy 11 of the proposed LDP. Based on the above, the proposal can meet the quality of being 'Sustainable' in Policy 14 of NPF4, and 'Resource Efficient' in Policy 1 of both LDPs through incorporating low and zero carbon technologies and utilising sustainable design. The provision of low and zero carbon energy-generating technology will assist in minimising the overall lifecycle greenhouse gas emissions, in accordance with criterion a) of NPF4, Policy 2.

Transport and Connectivity

In considering the requirements in criterion a) of Policy 10 of the adopted LDP and Policy 11 of the proposed LDP, the proposed development is accessible from the core path network, which crosses Langhouse Road around 275m from the site. In terms of accessing local facilities and public transport, the site is located approximately 900m from the Inverkip Local Centre and from the nearest bus stops on Main Street, Inverkip, which can be considered within a 20-minute walking distance from the site and approximately 1.5km from Inverkip railway station. The development will have similar levels of connectivity to local amenities as the existing dwellings in the area and therefore can be considered to meet the qualities of being Connected in Policy 14 of NPF4 and 'Easy to Move Around' in Policy 1 of both LDPs, as well as meeting the requirements in Policy 13 of NPF4 in terms of being accessible to public transport and providing charging points for low and zero emission vehicles within the site. Development at this location is therefore considered to contribute to local living and a '20-minute neighbourhood' under Policy 15 of NPF4.

Traffic, Parking and Road Safety

In assessing impacts on traffic and parking it is noted that the off-street parking requirements for the proposed development can be met on site, with the applicant demonstrating that the required sizes and gradients can be met on site with parking spaces set at 90 degrees to the road. The Head of Service – Roads and Transportation raises no concerns in respect of a lack of a footway directly in front of the site and this is similar to other properties in the immediate area.

Regarding the objections raised in respect of the loss of overspill parking for the adjoining houses, the applicant has submitted further drawings confirming that sufficient levels of parking can be provided for the adjoining houses without the need for additional parking within the application site. The Head of Service – Roads and Transportation has no objections in this regard. Matters relating to driveway gradient, angles and surfacing materials can be addressed by a condition along with the provision and retention of agreed visibility splays for the driveway. Subject to a condition requiring the off-street parking spaces shown to be provided within the site the proposal does not raise any concerns in terms of traffic and parking on the street scene and accords with Policy 11 of the adopted LDP and Policy 12 of the proposed LDP and meets the quality of being 'Safe and Pleasant' with regard to minimising the impacts of traffic and parking on the street scene.

Regarding the points raised in the objections in relation to impacts on traffic access to Langhouse Mews during construction, road and pedestrian safety during construction and concerns over obstruction from workers parking and the storage of machinery and tools these are more appropriately dealt with under the Road Construction Consent and are not material planning considerations.

Based on the above assessment, the proposal can be implemented without creating conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and therefore meets the quality of being 'Safe and Pleasant' in Policy 1 of both LDPs. The proposal can be successfully integrated into the existing community and meets the quality of being 'Welcoming'. As the proposal can be considered to have acceptable regard to the relevant qualities of successful places, it stands to accord with Policy 14 of NPF4 and Policy 1 of both LDPs.

Other matters raised in consultation responses

Turning to matters in the consultations not yet addressed, in respect of the consultation response from the Public Protection Manager, matters relating to external lighting, sound insulation and PAN33 advisory are most appropriately controlled by other legislation. Advisory notes on these matters can be added, should planning permission be granted.

Other matters raised in representations

Turning to matters raised in representations not yet addressed, access rights in terms of pedestrian access and access to septic pipes are civil matters to be addressed and resolved between the parties involved and are not material planning considerations. The road adjoining the site is adopted and the condition of the road and the potential for increased potholes from construction traffic is therefore a matter which falls under the remit of the Head of Service – Roads and Transportation and is not a material planning consideration. Issues relating to construction noise is more appropriately addressed under legislation controlled by the Public Protection Manager and is not a material planning consideration. The points raised over the maintenance and general upkeep of the site are noted, the proposal will result in the site being regularly maintained, alleviating these impacts on amenity.

Conclusion

It is clear from the above assessment against the relevant policy context that there are a number of Policies which this proposal can be supported under and a number which the proposed development presents a departure from, both in NPF4 and the adopted and proposed Inverclyde LDP. Within NPF4, the proposal is not considered to fully accord with in terms of Policy 8, as there is no specific locational requirement to justify the location of the proposed house in the Green Belt. It can, however, be considered compatible with the surrounding area and landscape character, is of an appropriate scale, massing and external appearance, uses materials that minimise visual impact on the Green Belt as far as possible, will not result in any significant long-term impacts on the environmental quality of the Green Belt, and would not undermine the purpose of the Green Belt around Inverkip, meeting the requirements for Green Belt development listed in Policy 8 of NPF4. The lack of locational requirement is also the

reason for departure from both the adopted LDP under Policy 14 and the proposed LDP under Policies 15 and 19. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

A new dwellinghouse on this site would contribute to the housing land supply and would accord with national policies for delivering housing. The proposal will reuse an area of brownfield land which is unlikely to return to its natural state without intervention and is considered to be suitably scaled, sited and designed to be in keeping with the character of the area and therefore can be supported under Policy 17 of NPF4. Subject to an agreed timescale for build-out, the proposal can be supported under Policy 16 of NPF4.

The site makes use of previously developed land within proximity to the village centre and public transport which would contribute to the sustainability of the development and would be appropriate for adhering to the 20-minute neighbourhood principle in NPF4, Policy 15, as well as being accessible to sustainable modes of travel, in accordance with NPF4, Policy 13. The proposal offers the opportunity to provide a quality rural home, improve the amenity of the area, support an existing rural community, and enable reuse of an accessible and sustainable brownfield site. The proposal is capable of being implemented without any adverse impacts on the setting or character of the listed building and its surrounding landscape, preserves the natural assets of the area and presents a design which is not uncharacteristic of its surroundings or unsympathetic to the cultural assets of the area. On balance, the proposal can be considered to constitute as sustainable development, and can be supported under Policies 1, 2, 3, 7, 13, 14, 15, 16 and 17 of NPF4, Policies 1, 6, 9, 10, 11 and 29 of the adopted LDP and Policies 1, 6, 10, 11, 12, 18, 20 and 29 of the proposed LDP.

In weighing up this departure against the full assessment of all relevant policies which make up the development plan, it is considered that the proposed development is overall, on balance, in compliance with the Development Plan. There are no other material considerations which would warrant the refusal of planning permission. Approval should therefore be given to this application.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. The development to which this permission relates must be begun within 3 years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Notwithstanding the provision of Classes 1A, 1C, 2B, 3A, 3B, 3C, 3D, 3E of Part 1 and Class 7A of Part 2 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), an application for planning permission will be required in respect of:

- 1) The enlargement, improvement or other alteration of the dwellinghouse.
- 2) The formation of any new window openings or the alteration of any existing windows or rooflights on the dwellinghouse.
- 3) The provision within the curtilage of the dwellinghouse, of any building or enclosure, swimming or other pool required for purposes incidental to the enjoyment of the dwellinghouse, or alteration of such a building or enclosure.
- 4) The provision within the curtilage of the dwellinghouse, of any hard surface required for purposes incidental to the enjoyment of the dwellinghouse, or the replacement in whole or in part of such a surface.
- 5) The erection, construction or alteration of any deck or other raised platform within the curtilage of the dwellinghouse.
- 6) The erection, construction or alteration of a gate, fence, wall or other means of enclosure within the curtilage of the dwellinghouse.

7) The painting of the exterior of the dwellinghouse.

Reason: To enable the Planning Authority to retain control over works otherwise permitted to ensure the setting of The Langhouse is protected from unsympathetic development.

3. The development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.

Reason: To satisfactorily address potential contamination issues in the interests of human health and environmental safety.

4. Before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.

Reason: To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.

5. The presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reason: To ensure that all contamination issues are recorded and dealt with appropriately.

6. The dwellinghouse hereby approved shall be designed to ensure that at least 25% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon energy generating technologies. Details showing how this shall be achieved shall be submitted to and approved in writing by the Planning Authority prior to the construction of the dwellinghouse.

Reason: To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.

7. The dwellinghouse hereby approved shall be designed to include at least one trickle charging point made accessible for the charging of electric vehicles. Details of the charging point shall be submitted to and approved in writing by the Planning Authority prior to commencement of development and the charging point shall be implemented prior to first occupation of the dwellinghouse.

Reason: To ensure adequate provision is made to encourage the use of electric vehicles.

8. With the exception of the feature window on the north-east corner of the building and the single window on the rear elevation at ground floor level, all windows on the dwellinghouse hereby permitted shall be of a stepped profile sash and case design. Full details of the window specification and type of window to be installed in each window opening shall be submitted to and approved in writing by the Planning Authority prior to being installed on site.

Reason: To ensure an appropriate finish to the building with respect to the setting of the listed building.

9. The dwellinghouse hereby approved shall not be occupied until the boundary hedge shown on drawing 02 PL Revision E has been planted within the site. Development shall not commence until details of the type and number of plants which are to form the hedge shall be submitted to and approved in writing by the Planning Authority. The approved details shall subsequently be implemented on site, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure an appropriate setting is provided for the dwellinghouse in the interests of visual amenity.

10. Any plants within the approved boundary hedge which die, are removed, damaged or become diseased within five years of completion of the planting shall be replaced within the following year with others of a similar size and shape.

Reason: To allow the establishment of the boundary hedge in the interests of visual amenity.

11. The dwellinghouse hereby approved shall not be occupied until the approved driveway shown on drawing 02 PL Revision E has been fully constructed within the site.

Reason: To ensure suitable parking provision for the new development in the interests of road safety.

12. For the avoidance of doubt, the driveway shall meet the road at 90 degrees, shall have a gradient of 10% or less and shall be fully paved. Details of the surfacing materials for the driveway shall be submitted to and approved in writing by the Planning Authority prior to the formation of the driveway. Development shall then proceed in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of road safety and to prevent any loose material from being carried onto the adjoining road.

13. The visibility splay shown on drawing 02 PL Revision E shall be cleared of all obstruction prior to the occupation of the dwellinghouse hereby permitted and shall remain free from obstruction at all times thereafter.

Reason: In the interests of road safety.

14. For the avoidance of doubt, all surface water flows are to be contained and managed within the site and any run-off from the site shall be limited to not exceed greenfield run-off rates.

Reason: To ensure the development does not increase the risk of flooding to adjoining sites or the public road network.

15. For the avoidance of doubt, the tree marked for retention on drawing 02 PL Revision E shall be protected by fencing and/or ground protection in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS5837:2012. Details of protection measures for the tree shall be submitted to and approved in writing by the Planning Authority before development commences. The

approved protection measures shall be erected prior to the commencement of any works and shall not be removed during the course of construction work.

Reason: To ensure the retention of and avoidance of damage to the tree during development.

16. For the avoidance of doubt, no movement of machinery, stockpiling of materials, or changes in existing ground levels shall take place within the area protected by fencing or ground protection under Condition 15 above during the course of construction work.

Reason: To ensure the tree to be retained is not accidentally damaged by construction machinery, stockpiling of materials or changes to ground levels during development.

17. Where new surfacing is to be installed within the area protected by fencing or ground protection under Condition 15 above, precautions shall be taken to minimise disturbance to tree root systems, in accordance with BS5837:2012, Section 7.4.

Reason: To ensure the new access path is formed in a manner which minimises disturbance to tree root systems.

Stuart W Jamieson
Director
Environment & Regeneration

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact David Sinclair on 01475 712436.

Document 5

Planning Officer's Report relating to Planning Application Reference Number 21/0211/IC

REPORT OF HANDLING

Report By: David Ashman

Report No: 21/0211/IC

**Local Application
Development**

**Contact
Officer:** 01475 712416

Date: 6th September 2021

Subject: Proposed new detached dwellinghouse (in principle) at
Valley View Farm, Douglichill Road, Port Glasgow

SITE DESCRIPTION

The application site extends to approximately 0.63 hectare and comprises ground which is associated with an existing residential property to the north-west, known as Valley View Farm. The application site, together with the adjacent Valley View Farm dwelling, was formerly part of the site of the Douglichill Water Treatment Works. The site slopes downwards gently in a northerly direction. The curtilage is of variable appearance and evidentially seems to have been used for different purposes over time.

What is clearly delineated is the applicant's current vehicular access from Douglichill Road, located within the western part of the application site boundary. It consists of a mix of red stone chips, loose gravel and sealed tarmacadam for the section nearest to the road, with block paving leading down to Valley View Farm. West of this the ground is unmaintained with high growing weeds and grasses. The ground conditions are similar within the eastern part of the site. There is evidence that at least part of this consists of colonised areas of hardstanding and at the time of site visit there were scattered vehicles, pallets, containers and other plant within this part of the site. An area of ground to the east of Valley View Farm shows some signs of maintenance and includes a limited number of outbuildings including a small chicken coup and a greenhouse.

The site boundary treatment is variable. The northern boundary and parts of the western boundary are not defined. Those parts of the western boundary that are defined consist of a partially dilapidated 1.8 metres high close boarded wooden fence and a slightly higher white painted section of brick wall. The southern boundary, fronting Douglichill Road, consists of a mix of a breeze block wall of variable height, up to approximately 1.8 metres and metal palisade railings also approximately 1.8 metres high, both with much higher conifers to the rear. The eastern boundary largely consists of an approximately 2.4 metres high metal palisade fence.

The application site sits in a reasonably isolated rural location in the countryside to the south of Port Glasgow although there are a small number of other dwellings in the vicinity. The Valley View Farm dwelling, which sits to the north-west, was granted planning permission in December 2004 (together with a free range egg production facility and a temporary static home) and was restricted by a legal agreement tying occupation of the dwelling to an egg production facility. This permission was amended by a subsequent application in February 2008. By 2011 the egg production facility had become unviable and the legal obligation was discharged on appeal. This dwelling is two storeys high and is finished in black slates and white wet dash render with brown uPVC windows. A second dwelling with a brown concrete tile roof and white wet dash walls is located further along

the western boundary. This property has a number of outbuildings associated with it, some of which are used as kennels. To the east of the site are the grounds of a former water treatment works. Ground to the north is undisturbed scrub which steeply falls away northwards whilst to the south beyond Dougliehill Road lies grazing land which also contains the former Dougliehill Reservoir.

PROPOSAL

Planning permission is sought, in principle, for the construction of a new detached single storey dwellinghouse. Indicative drawings submitted by the applicant show that it is intended this will be constructed in the eastern part of the application site, close to the eastern boundary fence and approximately 36 metres to the south-east of the Valley View Farm dwelling. This places it between the Valley View Farm dwelling and Dougliehill Road, albeit at an offset angle. The drawings also show what appears to be a mainly white render wall finish and dark grey slates or tiles. No floor plans have been provided.

The application is supported by a design statement which sets out justification for the dwelling. It is indicated that the applicant's needs have changed since Valley View Farm was constructed and a single storey dwelling is required for ease of access. It is considered that the dwelling could be constructed without loss of public amenity of significant effect on the Green Belt. An identified shortfall in the housing land supply is referenced which the house would help address. The applicant considers that the site should be regarded as exception as:

- It is brownfield and has been in continuous use since the late 1800s.
- It has no public utility value and views into the site are restricted.
- Existing built form in the vicinity makes this an unusual Green Belt location.
- The recent planning permission for a building conversion at West Dougliehill Farm will result in the proposal leading to a small hamlet of dwellings on Dougliehill Road.
- The approval of residential development on ground west of Quarry Drive in Kilmacolm sets a precedent for the loss of Green Belt ground.

The statement also goes on to carry out a policy analysis. The applicant rests on drainage information provided in connection with a much earlier application.

DEVELOPMENT PLAN POLICIES

ADOPTED 2019 INVERCLYDE LOCAL DEVELOPMENT PLAN

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and

(b) there is likely to be an adverse impact on the historic environment

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 8 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a be at significant risk of flooding; (i.e. within the 1 in 200 year design envelope);
- b increase the level of flood risk elsewhere; and
- c reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 16 - Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

PROPOSED 2021 INVERCLYDE LOCAL DEVELOPMENT PLAN

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 9 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- o be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- o increase the level of flood risk elsewhere; and
- o reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Policy 10 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- o provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- o include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters

Policy 12 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network.

Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards.

Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 17 - Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Policy 18 - Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 19 - Individual and Small Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;

- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 34 - Landscape

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Draft Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Draft Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Draft Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

CONSULTATIONS

Head of Service - Roads and Transportation – There are no objections subject to the following matters being addressed:

1. Parking provision should be provided in accordance with the national guidelines which are dependent on the number of bedrooms within the dwelling.
2. Each space on the driveway shall be a minimum of 3.0m by 5.5m.
3. The driveway access should be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road. The driveway gradient shall not exceed 10%.
4. Although an existing access, the driveway should be constructed to ensure it joins Dougliehill Road at 90 degree.
5. The applicant should demonstrate they can achieve a visibility of 2.0m x 75.0m x 1.05m.
6. All surface water should be managed within the site to prevent flooding to surrounding properties and the public road network.
7. Confirmation of Scottish Water acceptance to the proposed development should be submitted for approval.

Head of Public Protection and Covid Recovery - There are no objections subject to the following matters being addressed:

1. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
2. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
3. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.
4. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
5. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the residential accommodation shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.
6. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

It is noted that as the applicant owns the adjoining property and intends to move into the new one they will be aware of the dog boarding business next door to the development. It is also

recommended that an advisory note be applied to a permission drawing the attention of the applicant to the Construction (Design & Management) Regulations 2015 (CDM 2015).

Scottish Water – No objection but early contact is advised over proximity of infrastructure. Capacity issues are also highlighted.

PUBLICITY

The application was advertised in the Greenock Telegraph on 30th July 2021 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

One objection was received. It is pointed out that the site is within the Green Belt and concern is expressed that the proposal would be detrimental to the objector's business. Other points mainly relate to previous planning permissions in the vicinity and are being addressed separately.

ASSESSMENT

The material considerations in determination of this application are Scottish Planning Policy, the adopted and proposed Inverclyde Local Development Plans (LDP), adopted and draft Planning Application Advice Notes (PAAN) 2 on "Single Plot Residential Development", adopted and draft Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" and Planning Application Advice Note (PAAN) 8 on "Siting and Design of New Houses in the Countryside", the consultation replies, the objection, the applicant's supporting information and the planning history of the site.

The SPP introduces a presumption in favour of sustainable development and indicates that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place but not to allow development at any cost. Planning policies and decisions should support sustainable development. Paragraph 29 of the SPP sets out 13 policy principles in this regard. Both Strategic and Local Development Plan policies are required to follow national policy.

The application site is located within the Green Belt, as defined by the adopted LDP. This invokes initial consideration of the Glasgow and the Clyde Valley Strategic Development Planning Authority Clydeplan. It is the case, however, that the construction of one house does not constitute a strategic scale of development under Schedule 14 of Clydeplan and therefore consideration of the proposal, in development plan terms, falls to the adopted LDP.

As noted, the application site is within the Green Belt and Policy 14 of the adopted LDP, which addresses development in the Green Belt, is relevant. This policy indicates that development will only be permitted if it is appropriately designed, located and landscaped and is associated with five specified criteria. These are that it is associated with a) agriculture, horticulture, woodland or forestry; b) a tourism or recreational use that requires a countryside location; c) infrastructure with a specific locational need; d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form. Policy 15 of the proposed LDP is similarly worded. The proposal does not meet any of these criteria.

Furthermore, Policy 19 of the proposed LDP reinforces Policy 15 with regard to individual and small scale housing in the Green Belt. This policy sets out additional nuanced and supportive criteria in respect of small scale development, specifically a) where the dwelling is justified by the needs of an operational farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years; b) where the dwelling is an ancillary part of a development that would bring significant economic benefits to Inverclyde; c) demolition and replacement of a habitable dwelling which cannot be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling; d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building. A proposal could be supported if any of these criteria apply but, again, none of them are applicable.

With regard to Policy 18 of the proposed LDP, whilst the applicant does make reference to the site being brownfield, criterion (a) of the policy is quite specific in that it identifies a strong preference for appropriate brownfield sites within the identified settlement boundaries. The proposal therefore cannot be supported solely on the grounds that although it is a brownfield site it is not within one of the settlement boundaries recognised by the LDPs.

The remaining policies of both the adopted and proposed LDPs relate to matters that would be more appropriately addressed under a detailed application and assessment of the proposal against these policies is to an extent academic given that the proposal is not acceptable in principle with regard to the key Green Belt policies. In summary and for completeness however, Policy 1 of both LDPs requires all development to have regard to the six qualities of successful places but with reference to relevant PAANs. The relevant factors in this instance are being “Distinctive”, in reflecting local architecture and urban form (expanded to respecting landscape setting and character and urban form, and reflecting local vernacular/architecture and materials in the proposed LDP), all within the context of the design guidance in the adopted and draft PAANs; “Resource Efficient” in making use of previously developed land (but in the above policy context) and incorporating low and zero carbon energy-generating equipment; being “Easy to Move Around” with regard to good path links to the wider network, public transport nodes and neighbouring developments; and being “safe and Pleasant” in avoiding conflict with adjacent uses by adverse impacts that may be created, most notably by noise, invasion of privacy or overshadowing, and minimizing the impact of traffic and parking on the streetscene.

In this regard, it is possible that a dwelling may be appropriately designed in accordance with the Planning Application Advice Note Supplementary Guidance. With respect to the PAAN2s, this would be the plot size, proportion of built ground to garden ground, the distance of the building to garden boundaries (these criteria also applying to the PAAN3s) and use of facing materials could all reflect the locality. Window positions could be established which would not cause any privacy conflicts, and adequate parking provision could be made. The proposed dwelling position may not reflect the established front building line but the existing high front boundary treatment ameliorates the potential wider visual impact. The PAANs’ guidance on low and zero carbon energy-generating equipment being incorporated into the design and being secured by condition (also addressing Policy 6 in both LDPs), the avoidance of conflict through noise, invasion of privacy or overshadowing by design and positioning, and parking being accommodated within the site could all be addressed in a detailed application. The site does, however, have no dedicated pedestrian connectivity to paths in the wider network, public transport nodes and neighbouring developments. The proposal therefore does not satisfactorily address the connectivity requirements of adopted LDP Policy 10 or the equivalent Policy 11 of the proposed LDP. Conversely the requirements of Policy 11 of the adopted LDP and Policy 12 of the proposed LDP in respect of parking provision would probably be met given the size of the site.

Policy 8 of the adopted LDP and Policy 9 of the proposed LDP require that proposals be demonstrated to not be at risk of flooding; increase the level of flood risk elsewhere, or to reduce the water conveyancing and storage capacity of a functional flood plain. Policy 9 of the adopted LDP and Policy 10 of the proposed LDP require that where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system or where such a connection is not feasible, a temporary wastewater drainage system can be supported if i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contribution, and ii) the design of, and maintenance arrangements for the temporary system meets the requirements of SEPA, Scottish Water and Inverclyde Council as appropriate. It is also the case that private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively. Dougliehill Reservoir remains nearby and map based information suggests a watercourse may be culverted through the site. It would therefore be appropriate that consideration would require to be given to any implications of new building works on drainage in this instance. The applicant, however, has indicated that the proposal will not require a new or altered water supply or drainage arrangements and gives no information on flooding issues, only stating that a flood risk assessment was prepared at the time of the construction of the Valley View Farm dwelling. In light of the fact that the applicant rests on drainage information submitted with a much earlier application, it is not possible to conclude that the proposal addresses the requirements of Policies 8 of the adopted LDP and 9 of the proposed LDP as a different type of construction would be taking place on a different part of the original development site. Policies 9 of the adopted LDP and 10 of the proposed LDP may be addressed through liaison with the appropriate water infrastructure utilities.

Finally, assessment of the landscape impact of the proposal under Policy 34 of the proposed LDP would be more appropriately carried out under a detailed application rather than a planning permission in principle application. The previously noted high boundary treatment along the front of the property would help reduce landscape impact.

Overall, therefore and based on the information provided by the applicant I conclude that the proposal is contrary to the adopted and proposed LDPs. It remains to be considered if there are any other material considerations which suggest that planning permission should be granted.

With regard to the SPP and in light of the assessment against the adopted and proposed LDPs, it is concluded that the proposed development is not in a sustainable location. This conclusion is reached on the basis of non-compliance with several of the criteria, specifically that it would not support town centre and regeneration priorities; would not support the delivery of accessible housing; would not support climate change mitigation and adaption including taking account of flood risk; and does not have regard for sustainable land use. All of the points raised in the consultation replies which have not been incorporated into the above assessment already could be addressed by conditions or advisory notes on a grant of planning permission.

With regard to the objection, the concern which is directly relevant to the application relates to potential adverse impact on the existing business, most likely related to noise from an established use. Having considered the situation, it is the case that the objector's business is long established in the area and should positive consideration have been given to the proposal it is possible that the applicant would have been required to be put in place some measures which would help address the objector's concerns.

With regard to the points in support of the application which were raised by the applicant, whilst it is noted that the site has previously been developed and is therefore an unusual Green Belt location, this is only one factor to be taken into consideration. As noted above, the location of the site is unsustainable for further residential development. Whether or not the site has public utility value is not a relevant material consideration. The earlier planning permission for a building conversion at West Dougliehill Farm was in accord with planning policy on conversion of existing buildings. Whether or not it will result in the proposal leading to a small hamlet of dwellings on Dougliehill Road is not of relevance and not a point of justification for a new build dwelling. The reference to

the approval of residential development on ground west of Quarry Drive in Kilmacolm setting a precedent for the loss of Green Belt ground is irrelevant as this was a planned release of land being ratified through the development plan process for the proposed LDP and was required to meet specific circumstances in reflect of housing land supply. It therefore does not set a precedent. There are no other material considerations which are applicable to this proposal.

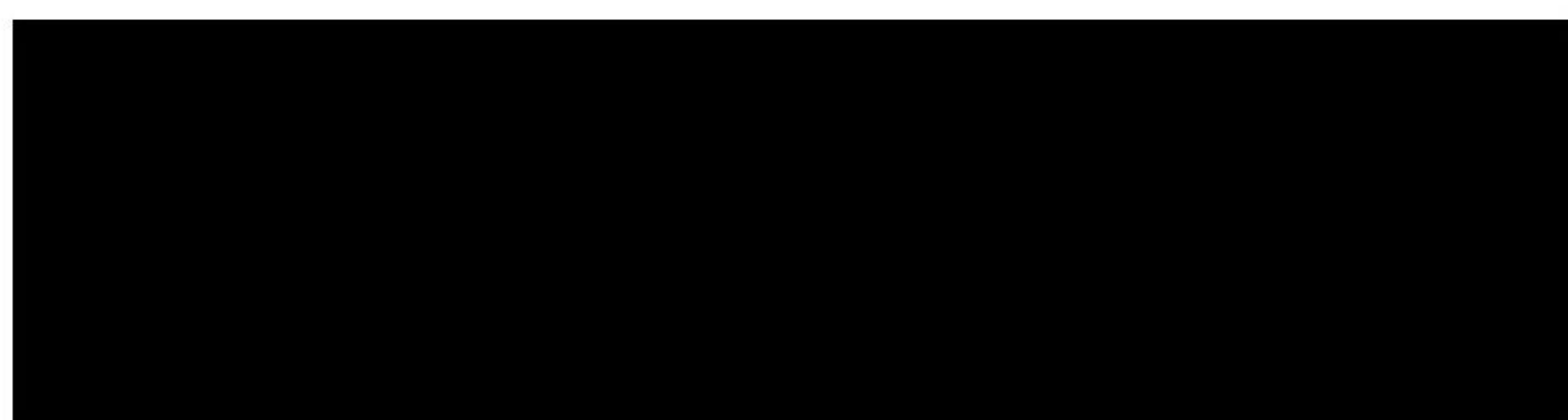
In conclusion, Section 25 of The Town and Country Planning (Scotland) Act 1997 (as amended) requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is concluded that the proposal is a departure from both the adopted and proposed Inverclyde Local Development Plans, is contrary to the SPP with regard to sustainable development principles, and that there are no other material considerations which suggest that planning permission should be granted. Planning permission should therefore be refused.

RECOMMENDATION

That the application be refused for the following reasons:

1. That as the proposal is for a detached dwellinghouse within the Green Belt which has not been justified under Policy 14 of the adopted 2019 Inverclyde Local Development Plan or Policies 15 and 19 of the proposed 2021 Inverclyde Local Development Plan, it is contrary to both the adopted 2019 Inverclyde Local Development Plan and proposed 2021 Inverclyde Local Development Plan respectively.
2. That as the proposal is for a detached dwellinghouse in a rural location with no safe and convenient links to the wider walking network it is unlikely to promote sustainable and active travel and is therefore contrary to Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan.
3. That as the applicant has not demonstrated that the proposal will not be at significant risk of flooding or increase the level of flood risk elsewhere it has not been justified under Policy 8 of the adopted 2019 Inverclyde Local Development Plan or Policy 9 of the proposed 2021 Inverclyde Local Development Plan.
4. That as the application site is not a brownfield site within an identified settlement boundary it cannot be justified against Policy 18 of the proposed 2021 Inverclyde Local Development Plan.
5. That as the proposal does not accord with the sustainable principles of Scottish Planning Policy (2014), specifically in that it would not support town centre and regeneration priorities; would not support the delivery of accessible housing; would not support climate change mitigation and adaption including taking account of flood risk; and does not have regard for sustainable land use, it does not therefore constitute sustainable development and is contrary to the Scottish Planning Policy.

Signed:



Case Officer: David Ashman



Mr Stuart W Jamieson
Interim Service Director
Environment and Economic Recovery

Document 6

Chief Planner's letter issued on the 20th September 2024

Dear colleagues

We are writing to update you on our work programme and priorities, and to clarify our expectations for a number of areas of planning practice.

Scottish Government priorities

It is crucial that planning does all that it can to make Scotland the most attractive part of the UK to invest. The planning system plays a key role in delivering the Scottish Government's priorities, including driving investment and the economy, delivering net zero and tackling the housing emergency. This year we will focus on actions to support these priorities, with wider activities paused or reprogrammed to subsequent years.

Since we published our consultation on 'Investing in Planning' in February, we have focused on identifying practical opportunities to improve the capacity and resources of the planning system. The summary of responses showed that there is a great deal of support for a range of actions that we can undertake. It is crucial that improvement is recognised as a shared responsibility, requiring effective partnership working and an understanding of the varying issues and circumstances that we are operating within.

This year's [Programme for Government](#) recognises the importance of planning and sets out our intentions to:

- ensure the planning system responds to the housing emergency. This includes supporting planning authorities to allocate a pipeline of land for new homes as local development plans come forward and promoting consistent monitoring of its delivery.
- working with other parts of the Scottish Government to improve the planning and consenting regimes for renewable energy generation. This includes improving the consistency and pace of consenting.
- establishing Scotland's first Planning Hub to build capacity and resilience and improve consistency. This will initially focus on hydrogen applications, but our intention is to extend this out to other development types, including housing and onshore wind

proposals. The Hub will be hosted within the Improvement Service and led by the National Planning Improvement Champion. We will put in place initial infrastructure and develop a case for the longer-term over the coming year.

- support early adopters of Masterplan Consent Areas to frontload consents and support investment, including where they will help to delivery national developments, Green Freeports, housing and green data centres.
- launch a planning apprenticeship programme to invest in new talent to create a pipeline of skilled planners. Learning from initiatives already developed by some local authorities, we are initially focusing on building our inhouse capacity for consenting. We intend to design and develop arrangements for this in partnership with education and professional stakeholders this year, with a view to launching a scheme early in the next financial year, subject to funding being confirmed.

Supporting housing delivery

In our last letter, we outlined the importance of planning responding to the housing emergency. The Minister met with representatives of small and medium sized enterprise (SME) housebuilders at a meeting recently convened by Homes for Scotland to discuss the challenges they are currently experiencing. We have also been involved in discussions seeking to prioritise those actions which could have the greatest impact in responding to the housing emergency in the short term.

Whilst we recognise that many of the issues raised are for local authorities in the first instance, we would like to work all parties involved to address some of the commonly reported issues raised by applicants as far as possible. We would therefore ask you to remind planning service teams of the legal tests for planning conditions, in particular the importance of ensuring that they are necessary in every case, and that due consideration is given to the economic viability of proposals as they are progressed.

SME experiences of the planning system suggest that there would be real benefit in making processes more predictable and consistent. We are therefore supporting Heads of Planning Scotland (HOPS) to take

forward and promote work on templates for conditions this financial year, as well as for Section 75 agreements which are often a source of significant delay for individual decisions. Beyond this, we have also asked HOPS to bring together and promote good practice in corporate working within local authorities to align regulatory services and better support delivery of new homes.

We recently discussed issues raised by SMEs with the Chief Executives of the key agencies. We intend to take forward some actions with this group which we expect to benefit SMEs and other developers. Further updates will be provided as this work firms up.

The work of the National Planning Improvement Champion (NPIC) is also playing an important role in identifying opportunities for improvement in the planning service which will benefit all applicants. We are grateful to planning authorities for their positive and constructive engagement with the roll out the new National Planning Improvement Framework and to the NPIC for his continued leadership.

Implementing National Planning Framework 4 (NPF4)

Policy 2: Climate mitigation and adaptation

We are in the process of preparing new Planning and Climate Change guidance. Informed by an Expert Advisory Group, the guidance will support implementation of NPF4 policy 2. It will aid the integration of climate considerations into development proposals, helping to avoid maladaptation, whilst supporting emissions reduction and increased resilience to climate risks.

To inform the guidance, we published [research findings](#) to identify relevant information sources, tools, methods and approaches that can be used to help demonstrate whether and how lifecycle greenhouse gas emissions of development proposals have been minimised.

Over the coming months we will continue to engage with key stakeholders to inform the final guidance, and ensure the overall approach is proportionate, practical and offers a meaningful contribution to supporting delivery of NPF4.

Policy 11: Energy

We recognise that there is some ongoing debate about the application of Policy 11(c) and on the role of community benefits alongside policy considerations on maximising economic impact. The Scottish Government is clear that community benefits are a well-established and integral part of onshore renewable energy developments in Scotland, supported by the Scottish Government's [Good Practice Principles](#). We are, however, clear that these are voluntary arrangements that sit independent of our planning and consenting systems, and NPF4 policy 11(c) does not alter this.

Following recent discussions with Heads of Planning Scotland and with the renewables sector, we will shortly convene a roundtable discussion, bringing together key stakeholders to collaborate on the ongoing application of this policy.

Policy 17 rural homes and policy 29 rural development

We continue to hear concerns from stakeholders about the implementation of the above policies. Whilst it is recognised that the character of, and pressures within, rural areas across Scotland varies significantly, we would like to remind planning authorities that their intent is essentially positive, to encourage economic activity and associated homes. It appears that in some cases wider policies, including on transport and local living are also being applied in a way that is particularly restrictive of rural development. However, these policies have been drafted to build in flexibility, see for example our published guidance on [local living and 20 minute neighbourhoods guidance](#) .

Policy 22: Flood risk and water management

We are aware that policy 22 has generated debate. We have brought together colleagues from across the Scottish Government, planning authorities, SEPA, and relevant professional bodies to discuss this, and we have also convened a discussion with developers. In the meantime, [SEPA has published new and updated guidance\[1\]](#) to support NPF4 delivery which has been developed with input from planning authorities, the Scottish Government and wider delivery

partners. SEPA continues to welcome comments on its guidance, and will update this further as practice continues to bed-in.

There has been debate specifically on the application of the appropriate allowance for climate change. The Scottish Government has commissioned a ClimateXChange ('CxC') research project 'Future climate in today's decisions'. This aims to support the use of future climate scenarios and hazards in today's decision-making and is expected to report in November. The Scottish Government and SEPA will review and update relevant guidance, as appropriate, in light of the findings.

Supplementary guidance – adoption before 31 March 2025

In the new local development plan system, supplementary guidance does not form part of the statutory development plan. [Transitional arrangements](#) provide a period until 31 March 2025 for the adoption of statutory supplementary guidance.

Planning authorities must send the Scottish Ministers a copy of any supplementary guidance they intend to adopt, and Ministers can direct modifications to them. There is a 28-day period for Ministers to consider proposed supplementary guidance, which can be extended. We are aware that a number of planning authorities intend to adopt further pieces of supplementary guidance before March 2025. Given the extendable 28-day period, and the need to allow time for authorities to adopt their supplementary guidance with any directed modifications, we would strongly encourage planning authorities to submit any supplementary guidance they wish to adopt before the cut off via the [DP Gateway](#) by early December 2024.

Infrastructure Levy for Scotland

On 3 June we published a [discussion paper on an Infrastructure Levy for Scotland](#). The paper is intended to support discussion and engagement until the end of September on options for how an Infrastructure Levy taken forward under powers in the Planning (Scotland) Act 2019 could operate in practice. We are keen to have an open and constructive discussion with practitioners from different sectors to help inform the policy development process, and have already benefitted from a number of helpful engagements. Subject to

these discussions, we intend to publish a public consultation on draft regulations in early 2025.

If you would like to arrange a discussion with the Scottish Government team or submit any comments on the discussion points, please contact Infrastructure.Levy@gov.scot.

Section 75 agreements and delays in the system

The time taken to prepare, negotiate and conclude legal agreements can slow down the process of granting planning applications, in some cases significantly. The annual planning application statistics published in July 2023 showed that applications which were subject to a legal agreement took an average of almost a year longer than applications without a legal agreement.

This is not a new issue. In 2016 the Scottish Government convened a short life working group with planning authorities to identify common issues which may lead to delays in negotiating and concluding Section 75 Agreements.

As a result we published [10 good practice points](#) in 2017 to help local authorities minimise delays. These points remain valid today.

Building on this, stakeholders have suggested developing a standard template for Section 75 agreements. Earlier this year, the Applicant Stakeholder Group, which reports to the High Level Group on Planning Performance, met with HOPS and SOLAR to discuss this and the approach taken by Aberdeenshire Council to establish a standard template, for which the council won a Scottish Planning Award and which was highlighted an example of good practice. Please find [a video explaining more](#).

We would strongly encourage authorities and applicants to consider the above highlighted good practice and seek to improve on current processes where possible. Ensuring that the process for preparing, negotiating and concluding legal agreements is more efficient should lead to benefits for both applicants and authorities. Investing time in working with key stakeholders to agree a standard template should not only save time and resource for planning authorities, but should

also result in greater certainty and shorter decision times for applicants.

Proportionality of assessments Short Life Working Group

The Scottish Government has established a short life working group which will explore how we can improve the proportionality of planning assessments. Stakeholders have raised concerns about inconsistency across authorities around information requirements, with varying requirements and level of detail within assessments creating a significant time and resource cost for both applicants and authorities alike.

We are aware that there has been good practice in this area, including the work by Heads of Planning Scotland to set out guidance on validation of applications. It is hoped the short life working group will identify and share this practice where it exists. Using feedback from practitioners, and adopting a light touch improvement approach, the group will identify any opportunities for improvement and recommended actions.

The group met for its initial scoping meeting in June to set out its intentions for the rest of the year. While economic investment, climate and housing are all Scottish Government priorities, the group's initial focus at the next meeting will be on housing as an area where an immediate impact could be made. The group intends to process map and workshop examples of applications in order to identify key issues and good practice.

Land for growing produce, community growing, and allotments

We have heard from some stakeholders who have found it challenging to identify how proposals for community growing relate to the planning system.

The Scottish Government is supportive of community growing and allotments. NPF4 policy 20(b) supports growing spaces in principle, and policy 23(a) also encourages developments that will have positive effects on health, noting that this could include proposals with opportunities for exercise, community food growing or allotments. Community growing is also noted as a potential contributor to local

living and to the six qualities of successful places. The Central Scotland Green Network national development includes proposals for allotments or community food growing at scale (over 2 hectares).

Wider Scottish Government policies and legislation also support community food growing, including its local food strategy '[Local Food for Everyone](#)' (January 2024) and part 9 of the Community Empowerment Act.

Section 26(2)(e) of the Town and Country Planning (Scotland) Act 1997 sets out that land for the purposes of agriculture or forestry does not constitute development, and the Scottish Government considers that use of land for allotments can be viewed as agriculture. In practice it is for planning authorities to determine whether permission is required.

Where the focus is on using the land for growing and there is no associated development, it is not expected that planning permission will be required. However, associated development such as access roads and sheds on allotments are likely to need permission. Planning fees will be applicable in such circumstances. This varies depending on the area covered by the development. Planning authorities can waive and reduce fees, in line with their published charter setting out the circumstances where this would be the case. Charters must include, but are not limited to, applications which are primarily contributing to a 'not for profit' or social enterprise, and applications which the planning authority considers likely to contribute to improving the health of residents.

We trust this letter is of assistance. Thank you for your support and collaboration to date – we look forward to continuing to work with you in the coming months.

Yours faithfully

Fiona Simpson, Chief Planner

Ivan McKee MSP, Minister for Public Finance

[1] see “Standing Advice for Planning Authorities”; “Flood Risk and Land Use Vulnerability Guidance”; and the SEPA Position Statement on Development Protected by Formal Flood Protection Schemes”

Contact

Email: Chief.Planner@gov.scot

Document 7

Flood Risk Assessment



**RISK ASSESSMENT - FLOODING RISK DOUGLIEHILL OLD FILTER STATION
SITE.**

DESCRIPTION OF SITE

The site lies to the north of Dougliehill Road in the hillside above Port Glasgow and overlooking the River Clyde .

It was previously owned by Scottish Water and operated by them as the Filter Station below the old Dougliehill Reservoir . This is on the opposite side of Dougliehill Road, some two hundred metres away and 20 / 30 metres higher up the hillside .

The Filter Station was closed and demolished some years ago and the supply from the reservoir disconnected . The site has lain empty since then . Some small trees have been planted along the inside of the site at the back of the road to provide a future screen . These are under a metre high at present .

To one side of the site is the circular water storage tank operated by Scottish water to supply the local area . This site is securely fenced off and is visited on a daily basis by Scottish water personnel .

On the other side of the site is a fairly recently constructed private dwelling house . At the side of the house the owner has just recently constructed a large dog kennel following the granting of planning permission by the authorities .

This building is on a slightly lower level than the proposed development for this site .

To the front of the site is the lower hillside above Port Glasgow and at the rear of the site is Dougliehill Road from which is the entrance to the Scottish Water premises and this site .

The ground within this site is on a small ridge sloping up from Dougliehill Road .

The area on which the proposed chicken farm will be built is on the crown of the ridge with the dwelling house partly on the crown and partly on the down slope which faces towards the River Clyde .

The entrance side of the site - off Dougliehill Road , slopes back down at the centre of the site towards the Road at a point opposite the entrance to the culvert from the stream from the reservoir .

At this point the road forms a distinctive hollow which does gather water following heavy rain . This drains off naturally on both sides of the road - into the culvert on one side and into the ditch within the boundary of the proposed development site on the other side . It does not reach any great depth .

Because of the depth of the hollow the water is contained within the locality and has never threatened the proposed development site which is significantly above the level of the hollow .

OLD DOUGLIEHILL RESERVOIR

The old reservoir is contained within a natural ponded area on the hillside on the opposite side of Dougliehill Road from the proposed development site .

It is 20/30 metres higher up the hill than the site with the road in a hollow between the two sites .

There is no concrete / stone or brick constructed sides to the reservoir . It is contained

within the natural hollow in the hillside with the earth banking on the lower side raised and widened to provide a strengthened perimeter at this side .

The reservoir is filled by the run-off from the hills and has a spillway formed on the lower corner which releases excess water from the reservoir when it is full .

This overflow runs into a stream in the V formed between the fields and trickles down to the culvert opening which pipes it under the Douglichill Road and through under the hill on the opposite side of the road on which the development is proposed .

The exit from the culvert is below the proposed development and lower down the hill overlooking the River Clyde .

The reservoir was sold off by Scottish Water about three years ago . It is now privately owned as a small loch .

The reservoir does not come under any Statutory Regulations requiring mandatory inspections . It does not contain a dam wall and the formation of the reservoir does not present a collapse risk which would release a tidal wave of water which could affect properties below it .

The present spillway is several feet below the level of the surrounding banks and operates as the relief valve when the reservoir is full . It releases a continuous flow of water into the stream / ditch below . This gradual flow down through the field can be coped with by the designed culvert which transfers it through under the opposite hillside to continue it's flow down the lower section of the hill .

The release of water from the reservoir does not provide / present a potential flood risk to the proposed development site .

Any local flooding caused by heavy rains in the past has been restricted to the dip in Douglichall Road between the reservoir and the old filter station site . It has been contained within this small area and has been dissipated naturally through the culvert or the side of road ditch .

The proposed development site has not been affected or put at risk .


CONCLUSIONS

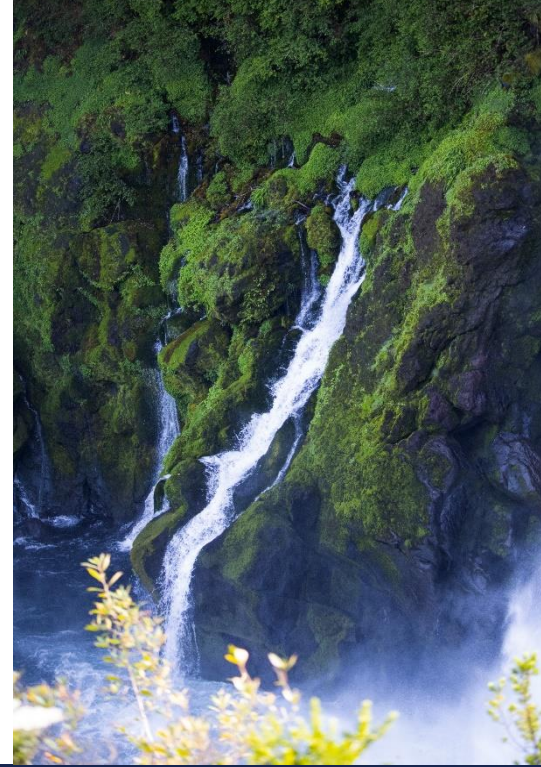
The position of the proposed development site on the crown of a small ridge removes it from the risk of damage by flooding .

The position of the old Douglichill Reservoir , though above the site , does not create a danger to the site . The construction of the reservoir does not present a disaster risk from possible collapse of the structure and the existence of the spill way ensures the constant controlled release of water from the area when the reservoir is full.

The dip in the Road outside the site provides a natural gather point for water after heavy rain which protects the site at these times .

There has been no history of flooding on the site during it's previous occupation by Scottish Water and its predecessor and there is no foreseeable future risk .


Daniel J Lavery F.C.I.I , F.I.O.S.H



Flood Risk Assessment AEG6527_PA14_Port Glasgow_01

Site Address: Land at Dougiehill Road
Port Glasgow
Inverclyde
PA14 5XF

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies

Document Issue Record

Project: Flood Risk Assessment

Prepared for: Trisha Crighton

Reference: AEG6527_PA14_Port Glasgow_01

Site Location: Land at Dougiehill Road, Port Glasgow, Inverclyde, PA14 5XF

Issue	Date	Author	Check	Auth.	Comments
1	26/11/2024	Desi Ksiazek	DS	DC	First issue
2	06/12/2024	Desi Ksiazek	DS		Revision A - Reflecting comments from a third-party check. Updates have been made in the following paragraphs: 3.2, 5.7, 5.12, 6.29, 6.6, 6.7 and 7.1.
3	06/01/2024	Desi Ksiazek	DS		Revision B - Amend the report to refer to Planning Permission in Principle, clarify dwelling plans as <i>indicative</i> to reflect planner's comments

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1. Introduction

- 1.1. Aegaea were commissioned by Trisha Crighton to undertake a Flood Risk Assessment (FRA) to facilitate an application for Planning Permission in Principle (PPP) for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Framework 4 (NPF4) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a Planning Permission in Principle and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is the land to the north of Dougiehill Road, Port Glasgow, Inverclyde, PA14 5XF (Figure 1). The proposed development is for the construction of a single residential dwelling.



Figure 1: Site Location. Base map: BING Aerial Imagery, © 2024 TomTom.

- 1.4. The site currently comprises of an existing single dwelling and associated parking / access space (Figure 2).



Figure 2: Site location. Drone Photo: Site walkover, 11/11/2024. Photo facing southwards.

- 1.5. An investigation into historical mapping datasets from The National Library of Scotland indicate that the site has previously been used as a filter station¹ associated with the Dougiehill Reservoir to the south.
- 1.6. Access to the site is to be provided via Dougiehill Road to the south. Figure 3 shows an indicative plan of the proposed development which is also available in Appendix A of this report.

¹ National Library of Scotland - <https://maps.nls.uk/view/188143467>



Figure 3: Indicative development proposal plan. Source: Nicholson McShane Architects. Plan Provided by the client.

- 1.7. Developments of such nature are classed as a 'Highly Vulnerable' use according to the Flood Risk and Land Use Vulnerability Guidance (2024)². The proposed development will therefore increase the land use vulnerability of the land on which the dwelling is to be built.

Topography

- 1.8. The general topography of the area has been obtained through LiDAR DTM with 0.5m horizontal resolution from Remote Scotland Sensing Portal³ and is available in Figure 4. The area around the site is shown to slope gently from south to north with elevation range between 171.5m AOD (Above Ordnance Datum) and 169.0m AOD. An area of depression is observed south of the site, where the levels range from 170m AOD to 170.5m AOD.

² SEPA - Flood Risk and Land use Vulnerability guidance, July 2024

<https://www.sepa.org.uk/environment/land/planning/guidance-and-advice-notes>

³ Remote Scotland Sensing portal - <https://remotesensingdata.gov.scot/data#/list>

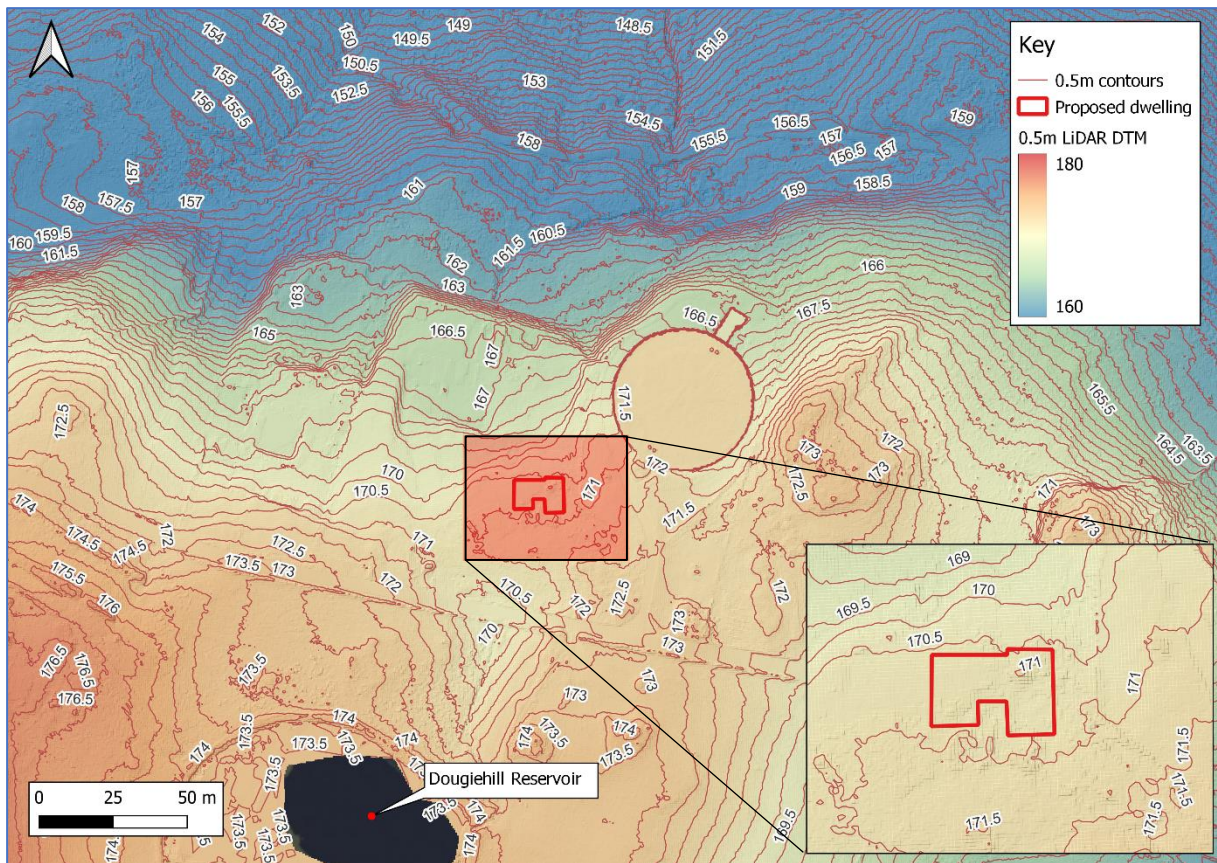


Figure 4: General topography of the area. Elevation data source: Remote Sensing Scotland Portal.

- 1.9. The development proposal plan, attached in Appendix A of this report, corresponds with the LiDAR levels provided in Figure 4 above and shows that the levels of the proposed dwelling range between 170.5m AOD and 171.0m AOD (Figure 5).

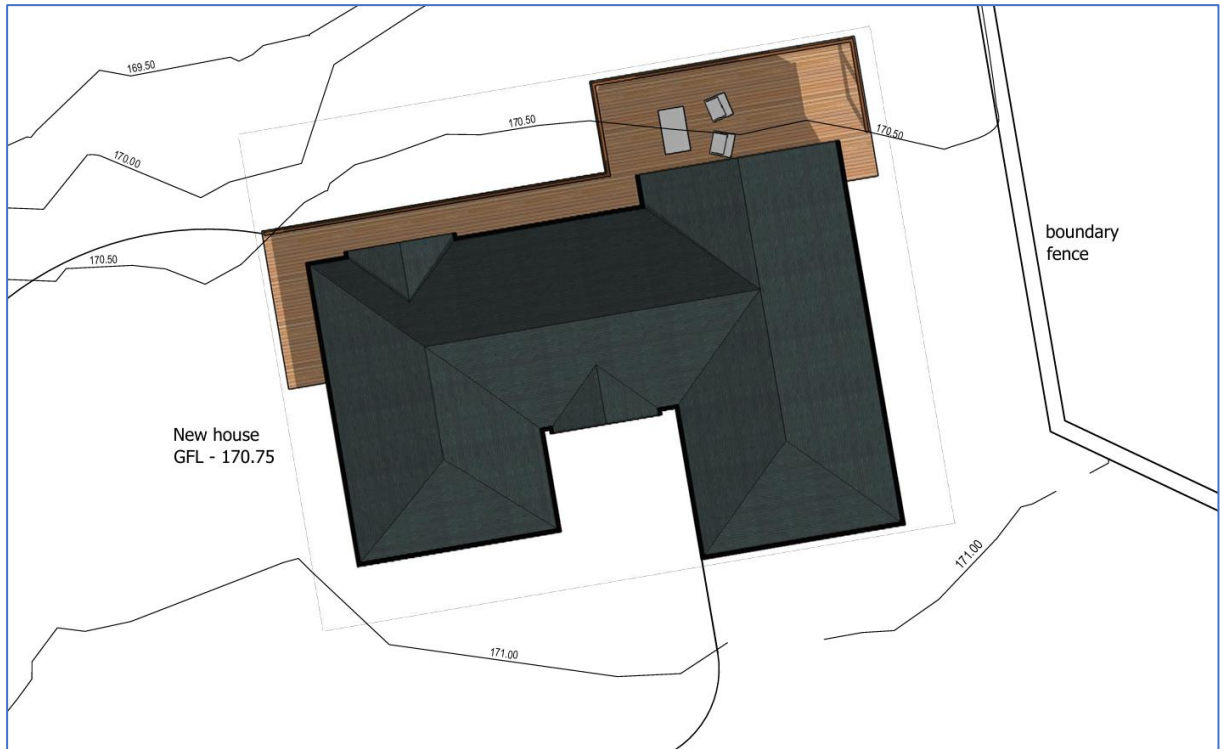


Figure 5: Levels of the proposed dwelling. Full drawing available in Appendix A of this report.

2. Regulatory Framework

National Planning Framework 4 (NPF4)

- 2.1. National Planning Framework 4 (NPF4)⁴ is the national spatial strategy for Scotland. It sets out the spatial principles, regional priorities, national developments and national planning policy.
- 2.2. Policy 22 (Flood Risk) – states that:

a) Development proposals at risk of flooding or in a flood risk area will only be supported if they are for:

- i. essential infrastructure where the location is required for operational reasons;*
- ii. water compatible uses;*
- iii. redevelopment of an existing building or site for an equal or less vulnerable use;*
- or.*
- iv. redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice.*

The protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk.

In such cases, it will be demonstrated by the applicant that:

- all risks of flooding are understood and addressed;*
- there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;*
- the development remains safe and operational during floods;*
- flood resistant and resilient materials and construction methods are used; and*

⁴ National Planning Framework 4: <https://www.gov.scot/publications/national-planning-framework-4/>

- future adaptations can be made to accommodate the effects of climate change.

Additionally, for development proposals meeting criteria part iv), where flood risk is managed at the site rather than avoided these will also require:

- the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and
- that the proposal does not create an island of development and that safe access/egress can be achieved.

b) Small scale extensions and alterations to existing buildings will only be supported where they will not significantly increase flood risk.

c) Development proposals will:

- i. not increase the risk of surface water flooding to others, or itself be at risk.
- ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;
- iii. seek to minimise the area of impermeable surface.

d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.

e) Development proposals which create, expand, or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.

SEPA Guidance

- 2.3. SEPA's Technical Flood Risk Guidance for Stakeholders⁵ details the requirements for undertaking flood risk assessments in relation to proposed developments. These requirements depend upon the complexity of the site, with more complex or high-risk sites requiring detailed assessments. In summary, FRAs must include the following:
1. Background site data, including suitable plans and/or photographs;
 2. Historic flood information;
 3. Description of methodologies used;
 4. Identification of relevant flood sources;
 5. In case of river flooding: assessment of river flows, flood levels, depths, extents, displaced flood storage volumes, etc.;
 6. Assessment of culverts, sewers or other structures affecting flood risk;
 7. Consideration of climate change impacts;
 8. Details of required flood mitigation measures; and
 9. Conclusions on flood risk related to relevant national and local policies.
- 2.4. SEPA also provide Flood Risk and Land Use Vulnerability Guidance¹, which gives further guidance to Policy 22 of NPF4, with regards to vulnerability of a land use or development in a flooding context.

⁵ SEPA - Technical Flood Risk Guidance for Stakeholders SS-NFR-P-002 (May 2019)

Local Development Plan

- 2.5. Policy 9 (Managing Flood Risk) from Inverclyde Council's latest Proposed Local Development plan (2021)⁶ states that:

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);*
- b) increase the level of flood risk elsewhere; and*
- c) reduce the water conveyance and storage capacity of a functional flood plain.*

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

- 2.6. It is important to note that a new local development plan is currently being prepared by Inverclyde Council, with drafting set to commence in 2024. The new Local Development Plan is likely to refer to National Planning Framework 4, in lieu of the Scottish Planning Policy, and the Local Flood Risk Management Plan 2022 – 2028 for Clyde and Loch Lomond Local Plan District, in lieu of the Clyde and Loch Lomond Local Flood Risk Management Plan 2016⁷.
- 2.7. This flood risk assessment will therefore consider and refer to the updated versions of the policies stated in the above paragraph.

⁶<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp-review>

⁷ <https://www.west-dunbarton.gov.uk/media/ewmdtdtz/local-flood-risk-management-plan-2022-2028.pdf>

Supplementary guidance

- 2.8. Inverclyde Council have a supplementary guidance⁸ on the completion of Flood Risk assessments for proposed developments. Key guidance points from Section 4 of the state the following:

4.1 Flood Risk Assessment Requirement

4.1.1 Flood Risk Assessments (FRAs) are required for all applications where there is likely to be a risk of flooding from either coastal, fluvial (watercourse), pluvial (surface water), groundwater, or other sources of flooding. An FRA is required in instances where the site has one or more of the following:

- The online SEPA Flood Maps identify flooding at, or nearby, the site from any source.*
- Historic flooding has been recorded in the area.*
- The proposed development is close to a watercourse, drainage ditch, or water body that poses a potential flood risk (within 50m)*
- The development comprises of more than 5 dwellings*
- Industrial or commercial developments greater than 250m²*

4.1.2 The Flood Risk Assessment should make a reasoned evaluation of the potential flood risk from all sources of flooding, including coastal, fluvial, pluvial, groundwater, sewer inundation, or infrastructure failure such as canal, reservoir or flood protection structures.

4.1.3 Assessment of the pluvial flood risk (flooding from rainfall flowing overland) should feed into the SWMP – guidance for which is presented in Section 5.

4.1.4 IC Roads Dept. requires that a development site is not at risk of flooding from a 1:200-year return period storm event (including an allowance for climate change).

⁸<https://www.inverclyde.gov.uk/assets/attach/17040/Flood-Risk-Assessment-and-Surface-Water-Management-Assessment-March-2024.pdf>

Developments classified as Civil Infrastructure and most vulnerable under SEPA Flood Risk and Land Use Vulnerability Guidance (SEPA, 2018) must demonstrate that they are not at flood risk during a 1:1000-year return period storm event (including an allowance for climate change).

4.3 Finished Floor Levels and Freeboard

4.3.1 IC Roads Dept. require a minimum freeboard of 600mm above the peak flood level.

4.3.2 Where applicable a freeboard assessment may be undertaken to demonstrate that a lower freeboard is acceptable using an applicable method. IC Roads Dept. will not however accept a freeboard of less than 300mm.

4.3.3 Minor extensions to existing properties defended by a flood prevention scheme will be allowed to retain the same finished floor level as the rest of the property.

4.3.4 New developments located behind a flood defence scheme must have their finished floor level at or above the peak flood level (including an allowance for climate change) with the required freeboard duly considered.

4.3.5 Properties which do not achieve the minimum required finished floor level to minimise flood risk must be flood resilient. This may mean the use of flood resistant and flood resilient building techniques and products in the design.

Access and Egress

4.4.1 The FRA must demonstrate that safe and flood-free access and egress to the site can be maintained during the design flood event.

4.4.2 A safe, dry, access and egress route for pedestrians should be clearly marked on the relevant application drawings.

3. Consultation and Review

- 3.1. Aegaea have approached Inverclyde Council regarding any flood history records or flood modelling data they may hold for the site. At the time of writing this report a response from the Council has not yet been received.
- 3.2. The landowners of the site have confirmed that they have not experienced any issues of flooding which might be related to the culvert or any other source of flooding.

4. History of Flooding

- 4.1. SEPA's Flood Risk Management Plans directory identify the site as being part of the Potentially Vulnerable Area (PVA) 02/11/08⁹, which is part of Clyde and Loch Lomond Local Plan District, with surface water accounting for 50% of all annual average damages caused by flood sources, followed by fluvial flooding (30%) and coastal flooding (20%).
- 4.2. An interaction between surface water flooding and flooding from rivers is not uncommon for this PVA and tends to occur where a watercourse has been culverted and the culvert capacity has been exceeded⁹.
- 4.3. Port Glasgow has been indicated as one of the areas within the PVA most impacted by flooding (updated PVA reference 02/11/21)¹⁰.
- 4.4. Flooding history records for Port Glasgow date back to the 19th century, where predominantly surface water flooding events have been recorded. Coastal flooding affected port Glasgow in 1930, 1974 and 2014.
- 4.5. No flooding events for the site or the surrounding area have been made publicly available.

⁹ SEPA Flood Risk Management Plans

https://www2.sepa.org.uk/frmstrategies/pdf/pva/PVA_11_08_Full.pdf

¹⁰ Clyde and Loch Lomond Local Plan District - <https://www.glasgow.gov.uk/article/1561/Clyde-and-Loch-Lomond-Local-Plan-District>

5. Hydrological context

- 5.1. A site walkover has been undertaken on 11/11/2024, with the aim to get a better understanding of the hydrological environment around the site.
- 5.2. This includes examining potential flow pathways should the inlet of the culvert at Dougiehill Road to the south of the development become partially / fully blocked.
- 5.3. The hydrological environment for the area around the site is shown in Figure 6.

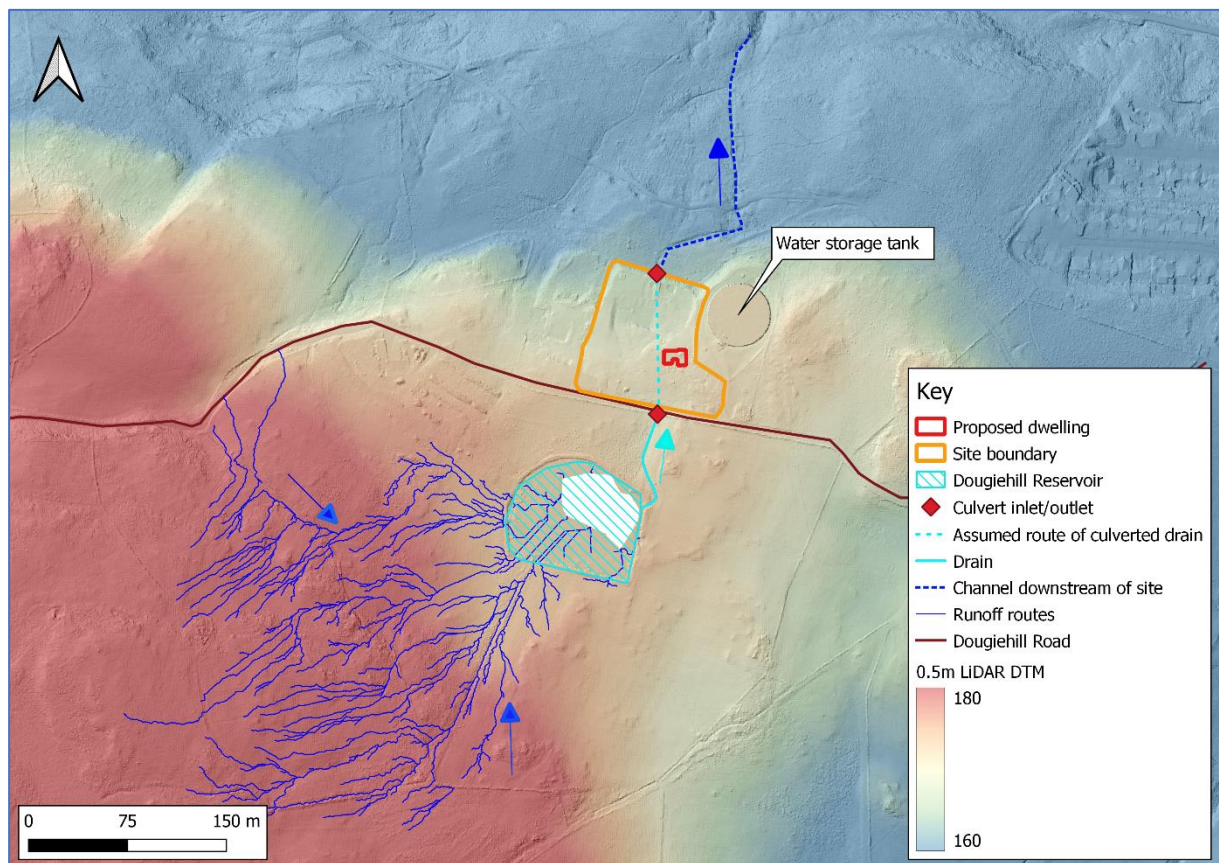


Figure 6: Hydrological environment. Site Location. Base map: BING Aerial Imagery, © 2024 TomTom.

- 5.4. Dougiehill Reservoir is the nearest water body to the site (Figure 7).
- 5.5. It is located approximately 110m south of the proposed development. Elevation data, obtained from the LiDAR DTM data (Figure 6) show that the location of Dougiehill Reservoir is fed by runoff from the nearby hills south and west of the reservoir. A walkover of the area around the reservoir did not identify any noticeable open channels or drains discharging into the reservoir (Figure 8).



Figure 7: A view of Dougiehill reservoir from the north-east. Image taken during a site walkover on 11.11.2024.



Figure 8: A view of Dougiehill Reservoir from the south. Image taken during site walkover on 11/11/2024.

- 5.6. A spillway has been identified at the north-eastern corner of the reservoir, as shown in Figure 6 and Figure 9. It flows as an open channel drain in a northerly direction until it reaches a culvert under Dougiehill Road, located approximately 40m south of the site.
- 5.7. The culvert inlet has a PVC pipe with a measured diameter of 300mm, and a trash screen to prevent the build-up of debris. It is understood from communication with the client that the owner of the land south of the site is responsible for the maintenance of the culvert inlet. The inlet of the culvert is shown in Figure 10 and Figure 11.



Figure 9: Dougiehill Reservoir Spillway. View from north. Image taken during site walkover on 11/11/2024.



Figure 10: Culvert inlet. Source - site walkover carried out on 11/11/2024.



Figure 11: Culvert inlet, viewed from the left bank of the channel. Photograph taken during site walkover carried out on 11/11/2024.

- 5.8. The drain has been culverted beneath both Dougiehill Road and the site for approximately 105m. In the absence of surveyed culvert data, a straight line of the pipe under Dougiehill Road and the site has been adopted for this Flood Risk Assessment as shown in Figure 6.
- 5.9. In accordance with Building Standards technical handbook 2024¹¹ – “Every building must not be constructed over an existing drain (including field drain) that is to remain active.” Therefore, it is highly recommended that this culvert is surveyed at the earliest opportunity to confirm the route and condition of the asset, prior to any construction works on site.
- 5.10. For the purposes of this study, the pipe is understood to route approximately 5m west of the proposed dwelling as shown in Figure 6. The route of the culvert may be partially confirmed from historical maps, obtained from the National Library of Scotland¹² as shown in Figure 12,

¹¹ Building Standards Technical Notebook - <https://www.gov.scot/publications/building-standards-technical-handbook-april-2024-domestic/>

¹² National Library of Scotland - <https://maps.nls.uk/view/75661611>

which indicates the historical route of the drain through the site when it was used as a filter station.

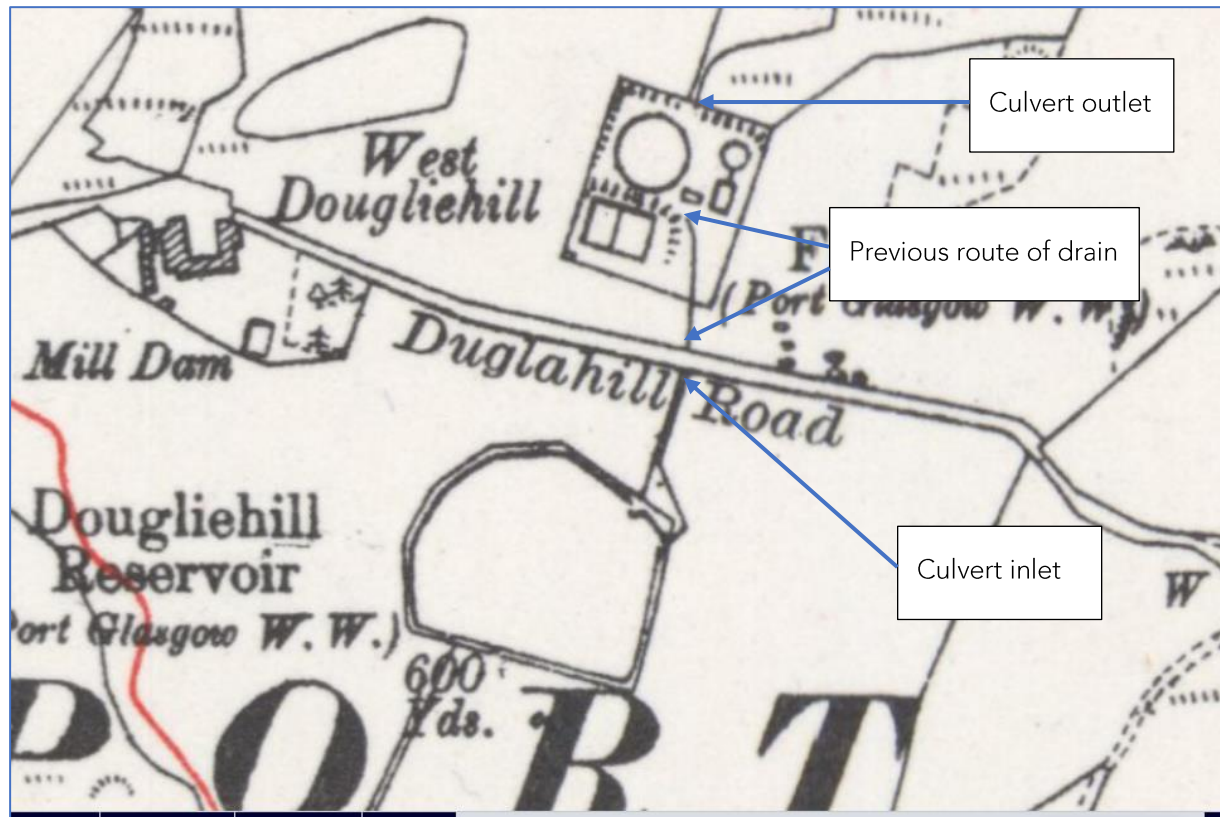


Figure 12: Route of spillway and drain from Douglass Hill Reservoir. Map - national Library of Scotland. Probable year of publication - 1947.

- 5.11. The culvert outlet is located approximately 60m south of the proposed dwelling (Figure 6 and Figure 13). The drain continues to flow northwards through Birkmyre Park mostly as an open channel. It is culverted as it approaches the town of Port Glasgow and it is assumed to discharge at the coastal area of the Firth of Clyde, approximately 1km north of the site.



Figure 13: Culvert outlet. Photos - site walkover carried out on 11/11/2024.

- 5.12. A water storage tank operated by Scottish Water is present approximately 40m north-east and downstream of the site, as shown in Figure 6. Due to restricted access, the site walkover could not confirm the supply route to the storage tank.

6. Sources of Flood Risk

Fluvial

- 6.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.
- 6.2. SEPA's fluvial flood maps show that the proposed dwelling is outside of the extents of high (10% chance of flooding in any given year), medium (0.5% chance of flooding in any given year) and low (0.1% chance of flooding in any given year) fluvial flood risk.
- 6.3. The nearest extent of fluvial flooding on SEPA's flood maps is associated with Dougiehill Reservoir (Figure 14).

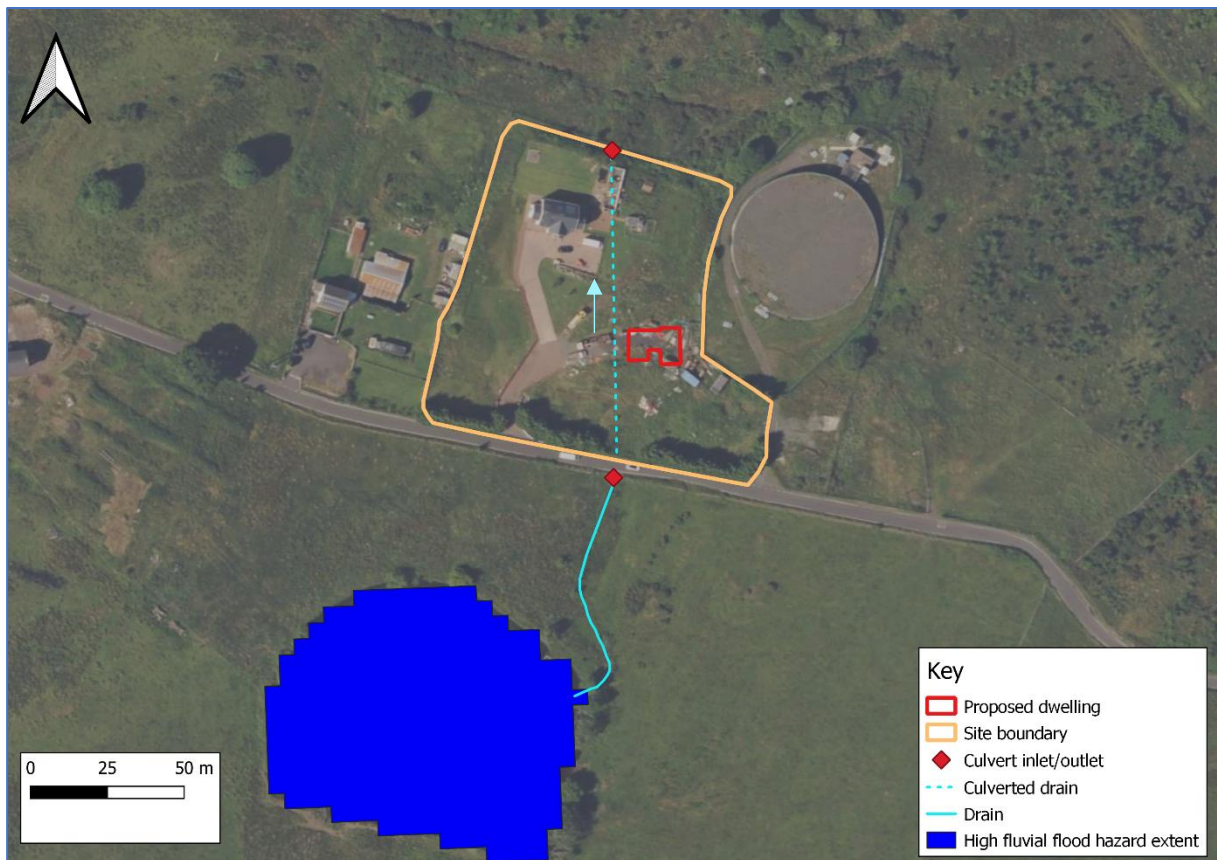


Figure 14: Fluvial flood hazard extent. Data Source: ©SEPA 2023 licenced under the Open Government Licence 3.0. Base Map data ©2024 Google.

- 6.4. It should be noted however that SEPA's fluvial flood mapping datasets only display fluvial flood extents for watercourses with catchment areas greater than 3.0km². For smaller watercourses, SEPA's pluvial extents can provide an indication of risk of fluvial flooding in some instances.
- 6.5. Following a review of the pluvial dataset, it is therefore more appropriate to assess the risk of fluvial flooding against the pluvial extents mapped in SEPA's datasets.
- 6.6. SEPA's pluvial flood risk maps show the proposed development to be close to an area of high (10% chance of occurrence in any given year), medium (0.5% chance of occurrence in any given year) and low (0.1% chance of occurrence in any given year) pluvial flood risk extent. SEPA's pluvial flood risk maps follow the same extent as SEPA's pluvial flood hazard extent map¹³, which is shown in Figure 15. The pluvial flood extents are observed to cover areas of depression, where the levels are lower than the surrounding area, as well as outline potential overland flow paths, which have been addressed in sections 6.7 and 6.8 below.

¹³ SEPA Environmental Data - <https://www.sepa.org.uk/environment/environmental-data/>

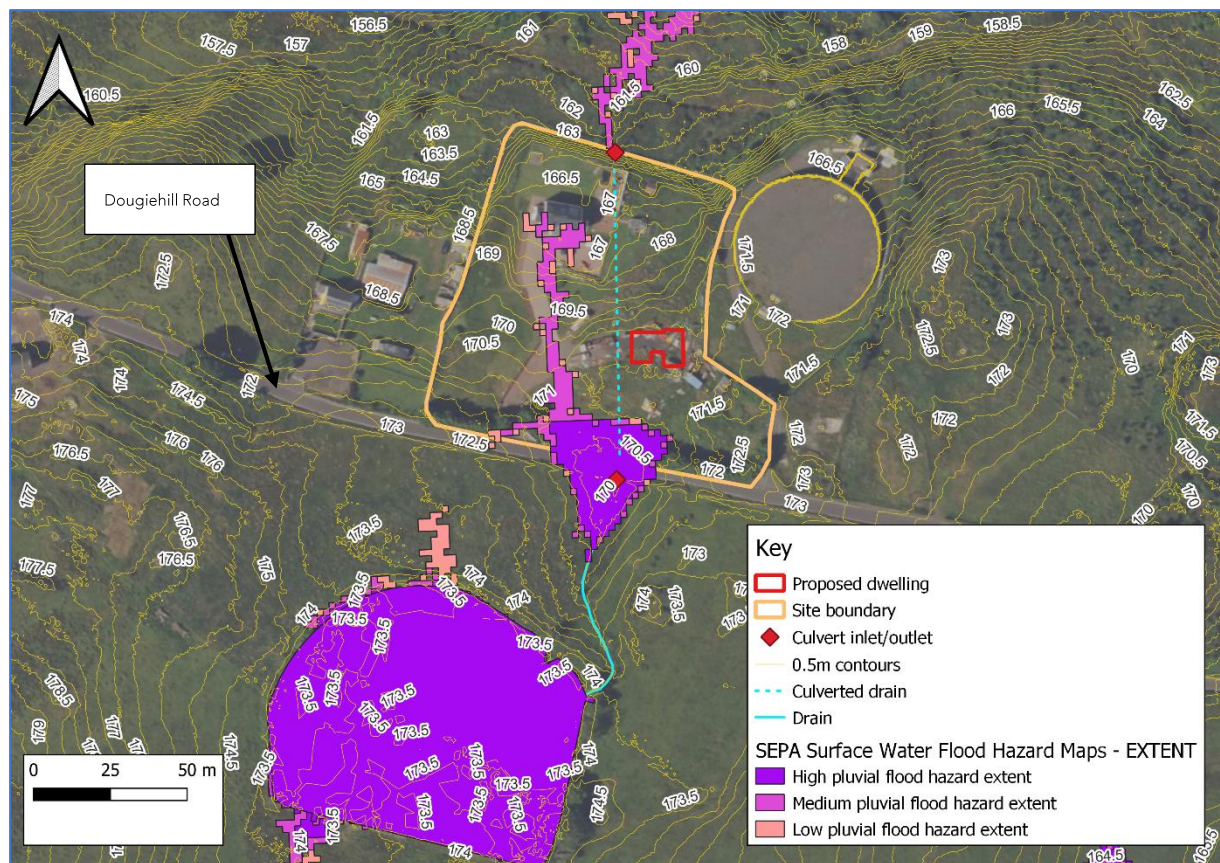


Figure 15: Pluvial hazard extent. Data Source: ©SEPA 2023 licenced under the Open Government Licence 3.0. Base map: BING Aerial Imagery, © 2024 TomTom.

- 6.7. The presence of the culvert is unlikely to have been considered when generating the pluvial flood risk extents on SEPA's flood maps. Culverts are only included in SEPA's fluvial flood extents if they are under 50m in length. For culverts 50m long and above, a full blockage scenario is represented¹⁴. Due to the size of the catchment, fluvial flood extents are not available for the spill way from Dougiehill reservoir. It is also likely that the culvert has not been represented. The pluvial flood risk extents therefore assume a full blockage scenario of the culvert inlet.

¹⁴ River flooding Summary – Methodology and mapping
https://www.sepa.org.uk/media/594527/river_summary_v3.pdf

- 6.8. Figure 16 shows the overland flow paths generated through utilizing LiDAR elevation data processing GIS tools with QGIS, to understand the overland flow pathways during an event of a full blockage of the culvert inlet south of the site.
- 6.9. Based on the elevation data, and the derived flow pathways, water is predicted to cross Dougiehill Road and route towards north-west of the overflow point of the culvert inlet, and away from the proposed dwelling.

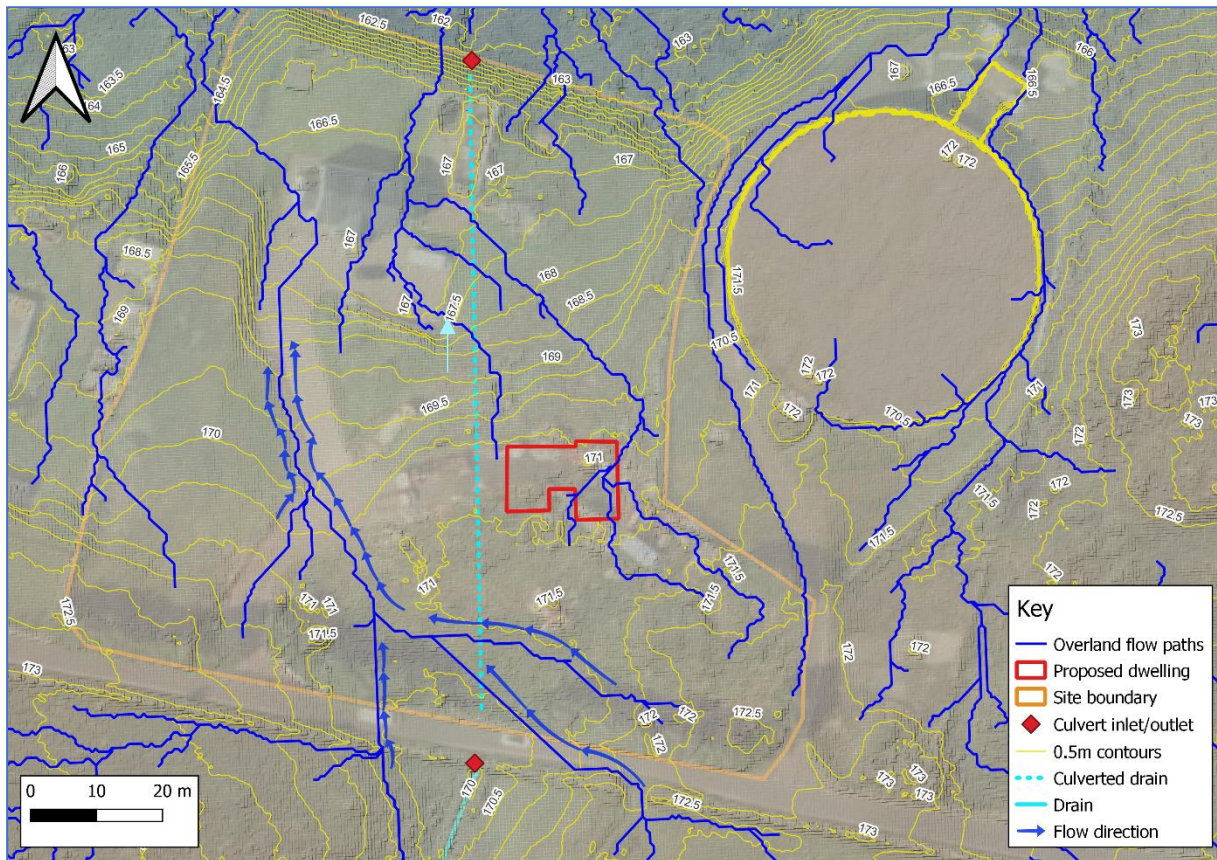


Figure 16: Overland flow paths. Base map: Aerial Imagery, © 2024 TomTom.

- 6.10. Since the dwelling is shown to be outside of any fluvial flood extents as per SEPA's flood maps, no information on any predicted fluvial flood depth ranges is available. Depth ranges have therefore been obtained from SEPA's pluvial flood hazard depth range data¹³ (Figure 17).
- 6.11. The depth of the predicted water level at Dougiehill Road is between 0.3 and 1.0m as per SEPA's surface water depth range maps. The surface water depth range nearest to the site is between 0.0m and 0.3m.

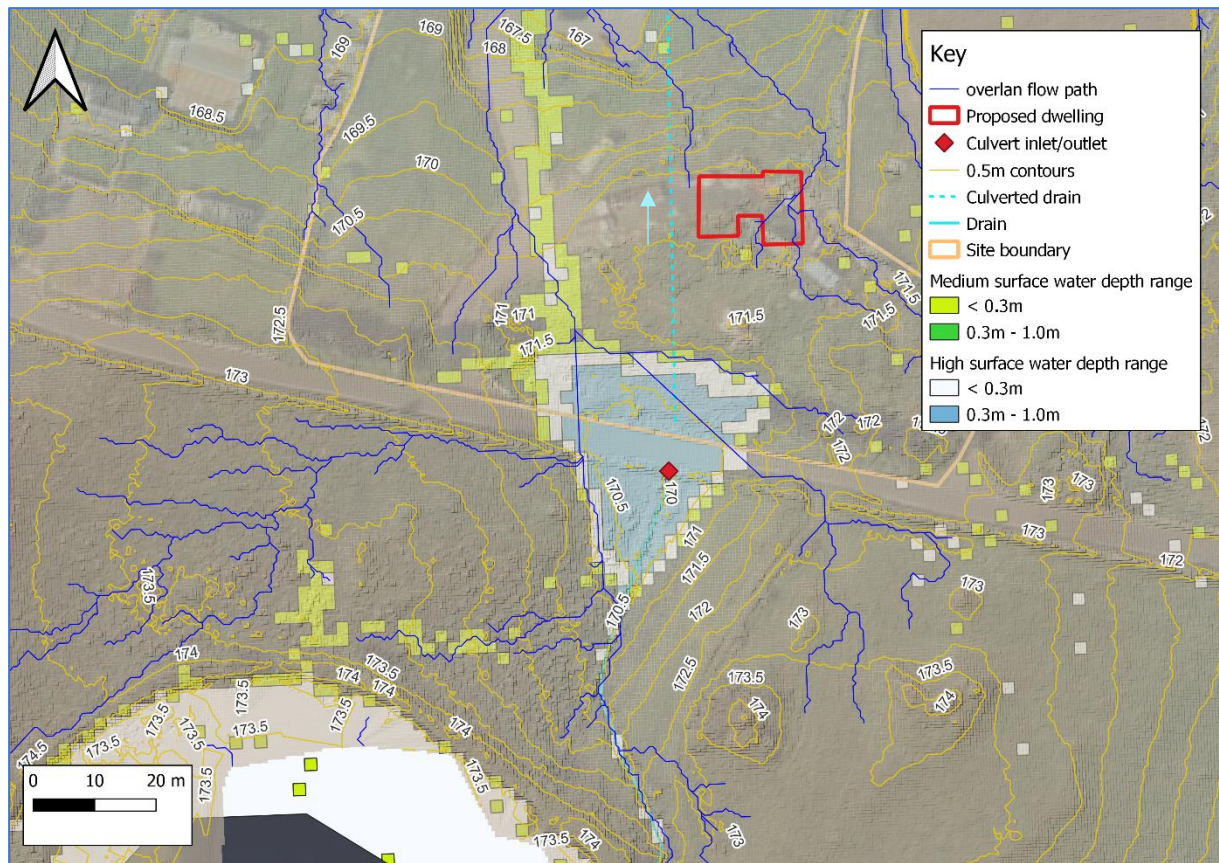


Figure 17: Surface water depth ranges. Data Source: ©SEPA 2023 licenced under the Open Government Licence 3.0. Base Map data ©2024 Google.

- 6.12. A depth of 0.3m has been conservatively estimated based on the closest medium likelihood surface water depth range extent, obtained from SEPA's environmental data portal¹³.
- 6.13. Four cross sections have been extracted from the available LiDAR DTM data in order to provide additional analysis with regards to potential flow pathways across the site.
- 6.14. All four cross sections have been drawn left to right, facing downstream, towards the north (Figure 18, Figure 19, Figure 20, Figure 21 and Figure 22).

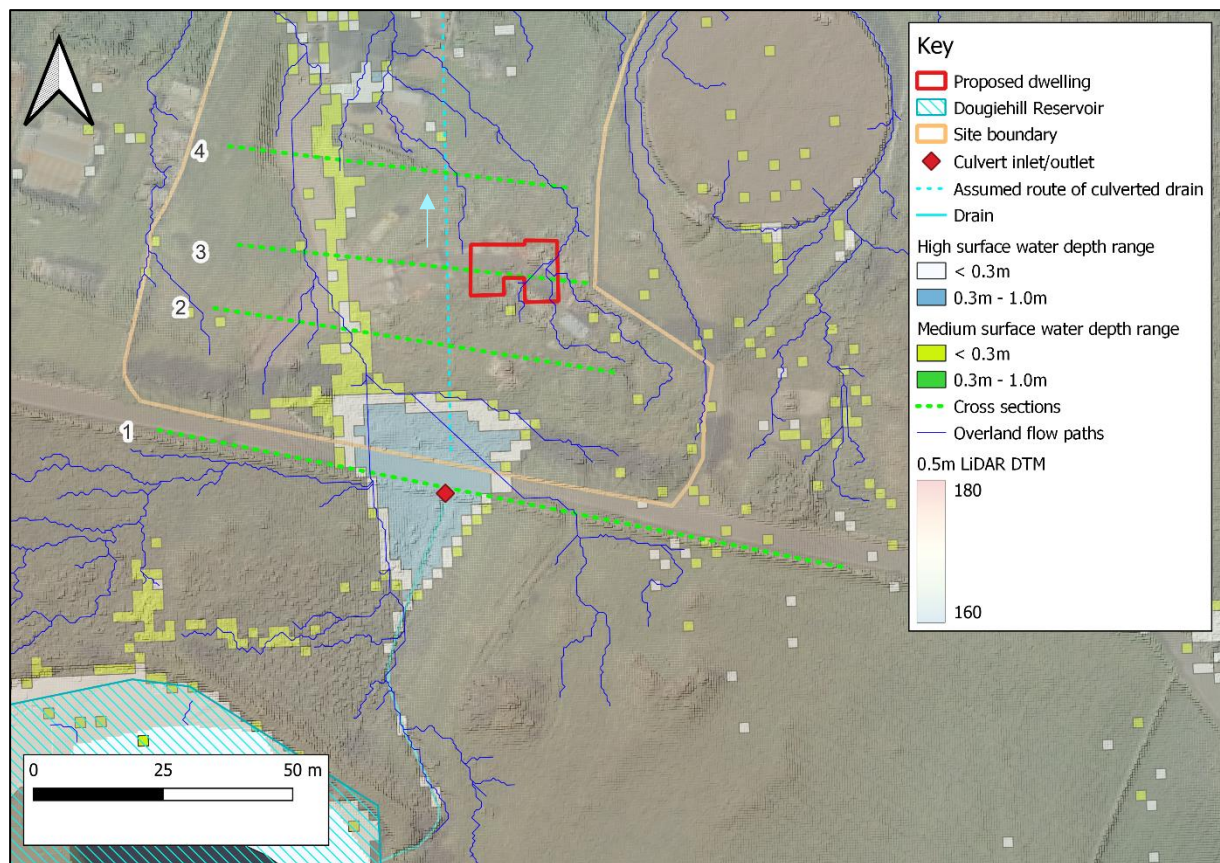


Figure 18: Cross sections generated through GIS and the available LiDAR DTM data. Base map: Aerial Imagery, © 2024 TomTom.

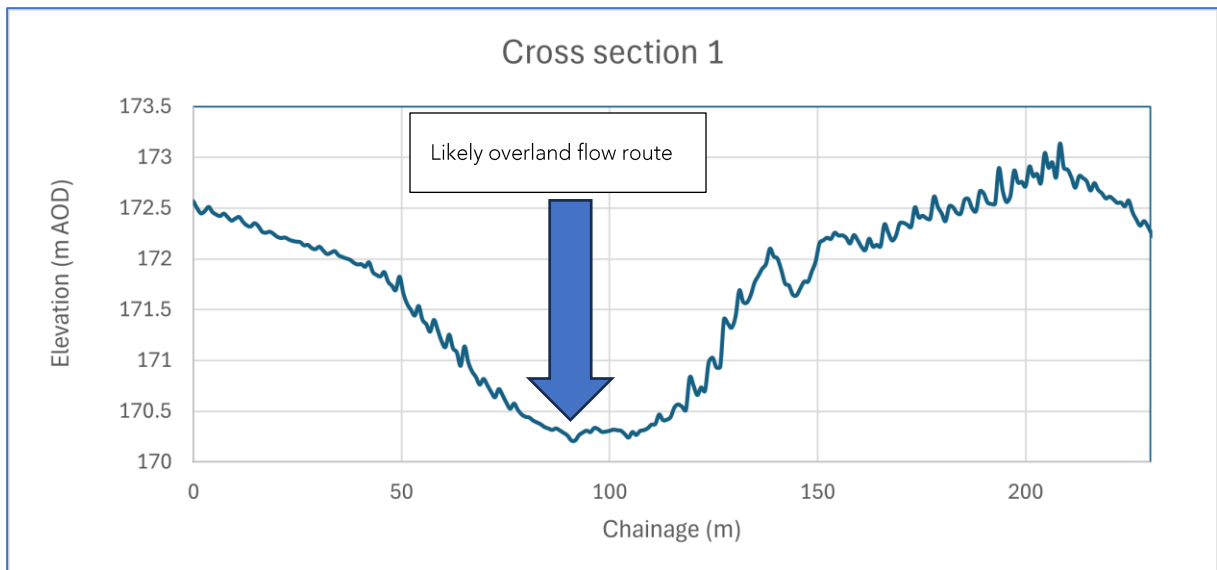


Figure 19: Cross section 1, showing the area of depression at Dougiehill road at the culvert inlet.

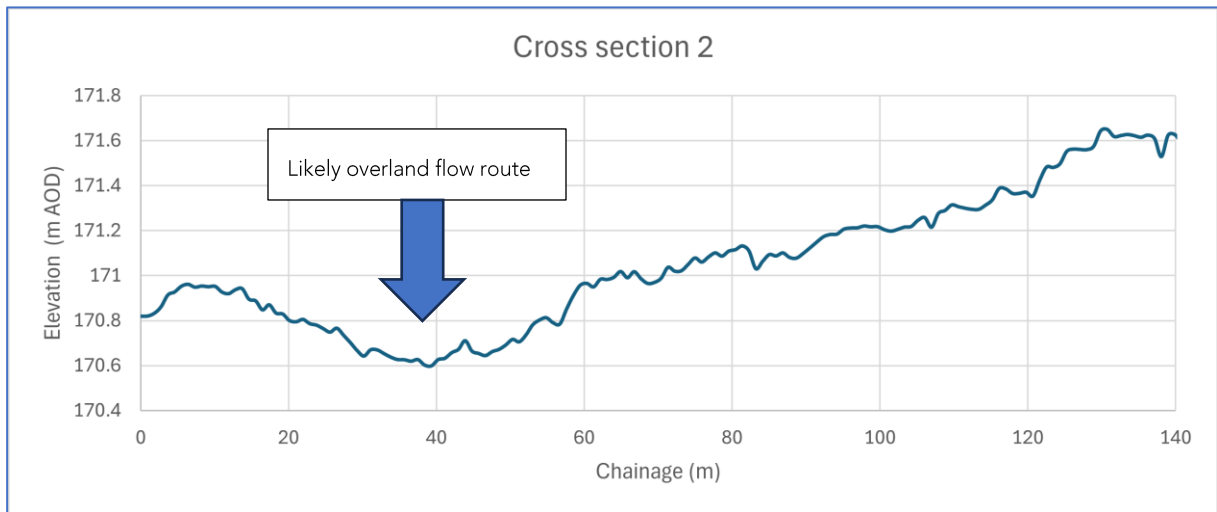


Figure 20: Cross section 2, showing the elevation profile upstream (south) of the proposed dwelling.

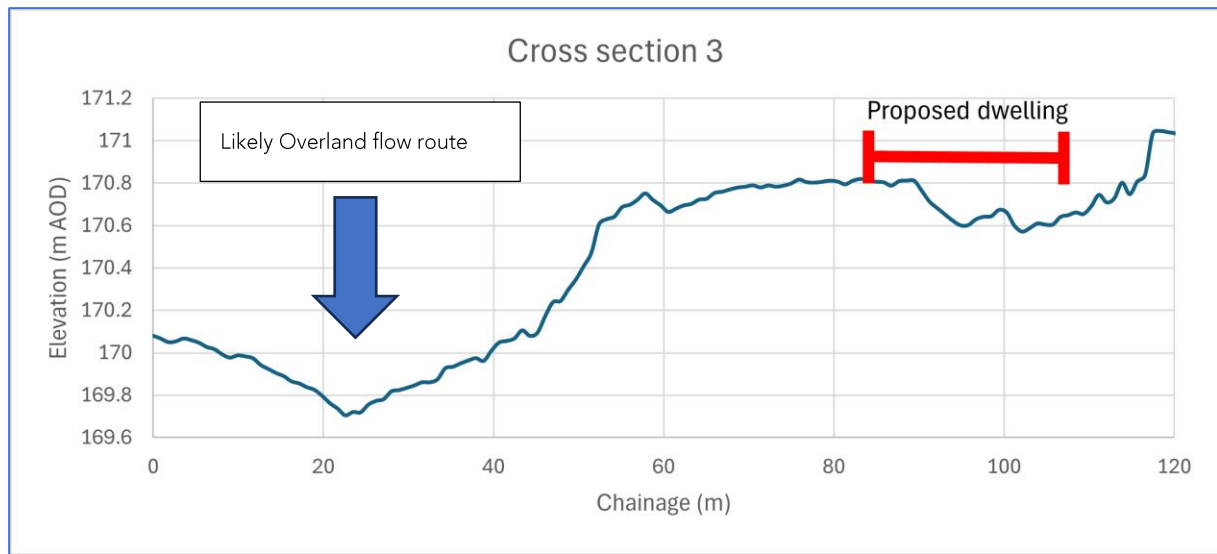


Figure 21: Cross section 3, showing the elevation of the site and the proposed dwelling in relation to the overland flow route.

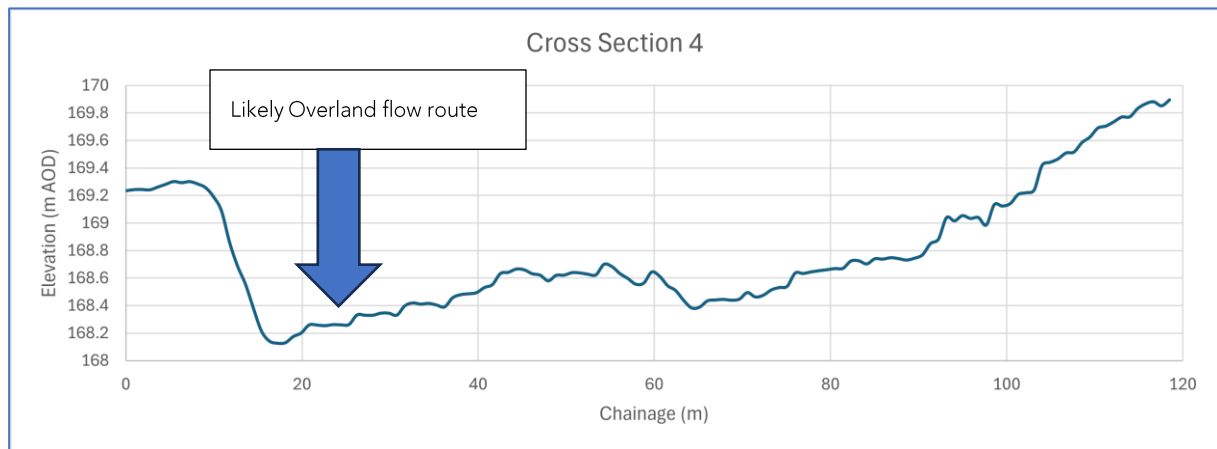


Figure 22: Cross section 4, showing the elevation profile downstream (north) of the proposed dwelling.

- 6.15. Cross section 3 shown in Figure 21 indicates that during a storm event when the culvert inlet is exceeded, the proposed dwelling is likely to remain outside of the expected overland flow pathway, and the dwelling is to be situated on ground circa 0.9m higher than the estimated overland flow route.
- 6.16. A predicted flood water depth of 170.2m AOD has been estimated, based on the levels at Cross Section 3 at the overland flow route location, the flood depth extents (Figure 18) and the 0.3m flood water depth presented in SEPA's pluvial flood risk dataset.
- 6.17. This is 0.6m below the level of the dwelling, as per the location plan in Appendix A and Cross section 3 from Figure 21.

- 6.18. Based on the above, the risk of fluvial flooding to the proposed dwelling is considered low. However, recommendations on finished floor levels are to be discussed in Section 7 of this report.

Pluvial

- 6.19. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.
- 6.20. As mentioned previously, the risk of flooding from pluvial sources shown on SEPA's flood maps (Figure 15) is likely associated with fluvial flooding from Dougiehill Reservoir spill way, due to limitations associated with SEPA's online mapping dataset.
- 6.21. A review of the topographical data shows no areas of depression within the boundaries of the proposed dwelling, where surface water could accumulate or pond, and there are no significant runoff pathways expected to impact the location of the proposed dwelling
- 6.22. Therefore, pluvial flood risk in isolation is considered low.

Coastal

- 6.23. The site is shown to be approximately 1.07km south of the nearest coastal body. The site is outside of any extents of coastal flooding, including the future coastal flood risk maps, which take into consideration climate change.
- 6.24. The risk of coastal flooding to the site is therefore considered very low.

Reservoirs

- 6.25. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.

- 6.26. Examination of SEPA's online reservoir flood map¹⁵ show the site to be located outside any extents of areas identified as being at risk from reservoir failure.
- 6.27. Dougiehill Reservoir is the nearest reservoir from the site. It has been confirmed through communication with the client that the reservoir is privately owned. As such, the reservoir does not fall under any statutory regulations for maintenance and inspections.
- 6.28. A review of the topography of the site and analysis of likely overland flow pathways presented in Figure 16 indicates that if an uncontrolled reservoir spill/breach is to occur from Dougiehill Reservoir, the water would flow towards the north-west, away from the proposed dwelling.
- 6.29. A water storage tank, which is currently managed by Scottish Water is located approximately 40m to the east and downstream of the proposed dwelling. A review of Scottish Water Redundant Assets Register from 2022 did not show any out of use assets in this location¹⁶. Therefore, this storage tank is likely regularly visited and inspected by Scottish Water personnel. In addition, Figure 16 shows that if an uncontrolled spill is to occur from this water storage tank, the water would flow northwards and follow the natural topography of the area.
- 6.30. Based on the above, the risk of flooding from reservoir sources is considered to be low.

Groundwater

- 6.31. Groundwater flooding occurs in areas where underlying geology is permeable, and water can rise within the strata sufficiently to breach the surface.
- 6.32. Examination of the British Geographical Survey's Geology Viewer¹⁷ shows the bedrock as Strathgryfe Lava Member - Basalt, macrophyric, which is an igneous bedrock. No superficial deposits are recorded in this location.

¹⁵ <https://map.sepa.org.uk/reservoirsfloodmap/Map.html>

¹⁶ **Scottish Water Redundant Assets, 2022** - <https://www.scottishwater.co.uk/-/media/ScottishWater/Document-Hub/Key-Publications/Freedom-of-Information/281022CommunityEmpowermentScottisWaterAssetScheduleNovember2022.xlsx>

¹⁷ https://geologyviewer.bgs.ac.uk/?_ga=2.27963132.176988820.1720070626-1442546308.1720070626

- 6.33. The national soil map of Scotland¹⁸ identifies the soil type for this area as Brown earths. The percentage of clay, silt and sand is unknown.
- 6.34. The British Geological Survey's (BGS) borehole records¹⁹ map showed no borehole records are located within 700m of the site.
- 6.35. The submitted plans of the property indicate no plans for basements or any sub-terranean development, with the dwelling itself situated on the highest levels within the site.
- 6.36. As the development proposals do not include any proposed basements the risk from groundwater to the development is considered low.

Sewers

- 6.37. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.
- 6.38. The site is within a rural area south of Port Glasgow with few properties within a 100-m radius. Therefore, it is assumed that there is limited public sewerage within close proximity to the site and dwelling.
- 6.39. The site is therefore considered to be at low risk of flooding from sewers.

¹⁸ Scotland's soils https://map.environment.gov.scot/Soil_maps/?layer=1

¹⁹https://mapapps2.bgs.ac.uk/geoindex/home.html?layer=BGSBoreholes&_ga=2.8356529.2046751990.1714518763-649113688.1714518763

Summary

6.40. Table 1 presents the flood risk scoping and screening summary for the proposed development site.

Table 1: Summary of the flood risk scoping

Source of Flooding	Preliminary Risk Classification	Comments / Explanation	Screening Outcome
Fluvial (River)	Low Risk	SEPA's flood maps show that the site is outside of any extents of fluvial flooding. The topography of the site and the spillway drain from Dougiehill Reservoir have been considered when assessing the fluvial flood risk on site. The GIS-derived overland flow paths have identified that in the event of a full blockage scenario to the nearby culvert inlet, the water would flow away from the site of the proposed dwelling, towards the north-west. The risk of fluvial flooding is therefore considered low. The estimated flood water level near the site is 170.20m AOD which is 0.6m below the level of the dwelling. As such, the risk of pluvial flooding is considered low.	Acceptable risk
Pluvial (Surface Water)	Low Risk	SEPA's flood maps show that the proposed dwelling is in close proximity to an area of high risk of surface water flooding, due to an area of depression south of the site, at the culvert inlet at Dougiehill Road. Due to the topography of the site, the pluvial flood risk extent is considered to replicate a potential fluvial flood risk from the spillway drain from Dougiehill Reservoir. There are no areas of depression within the boundaries of the dwelling, where surface water could accumulate and pond. The pluvial flood risk within the boundaries of the dwelling is considered low.	Acceptable Risk
Coastal	Very Low Risk	Examination of the SEPA coastal flood risk mapping shows the site to be well outside the extents of coastal flooding.	Acceptable Risk
Reservoirs	Low Risk	Examination of SEPA's online reservoir flood map shows the site to be located outside of any extents of areas identified as being at risk from reservoir failure. If any uncontrolled spill is to occur from Dougiehill Reservoir, south of the site, the flood water is predicted to flow towards the north-west, away from the proposed dwelling. The risk of flooding from this reservoir is considered low. The risk of uncontrolled reservoir spill from the water storage tank located 40m east from the proposed development is considered low, due to this asset being regularly inspected. Any potential uncontrolled spills are to likely route northwards and away from the proposed dwelling.	Acceptable Risk

Groundwater	Low Risk	As the proposed dwelling does not include any basements or subterranean levels, the risk of groundwater flooding is considered low.	Acceptable Risk
Surface Water Sewer	Low Risk	Due to the rural nature of the site, it is assumed that there is limited public sewer infrastructure that could impact the site. The risk of surface water flooding is considered low.	Acceptable Risk

7. Flood Risk Mitigation

Existing culverted drain within the site

- 7.1. As stated in Section 5 of this report, a culverted drain is known to route across the site. Based on historical mapping and the locations of the inlet and outlet of the nearest structure, the route of the culverted drain is not assumed to cross the boundaries of the proposed dwelling (Figure 23). However, it is highly recommended that this culvert is surveyed at the earliest opportunity to confirm the route and condition of the asset, prior to any construction works on site. In addition, due to the history of the site being used as a filter station, the survey will determine whether there are any other pipe networks associated with the site's previous use.

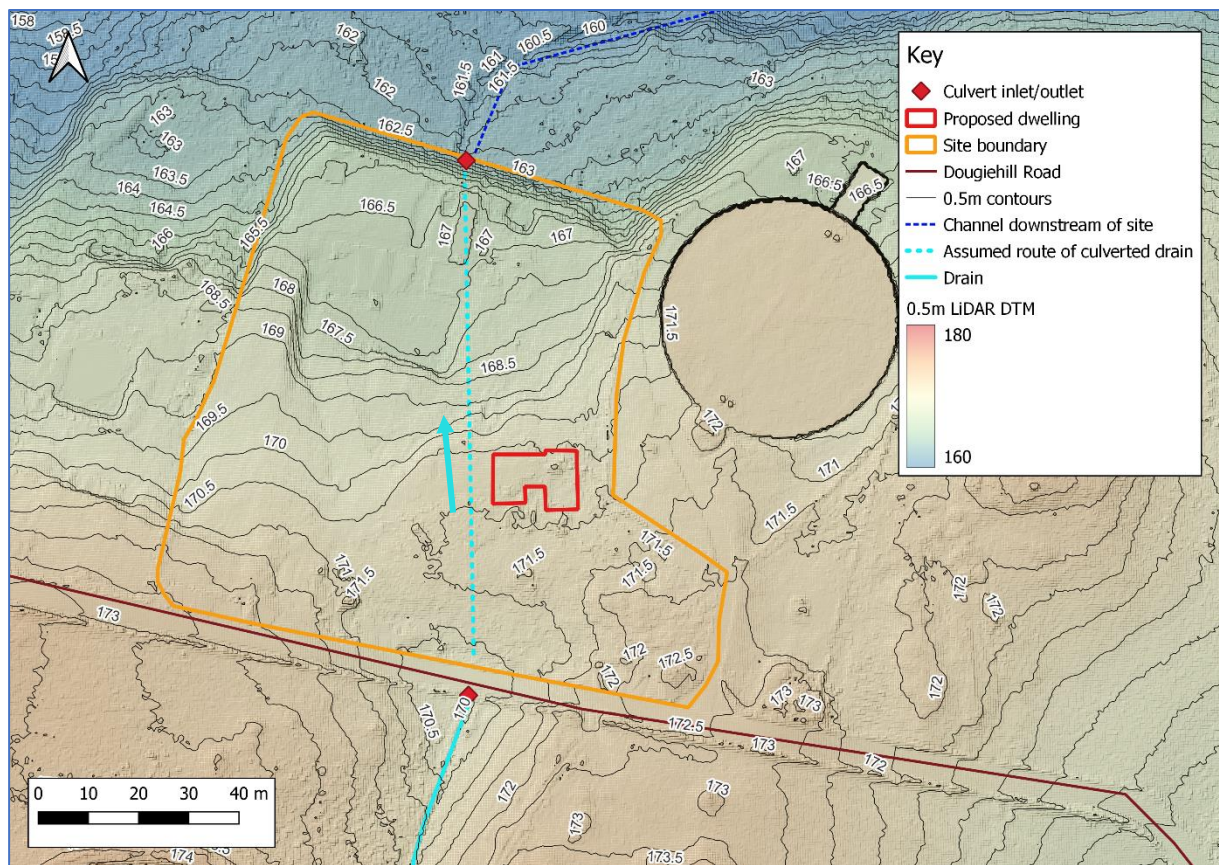


Figure 23: Assumed route of culverted drain. Elevation data source: Scottish remote Sensing Portal.

Finished Floor Levels

- 7.2. The development plan in Appendix A includes proposed finished floor levels of 170.75m AOD.

- 7.3. The estimated surface water flood depth west of the site is 0.3m, based on a conservative estimate from SEPA's flood depth maps²⁰, with a total predicted surface water flood level of 170.2m AOD.
- 7.4. In order to comply with SEPA's requirement for freeboard allowance, as per SEPA's Technical Flood Risk Guidance for Stakeholders, a freeboard of minimum 600mm is required above the design peak water levels.
- 7.5. It is therefore recommended that the proposed dwelling has finished floor level of minimum 170.80m AOD.

Increase to Flood Risk Elsewhere

- 7.6. It is recommended that a drainage strategy is produced for the dwelling, including plot level SuDS features such as planters / water butts to restrict runoff from the proposed hardstanding areas.

Safe Access/Egress

- 7.7. Safe access and egress to and from the proposed dwelling can be made available via a proposed access path along the eastern boundary of the site, which would provide access to Dougiehill Road to the south-east and the town of Port Glasgow (Figure 24). The proposed access route is predicted to remain safe and dry and outside of the extents of any flood risk areas, including a full blockage of the culvert inlet at Dougiehill Road.

²⁰ SEPA Environmental Data Publication - <https://www.sepa.org.uk/environment/environmental-data/>

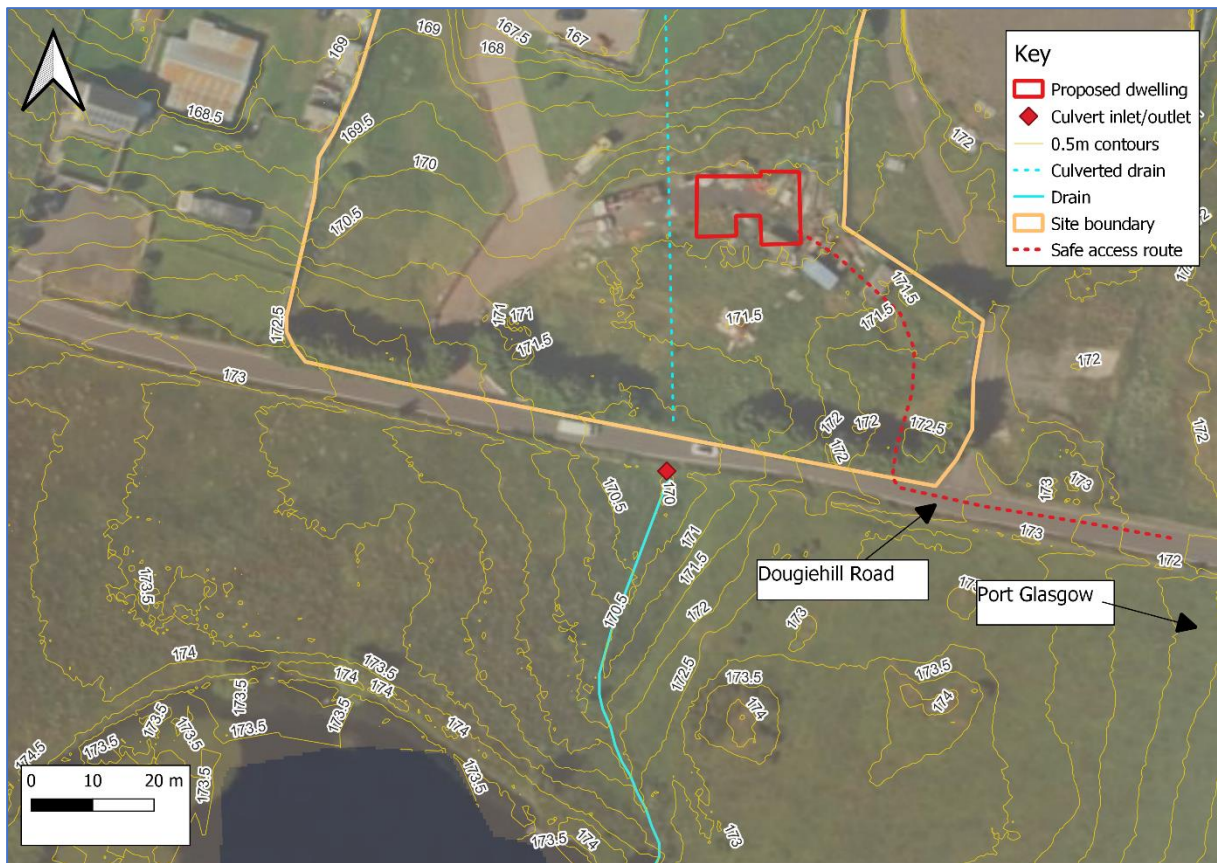


Figure 24: Safe access/egress route. Base Map data ©2024 Google.

8. Conclusions

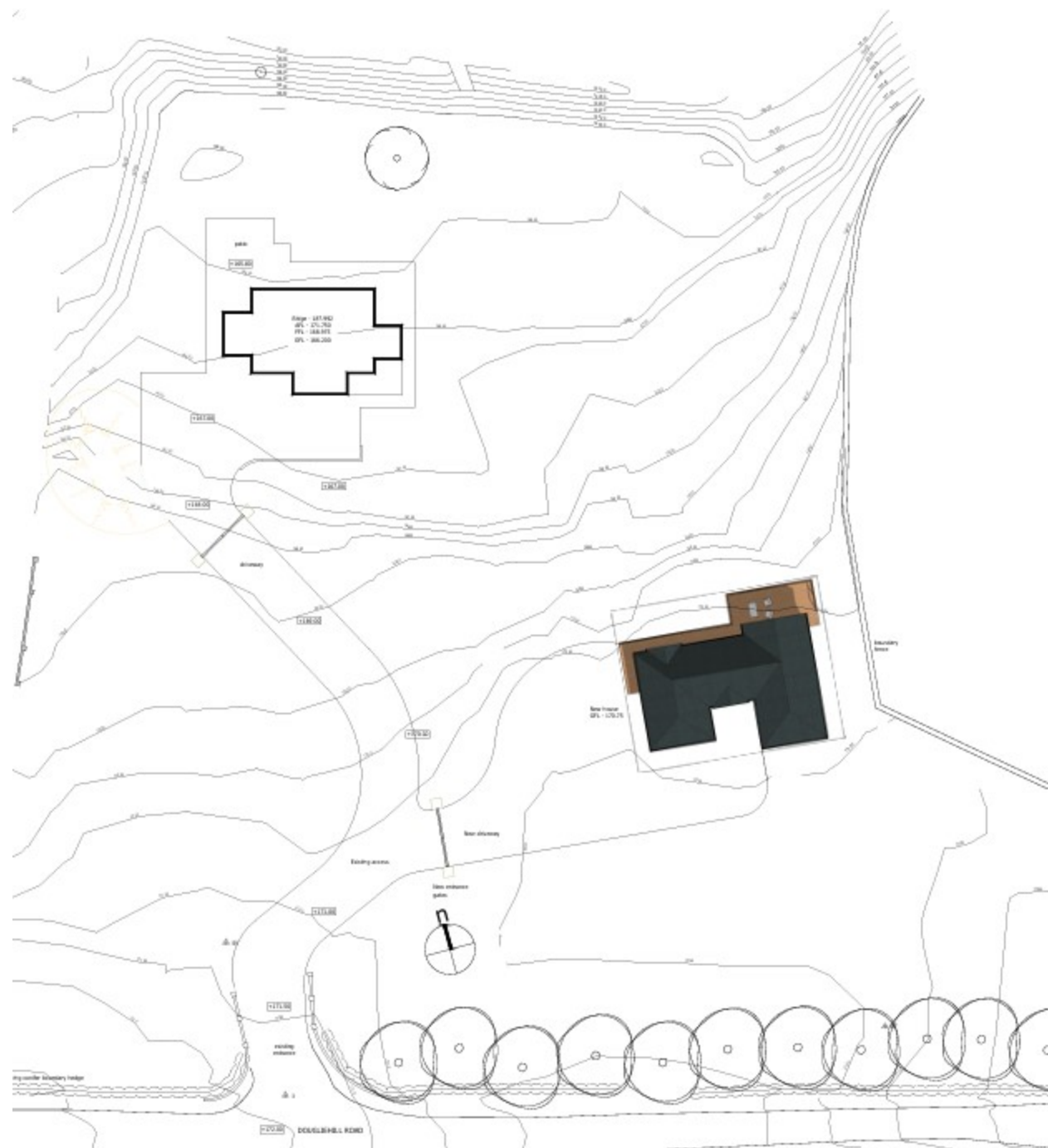
- 8.1. This FRA has been undertaken with reference to the requirements of NPF4 and the associated Planning Practice Guidance with respect to the development at the land north of Dougiehill Road, Port Glasgow, Inverclyde, PA14 5XF. It has been written to support a Planning Permission in Principle prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 8.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

Source of Flooding	Flood Risk Summary
Fluvial	The topography of the site and the spillway drain from Dougiehill Reservoir have been considered when assessing the fluvial flood risk on site. The GIS derived overland flow paths have identified that in the event of a full blockage scenario to the nearby culvert inlet, the water would flow away from the proposed dwelling, towards the north-west. Water level has been conservatively estimated to be 170.20m AOD based on the available pluvial flood depth range data, which is 0.6m below the level of the proposed dwelling. The recommended finished floor levels for the dwelling are 170.80m AOD. The risk of fluvial flooding is considered low.
Pluvial	SEPA's flood maps show that the proposed dwelling is in close proximity to an area of high risk of surface water flooding. However, the pluvial flood risk extent is likely associated with fluvial flood risk from Dougiehill Reservoir drain. The risk of pluvial flooding in isolation can be considered low.
Coastal	The site is outside of any extents of coastal flooding. The risk of coastal flooding is therefore considered very low.
Reservoirs	Overland flow path analysis has identified that if a spill is to occur from Dougiehill Reservoir, which is the nearest to the site, the flood water would route towards the north-west and away from the proposed dwelling. Therefore, the risk of uncontrolled spill from this reservoir is considered low. The risk of uncontrolled reservoir spill from the water storage tank located 40m east from the proposed development is considered low, due to this asset being regularly inspected. Any potential uncontrolled spills are to likely route northwards and away from the proposed dwelling.
Groundwater	As development proposals do not include any basement and subterranean levels, the risk of groundwater flooding to the site is considered low.

Sewers	The site is within a rural area, where few properties are present. The risk of sewer flooding is therefore considered low.
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- 8.3. It is recommended that a survey of the culverted drain on site is carried out to confirm the route and condition of the asset, prior to a commencement of any construction works on site. This will ensure the proposed development complies with the Building Standards Technical Handbook 2024.
- 8.4. This Flood Risk Assessment should be submitted as part of the application for Planning Permission in Principle to satisfy the requirements under the Inverclyde Council and NPF4.

Appendix A - Development Proposals



Appendix B - SEPA FRA Checklist

Flood Risk Assessment (FRA) Checklist

Scotland's 4th National Planning Framework has recently been published. This document is therefore being reviewed and updated to reflect the new policies. You can still find useful and relevant information here but be aware that some parts may be out of date and our responses to planning applications may not match the information set out here.

(SS-NFR-F-001 - Version 16 - Last updated 27/08/2019)

This document must be attached within the front cover of any Flood Risk Assessments issued to Local Planning Authorities (LPA) in support of a development proposal which may be at risk of flooding. The document will take only a few minutes to complete and will assist SEPA in reviewing FRAs, when consulted by LPAs. This document should not be a substitute for a FRA.

Development Proposal Summary			
Site Name:	Land at Dougiehill Road, Port Glasgow, Inverclyde, PA14 5XF		
Grid Reference:	Easting: 231737	North: 673761	
Local Authority:	Inverclyde Council		
Planning Reference number (if known):			
Nature of the development:	Residential	If residential, state type:	single residential dwelling
Size of the development site:	0.02 Ha		
Identified Flood Risk:	Source: Select from List	Source name:	Freed risk from spillway from Dougiehill reservoir has been addressed
Land Use Planning			
Is any of the site within the functional floodplain? (refer to SPP para 255)	No	If yes, what is the net loss of storage?	m ³
Is the site identified within the local development plan?	No	Local Development Plan Name:	Year of Publication:
If yes, what is the proposed use for the site as identified in the local plan?	Select from List	Allocation Number / Reference:	
Does the local development plan and/or any pre-application advice, identify any flood risk issues with or requirements for the site.	No	If Other please specify:	
What is the proposed land use vulnerability?	Highly Vulnerable	If so, please specify:	
Do the proposals represent an increase in land use vulnerability?	Yes		
Supporting Information			
Have clear maps / plans been provided within the FRA (including topographic and flood inundation plans)?	Yes		
Has sufficient supporting information, in line with our Technical Guidance, been provided? For example: site plans, photos, topographic information, structure information and other site specific information.	Yes		
Has a historic flood search been undertaken?	Yes	If flood records in vicinity of the site please provide details:	
Is a formal flood prevention scheme present?	No	If known, state the standard of protection offered:	
Current / historical site use:	previously used as filter station operated by Scottish water, now accommodates a dwelling and associated driveway and parking area		
Is the site considered vacant or derelict?	No		
Development Requirements			
Freeboard on design water level:		m	
Is safe / dry access and egress available?	Vehicular and Pedestrian	Min access/egress level:	m AOD
Design levels:	Ground level: 170.8	Min FFL:	170.8 m AOD
Mitigation			
Can development be designed to avoid all areas at risk of flooding?	Yes		
Is mitigation proposed?	No		
If yes, is compensatory storage necessary?	Yes		
Demonstration of compensatory storage on a "like for like" basis?	No		
Should water resistant materials and forms of construction be used?	No		

Flood Risk Assessment (FRA) Checklist

(SS-NFR-F-001 - Version 16 - Last updated 27/08/2019)

Hydrology			
Is there a requirement to consider fluvial flooding?		No	
Area of catchment:		km ²	Is a map of catchment area included in FRA? <input type="text" value="Select from List"/>
Estimation method(s) used (please select all that apply):		<input type="checkbox"/> Pooled Analysis <input type="checkbox"/> Single Site Analysis <input type="checkbox"/> Enhanced Single Site <input type="checkbox"/> ReFH2 <input type="checkbox"/> FEH RRM <input type="checkbox"/> Other	If Pooled analysis have group details been included? <input type="text" value="Select from List"/> If other (please specify methodology used): <input type="text"/>
Estimate of 200 year design flood flow:		m ³ /s	
Qmed estimate:		m ³ /s	Method: <input type="text" value="Select from List"/>
Statistical Distribution Selected:		<input type="text" value="Select from List"/>	Reasons for selection: <input type="text"/>
Hydraulics			
Hydraulic modelling method:		<input type="text" value="Select from List"/>	Software used: <input type="text" value="Select from List"/>
Number of cross sections:			If other please specify: <input type="text"/>
Source of data (i.e. topographic survey, LIDAR etc):			Date obtained / surveyed: <input type="text"/>
Modelled reach length:		m	If yes please provide details: <input type="text"/>
Any changes to default simulation parameters?			
Model timestep:			
Model grid size:			
Any structures within the modelled length?		<input type="text" value="Select from List"/>	Specify, if combination: <input type="text"/>
Maximum observed velocity:		m/s	
Brief summary of sensitivity tests, and range:			Please specify climate change scenario considered: <input type="text"/>
variation on flow (%)		%	
variation on channel roughness (%)		%	
blockage of structure (range of % blocked)		%	
boundary conditions:			
(1) type		Upstream	Downstream
		Flow	<input type="text" value="Select from List"/>
(2) does it influence water levels at the site?	Specify if other	<input type="text"/>	Specify if other: <input type="text" value="Select from List"/>
Has model been calibrated (gauge data / flood records)?		<input type="text" value="Select from List"/>	
Is the hydraulic model available to SEPA?		<input type="text" value="Select from List"/>	
Design flood levels:	200 year	m AOD	200 year plus climate change <input type="text"/> m AOD
Cross section results provided?		<input type="text" value="Select from List"/>	
Long section results provided?		<input type="text" value="Select from List"/>	
Cross section ratings provided?		<input type="text" value="Select from List"/>	
Tabular output provided (i.e. levels, velocities)?			
Mass balance error:		%	
Coastal			
Is there a requirement to consider coastal / tidal flooding?		No	
Estimate of 200 year design flood level:		m AOD	
Estimation method(s) used:		<input type="text" value="Select from List"/>	If other please specify methodology used: <input type="text"/>
Allowance for climate change (m):		m	
Allowance for wave action etc (m):		m	
Overall design flood level:		m AOD	
Comments			
Any additional comments:	<input type="text"/>		
Approved by:	Desi Ksiazek		
Organisation:	Aegaea		
Date:	25/11/2024		

Note: Further details and guidance is provided in 'Technical Flood Risk Guidance for Stakeholders' which can be accessed here:-

[CLICK HERE](#)

PAGE 2 of 2

Appendix C - Self Certification

CERTIFICATE A1 – SELF CERTIFICATION (DESIGNER)

1 We certify that reasonable professional skill, and care has been used in the preparation and checking of the Flood Risk Assessment for the development at **the land north of Dougiehill Road, PA14 5XF** With a view to securing that:

- a. It has been designed and checked in accordance with the most recent Inverclyde Council Flood Prevention Requirements
- b. It has been checked for compliance with the relevant standards in point a. above
- c. The required Professional Indemnity Insurance* is maintained per 6.7 of this document
- d. It has been accurately translated into drawings and documents submitted alongside the planning application (all of which have been checked). The unique numbers and revisions of these drawings are: -

.....
.....
.....
.....
.....

2

Signed



Name

Daniel Cook_____

Professional Qualifications¹

BSc (Hons) MSc C.WEM MCIWEM_____
Principal of Organisation responsible for the design

Position Held

Director and Principal Flood Risk Consultant____

Name of Organisation

Aegaea LTD_____

Date

26/11/2024_____

1 - The senior member of staff must be a Chartered Professional with either the Institution of Civil Engineers (ICE) or the Chartered Institution of Water and Environmental Management (CIWEM).

*Please attach appropriate evidence of Professional Indemnity Insurance

Appendix D - Independent Check Certificate

CERTIFICATE B1 – INDEPENDENT CHECK DECLARATION

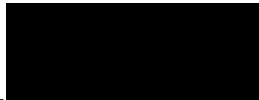
- 1 We certify that reasonable professional skill and care has been used in the checking of the Surface Water Management Plan / Flood Risk Assessment (delete as appropriate) for the development at the land north of Dougiehill Road, PA14 5XF with a view to securing that:-

- a. It has been designed and checked in accordance with the most recent Inverclyde Council Flood Prevention Requirements
- b. It has been checked for compliance with the relevant standards in a.
- c. Details of the ground investigation and the attached interpretative report demonstrating that any soakaways provided are compliant (delete as appropriate)
- d. It has been accurately translated into drawings and documents submitted alongside the planning application (all of which have been checked). The unique numbers and revisions of these drawings are: -

.....
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.....

2

Signed



Name

Professional Qualifications¹

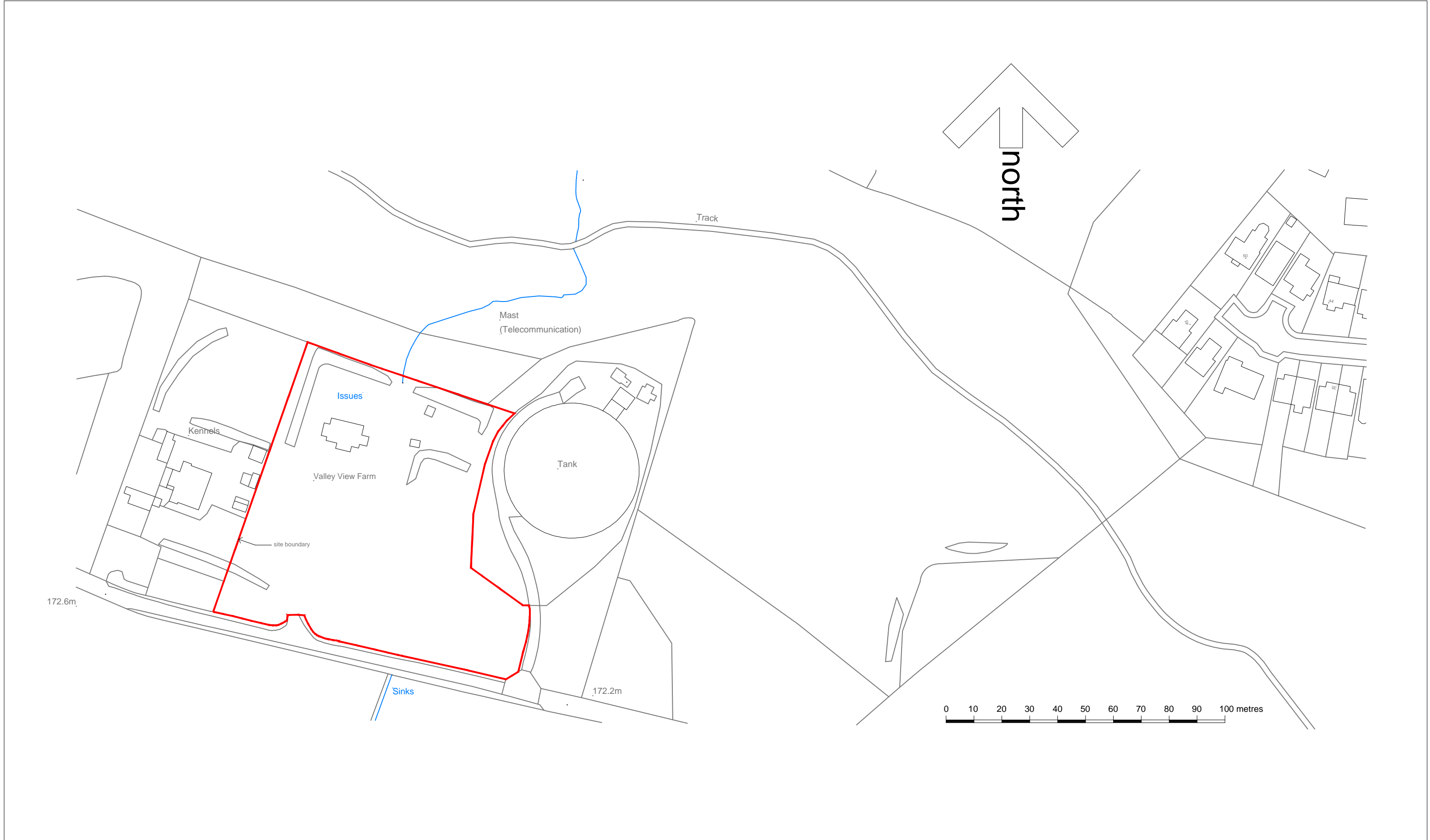
Principal of Organisation responsible for the design

Position Held


Name of Organisation

Date

1 - The senior member of staff must be a Chartered Professional with either the Institution of Civil Engineers (ICE) or the Chartered Institution of Water and Environmental Management (CIWEM).



Project	Valleyview House 396 Dougiehill Road Port Glasgow Inverclyde PA14 5XF	Drawing No	L(--)-001	Note Mapping produced by Nicolson Digital Ltd, 3 Frazer St, Largs, KA30 9HP ©Crown copyright and database rights 2024 OS AC0000816648
Drawing	Location Plan	Job No :	G 142	
Scales	1:1250 @ A3	Date	October 2024	



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21 Lansdowne Crescent
Edinburgh EH12 5EH
Tel 0131 535 1103
enquiries@derekscottplanning.com

2. APPOINTED OFFICER'S REPORT OF HANDLING DATED 17 JANUARY 2025

REPORT OF HANDLING

Report By: David Sinclair

Report No: 24/0246/IC

**Local Application
Development**

**Contact
Officer:** 01475 712436

Date: 17th January 2025

Subject: Erection of dwellinghouse and domestic garage (planning permission in principle)
at

Valleyview House, 396 Douglichill Road, Port Glasgow.

SITE DESCRIPTION

The application site comprises Valley View Farm, a farmsteading set in grounds covering approximately 0.88 hectares located on the north side of Douglichill Road, within the Green Belt to the south and west of Port Glasgow.

The site contains an existing dwellinghouse towards the north-west corner of the site which is two storeys high and is set back from Douglichill Road by approximately 67m. The dwellinghouse is finished with a black slate roof, white render walls and brown uPVC windows. A number of small scale, single level ancillary structures are located within the site boundary, comprising of three containers within the field in the south-east corner of the site, two along the east boundary and one in the south-west corner of the field, and three ancillary buildings/sheds to the north and east of the dwellinghouse. The site also contains a fenced off area within the south-east corner which is currently being used as a dog run/exercise business.

The site is accessed through a gated entrance taken from Douglichill Road, with a gravel driveway leading to the ground used for the dog run and the dwellinghouse beyond. The site sits on a north facing slope, with the dwellinghouse set around 5m lower than the road. Boundary treatments vary throughout the site. The southern boundary fronting Douglichill Road contains a mix of breeze block wall up to 1.8m in height adjoining the site entrance, with metal palisade railings on each side. A row of conifer trees sits behind the railings.

The site sits in a reasonably isolated rural location with the north-east corner of the site approximately 250m from the nearest settlement boundary at the west end of Douglichill Place although there are a small number of other buildings in the vicinity. The site adjoins a former water treatment works to the east. To the west the site adjoins a detached dwellinghouse finished with brown concrete tiles and white render walls. This dwelling contains a number of ancillary buildings associated with it which are used to operate a dog kennels. The land to the north and south contain open countryside, with undisturbed scrub to the north which steeply falls away northwards and to the south across Douglichill Road lies grazing land which also contains the former Douglichill Reservoir.

PREVIOUS APPLICATION HISTORY

Before describing the proposal and by way of background there have been a number of planning permissions that are relevant to the current planning application.

Planning permission IC/03/446 was approved in December 2004 for a free range egg production unit, owner's temporary static home and future owner's dwellinghouse within the site. The consent was granted subject to a Section 75 Legal Agreement in relation to the occupancy of the site and a condition was placed on the planning permission requiring the removal of the temporary static home on completion of the approved house. A further planning permission IC/07/272 was approved in February 2008 for an amendment to the siting and design of the dwellinghouse. An application to discharge the S75 Legal Agreement under 11/0001/MP was refused by the Council in February 2012 and granted on appeal by the Scottish Government in June 2012 and the egg production unit ceased to operate at around this time.

Planning permission in principle 21/0211/IC for a new detached dwellinghouse to be located south-east of the existing dwellinghouse, approximately 5m from the east side boundary and 32.5m from the southern boundary with Douglichill Road was refused in October 2021, with a subsequent review request dismissed by the Council's Local Review Body in February 2022.

Planning permission 24/0102/IC was granted in September 2024 for a partial change of use of the field occupying the south-east corner of the site of around 0.32 hectares to operate a dog run/exercise business and for the erection of 2m high fencing around the dog exercise area.

PROPOSAL

Planning permission in principle is sought for the erection of one additional dwellinghouse and one additional domestic garage within the farm curtilage. As this is an application for planning permission in principle no details of the proposed house or garage have been given, such as position of the proposed house within the site, overall height, elevations and materials.

The application is accompanied by Flood Risk Assessment and Supporting Statement which sets out justification for the dwellinghouse. The Supporting Statement indicates the dwellinghouse would single storey and preferably located within the field currently operating the dog run/exercise business. Access would be taken from the existing access track which runs through the site and drainage arrangements would be provided through the installation of a new treatment plant. It is indicated that the need for the dwellinghouse has arisen and is supported by the applicant's health conditions.

NATIONAL PLANNING FRAMEWORK 4 (NPF4)

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2

a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

b) Development proposals will be sited and designed to adapt to current and future risks from climate change.

Policy 3

a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.

d) Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration.

Policy 6

a) Development proposals that enhance, expand and improve woodland and tree cover will be supported.

Policy 8

a) Development proposals within a green belt designated within the LDP will only be supported if:

i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;
- horticulture, including market gardening and directly connected retailing, as well as community growing;
- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- the reuse, rehabilitation and conversion of historic environment assets; or
- one-for-one replacements of existing permanent homes. and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

Policy 9

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalized should be taken into account.

c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

Policy 12

a) Development proposals will seek to reduce, reuse or recycle materials in line with the waste hierarchy.

c) Development proposals that are likely to generate waste when operational, including residential, commercial and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:

- i. provision to maximise waste reduction and waste separation at source, and
- ii. measures to minimise the cross contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.

Policy 13

b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

- i. provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii. will be accessible by public transport, ideally supporting the use of existing services;
- iii. integrate transport modes;
- iv. provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v. supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi. are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii. have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- viii. adequately mitigate any impact on local public access routes.

Policy 14

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 15

a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16

a) Development proposals for new homes on land allocated for housing in LDPs will be supported.

c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- i. self-provided homes;
- ii. accessible, adaptable and wheelchair accessible homes;
- iii. build to rent;
- iv. affordable homes;
- v. a range of size of homes such as those for larger families;
- vi. homes for older people, including supported accommodation, care homes and sheltered housing;
- vii. homes for people undertaking further and higher education; and
- viii. homes for other specialist groups such as service personnel.

f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out; and
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
- iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or

the proposal is consistent with policy on rural homes; or
the proposal is for smaller scale opportunities within an existing settlement boundary; or
the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

Policy 17

a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

- i. is on a site allocated for housing within the LDP;
- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
- iii. reuses a redundant or unused building;
- iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- v. is demonstrated to be necessary to support the sustainable management of a viable rural business orcroft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
- vi. is for a single home for the retirement succession of a viable farm holding;
- vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
- viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.

b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.

Policy 22

a) Development proposals at risk of flooding or in a flood risk area will only be supported if they are for:

- i. essential infrastructure where the location is required for operational reasons;
- ii. water compatible uses;
- iii. redevelopment of an existing building or site for an equal or less vulnerable use; or
- iv. redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice.

The protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk.

In such cases, it will be demonstrated by the applicant that:

- all risks of flooding are understood and addressed;
- there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;
- the development remains safe and operational during floods;
- flood resistant and resilient materials and construction methods are used; and
- future adaptations can be made to accommodate the effects of climate change.

Additionally, for development proposals meeting criteria part iv), where flood risk is managed at the site rather than avoided these will also require:

- the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and
- that the proposal does not create an island of development and that safe access/egress can be achieved.

c) Development proposals will:

- i. not increase the risk of surface water flooding to others, or itself be at risk.
- ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;
- iii. seek to minimise the area of impermeable surface.

d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.

Policy 29

a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:

- i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;
- ii. diversification of existing businesses;
- iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;
- iv. essential community services;
- v. essential infrastructure;
- vi. reuse of a redundant or unused building;
- vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;
- ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or
- x. improvement or restoration of the natural environment.

b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 – Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where:

- (a) It can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) There is likely to be an adverse impact on the historic environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 7 – Waste Reduction and Management

Proposals for waste management facilities will be supported where they:

- a) Support the national Zero Waste Plan and promote the waste hierarchy;
- b) Enable the management of waste closer to where it arises;
- c) Avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and
- d) Avoid significant adverse impact on historic buildings and places and the green network and our natural and open spaces.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Policy 8 – Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- b) increase the level of flood risk elsewhere; and
- c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 16 – Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

Policy 33 – Biodiversity and Geodiversity

Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protect species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

Local Landscape Area

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment.

Non-designated sites

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Planning Application Advice Notes (PAAN) 2 on “Single Plot Residential Development”, **(PAAN) 3** on “Private and Public Open Space Provision in New Residential Development” and **(PAAN) 8** on “Siting and Design of Houses in the Green Belt and the Countryside” apply.

PROPOSED 2021 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 – Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 7 – Waste Reduction and Management

Proposals for waste management facilities will be supported where they:

- a) support the national Zero Waste Plan and promote the waste hierarchy;
- b) enable the management of waste closer to where it arises;
- c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and
- d) avoid significant adverse impact on the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Policy 9 – Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- b) increase the level of flood risk elsewhere; and
- c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Policy 10 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Policy 12 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;

- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 17 – Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Policy 18 – Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 19 – Individual and Small Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;
- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 33 – Biodiversity and Geodiversity

European sites

Development proposals that are likely to have a significant effect on a European site which are not directly connected with or necessary to their conservation management must be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site either during construction or operation of the development, or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, adequate compensatory measures will be required.

Non-designated sites

All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Policy 34 – Landscape

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Draft Planning Application Advice Notes (PAAN) 2 on “Single Plot Residential Development”, **(PAAN) 3** on “Private and Public Open Space Provision in New Residential Development” and **(PAAN) 8** on “Siting and Design of Houses in the Green Belt and the Countryside” apply.

CONSULTATIONS

Head of Service – Roads and Transportation – Advises as follows:

Parking should be provided in accordance with the National Guidelines, which is 1 parking space for a 1 bedroom dwelling, 2 parking spaces for a 2 or 3 bedroom dwelling and 3 parking spaces for a 4 bedroom dwelling.

The minimum dimensions of the driveway should be 3m wide by 6.0m long per parking space. There should also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property.

The gradient of the driveway should not exceed 10%.

The Planning Statement indicates that the site is sustainable, however, the distances to public transport facilities are not reasonable with no footway to gain access to them. Therefore, the site is not sustainable and will have a dependency on the private car. As this is for one dwelling it is acceptable, however, the statements should be updated. The same applies throughout the Planning Statement in sections such as “Policy 15 – Local Living and 20-minute neighbours”.

A Section 56 Agreement is required for the footway crossover to the driveway.

The submitted Flood Risk Assessment (FRA) has assessed the risk of flooding from all sources and notes that the risk of flooding from all sources is low. The applicant should submit in accordance with 8.3 of the FRA a survey of the culverted drain to confirm route and condition which links in with proposed discharge location(s) of any proposed drainage systems. FRA has been self-certified and independently checked.

The Surface Water Management Plans (SWMP) can be addressed by condition and should be provided with any future AMSiC application.

Public Protection Manager – Advises as follows:

This site is identified as potentially Part IIa Contaminated Land, historical water treatment works use then demolition.

The proposed development is adjacent to an existing dog boarding kennels and a separate dog exercise field. The development may be affected by noise from the operation of these activities.

Conditions recommended in respect of: Japanese Knotweed; Environmental Investigation and Risk Assessment, including Remediation Scheme and Verification Plan; report prior to occupation confirming works completed in accordance with agreed scheme; variations and/or unrecorded contamination; and storage for waste and recyclables.

Advisory notes are recommended in respect of: PAN33 Advisory; site drainage; Construction (Design & Management) Regulations 2015 (CDM 2015);

Scottish Water – No objection, however the applicant should be aware this does not confirm that the proposed development can currently be serviced. Advises there is currently sufficient capacity in the Greenock Water Treatment Works to service the development and there is no public waste water infrastructure within the vicinity of the proposed development and would advise applicant to investigate private treatment options.

Advises there is live infrastructure in the proximity of the development area and the applicant must identify any potential conflicts with Scottish Water assets and contact their Asset Impact Team for an appraisal of the proposals. Any conflict with assets identified will be subject to restrictions on proximity of construction and written permission must be obtained before any works are started within the area of the apparatus. Also advises that Scottish Water will not accept any surface water connections into the combined sewer system.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on the 29th November 2024 due to presenting a departure from the Development Plan and there being neighbouring land with no premises situated on it.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. 28 representations were received in support of the application as follows:

Fantastic for the area and would be an improvement.

Will only increase the area's appeal.

Ideal location for a family home.

The house will be set in a quiet area.

A lovely addition to the area.

The use of the land would enhance the surrounding areas.

A home for someone who would have the luxury of stunning views to look out at everyday.

The construction of a bungalow on the site would be of no intrusion to anyone or anything.

It is their own land, so it will have no effect on the rest of Inverclyde.

Would bring work for local businesses that would complete the work.

Good for the community as it could create jobs for local people.

The construction will significantly benefit local trade and business.

Makes use of wasted land on the property.

Excellent addition to a barren area of Port Glasgow.

Good use of brownfield land.

The site is perfectly situated to accommodate new housing. It's redevelopment will make use of previously underutilised land.

Port Glasgow is lacking in detached family housing.

More houses like this are needed in Port Glasgow to keep people staying local.

Would address the housing shortage in Inverclyde.

There should be more activity in this particular area of Port Glasgow for all concerned and future generations to enjoy.

The people that currently live there would have a bit more support close by in case of emergency.

ASSESSMENT

The material considerations in determination of the application are the National Planning Framework 4 (NPF4); the adopted 2019 Inverclyde Local Development Plan (LDP); the proposed 2021 Inverclyde Local Development Plan (LDP); the adopted and draft Planning Application Advice Notes (PAAN) 2 on "Single Plot Residential Development", (PAAN) 3 on "Public and Private Open Space Provision in New Residential Development" and (PAAN) 8 on "Siting and Design of Houses in the Green Belt and the Countryside"; the Council's Supplementary Guidance Note on 'Energy'; the consultation responses; and the representations received.

National Planning Framework 4 (NPF4) sets out a long-term spatial strategy with a comprehensive set of national planning policies to form part of the statutory development plan. As per the Chief Planner letter issued in relation to the "Transitional Arrangements for National Planning Framework 4", dated 8th February 2023, in applying NPF4 policies it is stated that in the event of any incompatibility between the provision of NPF4 and the provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997, Section 24 (3)). NPF4 has been adopted most recently in February 2023 and takes precedence over the adopted Inverclyde Local Development Plan (LDP). Conflicts between national and local policies are to be expected. Factors for and against development require to be weighed up in the balance of planning judgement.

NPF4 supports sustainable, liveable and productive places. Sustainable development on brownfield land, where compact urban growth and the sensitive growth and diversification of sustainable rural areas is encouraged. Development should be aligned with the principles of local living to make productive use of existing buildings, places, infrastructure and services. Development in sustainable and accessible locations should be well-designed, energy efficient and good quality to contribute to the overall creation of successful and sustainable places.

Both LDPs locate the application site within the Green Belt where Policies 1, 2, 3, 6, 8 and 14 of NPF4, Policies 1 and 14 of the adopted LDP and Policies 1, 15 and 19 of the proposed LDP apply. The site contains an existing farmhouse and ancillary buildings as well as areas containing grassed fields, some of which have previously contained development. As the proposal is for a new dwellinghouse, Policies 9, 12, 13, 15, 16, 17 and 29 of NPF4, Policies 6, 7, 9, 10, 11, 16 and 33 of the adopted LDP and Policies 6, 7, 10, 11, 12, 17, 18, 19, 33 and 34 of the proposed LDP are relevant. Parts of the site are identified at medium and high risk of surface water flooding on SEPA's flood maps and as such, Policy 22 of NPF4, Policy 8 of the adopted LDP and Policy 9 of the proposed LDP require consideration in terms of flood risk.

In terms of the relevant policies in NPF4, Policy 1 requires consideration of the global climate and nature crises to be given to all development. Policy 2 requires proposals to be designed to minimise lifecycle greenhouse gas emissions and be able to adapt to current and future risks from climate change. Policy 3 requires consideration of impacts on biodiversity and the natural environment. Policy 9 encourages the reuse of brownfield land to help reduce the need for greenfield development, taking into consideration the biodiversity value of any naturalisation which has occurred on site. Policy 13 encourages development in locations which support sustainable travel. Policy 15 supports local living, considering the existing settlement pattern and the level and quality of interconnectivity of the development with the surrounding area and

local facilities. Policy 16 requires proposals not on land allocated for housing within the LDP to have an agreed timescale for build-out, to be consistent with the plan spatial strategy and other relevant policies, and be either consistent with policy on rural homes, be for a smaller scale opportunity within an existing settlement boundary or, be for the delivery of affordable housing as part of a local authority supported affordable housing plan. Policy 17 facilitates the delivery of more high-quality, affordable and sustainable rural homes in the right locations, to support rural communities and that are linked with service provision. The distinctive character, sense of place and natural and cultural assets of rural areas must be safeguarded and enhanced.

Policy 14 of NPF4 and Policy 1 of both LDPs refer to qualities of successful places. The relevant qualities in Policy 14 are being Pleasant, Connected, Distinctive and Sustainable, which are reflected in the qualities of being 'Distinctive', 'Resource Efficient', 'Easy to Move Around', 'Safe and Pleasant' and 'Welcoming' in Policy 1 of both LDPs. In the adopted LDP, the relevant factors to be considered 'Distinctive' are whether the proposal reflects local architecture and urban form; makes the most of important views; and uses native species in landscaping, and create habitats for native wildlife. In the proposed LDP, the relevant factors to be considered 'Distinctive' are whether the proposal respects landscape setting and character, and urban form; reflects local vernacular/architecture and materials; protects and makes the most of important views; and uses native species in landscaping where appropriate, and create habitats for native wildlife. To be considered 'Resource Efficient', the proposal should make use of existing buildings and previously developed land; incorporate low and zero carbon energy generating technology; utilise sustainable design and construction techniques and provide space for the separation and collection of waste. To be considered 'Easy to Move Around', the proposal should be well connected, with good path links to the wider path network, public transport nodes and neighbouring developments. To be considered 'Safe and Pleasant', the proposal should avoid conflict with adjacent uses and minimise the impact on traffic and parking on the street scene and to be considered 'Welcoming', the proposal should integrate new development into existing communities.

The application site is located within the Green Belt as illustrated on LDP Proposals Maps 2019 and 2021. Here, Policy 8 of NPF4, Policy 14 of the adopted LDP and Policies 15 and 19 of the proposed LDP apply. The field in the south-east corner of the site identified in the supporting statement as the preferred location for the dwellinghouse has previously contained small-scale outbuildings in relation to the farming of chickens and currently contains two containers in conjunction with the dog exercise business. These buildings were placed without the need to form any foundations or hardstanding and following the removal of the outbuildings the site has largely renaturalised to scrub grassland and gives the appearance of being a greenfield site. With the exception of the current house and outbuildings, the remainder of the site is largely greenfield in nature, contrary to the applicants' Planning Statement. As acknowledged in the Planning Statement, the proposal does not meet any of the specified criteria outlined in Policy 8 of NPF4, Policy 14 of the adopted LDP or Policies 15 or 19 of the proposed LDP. As the proposal does not meet the requirements of these policies and no locational justification or 'exceptional or mitigating circumstances' are provided to warrant such a departure from the Development Plan, the proposal is contrary to Policy 8 of NPF4, Policy 14 of the adopted LDP and Policies 15 and 19 of the proposed LDP.

Policy 18 of the proposed LDP further defines that if additional land is required for housing development, the Council will consider proposals with regard to policies applicable to the site and further criteria. Whilst the applicant does make reference to the site being brownfield, criterion (a) of the policy is quite specific in that it identifies a strong preference for appropriate brownfield sites within the identified settlement boundaries. The proposal is not within the settlement boundaries recognised by the LDPs and therefore cannot be supported under this Policy solely on the grounds that it is a brownfield site. The scale of the proposal ensures it will not present any conflict with criterion (b). Criterion (c) supports proposals for sustainable development. Further assessment is required against other Policies to determine whether the proposal can be considered to be sustainable development.

In considering the site history it is noted that prior to the construction of Valleyview Farm, the area indicated for the proposal in the supporting statement contained hardstanding covering around two-thirds of the area in 2002, which was removed by 2005 with the entire area cleared

back to soil. Around 2009, following the construction of the house a number of ancillary buildings in relation to the use as an egg production facility were located towards the north-west edge of this ground in close proximity to the access. The remainder of the site quickly reverted back to a green landscape within a couple of years of the buildings being added. The site indicated in the supporting statement for the proposed house and garage has largely regenerated following cessation of the egg production facility and supporting structures. NPF4 Policy 9, criterion (a) requires the biodiversity value of land which has naturalised to be taken into account. With the exception of the containers, the fenced off vehicle access point for the dog run and a strip of gravel hardstanding linking the containers and access point, the majority of the preferred area for the development identified in the supporting statement is in the process of returning to a natural state. It is noted that other areas within the site which did not previously contain structures in relation to the egg production facility contain unmanaged grass and scrubland which appear visually similar to the proposed site in terms of the extent and variety of grasses and plants growing there. The restoration of the site to an area of grass/scrubland appears likely to continue to happen unless there is intervention. The naturalisation of the site offers biodiversity value which would be affected by the proposed development and as such, the proposal cannot be supported under criterion (a) of NPF4, Policy 9. The proposal does not make use of existing buildings and the extent to which the site is regenerating makes it difficult to argue that the proposal should be supported through making use of previously developed land, as required under the 'Resource Efficient' quality in Policy 1 of both LDPs.

Planning permission in principle 21/0211/IC for a detached dwellinghouse at this site was refused on 04/10/2021 and the review dismissed on 02/02/2022. Although the policy context has changed since then with the adoption of NPF4, the current proposal fails to comply with Policy 8 a) i) and ii) thereof. Furthermore, reason for refusal 2 on the previous planning permission in principle application relating to sustainable and active travel is again applicable to the current proposal. In this regard, the Head of Service – Roads and Transportation has been consulted on the proposal and she has raised concerns over the sustainability of the site for a dwellinghouse due to the distances to public transport facilities being unreasonable and there being no footway along Douglichill Road to safely gain access to facilities. It is noted that the nearest footway is located approximately 600m from the site access on Douglichill Road, with the nearest bus services being approximately 1.1km from the site on Dubbs Road and Muirdykes Avenue and the nearest rail services at Port Glasgow approximately 1.8km from the site. As a result, occupants of any future dwelling would be heavily dependent on private car use for transportation. The lack of connectivity results in the proposal failing to meet the qualities of being 'Connected' in Policy 14 of NPF4 and 'Easy to Move Around' in Policy 1 of both LDPs. The lack of safe and convenient links to walking and cycling networks or to public transport nodes is unlikely to promote sustainable or active travel from future occupants, contrary to the aims of Policy 13 of NPF4, Policy 10 of the adopted LDP and Policy 11 of the proposed LDP.

In considering Policy 15 of NPF4, the proposed is to be located approximately 1.8km from the nearest local centre, approximately 2.1km from the nearest school and 2.3km from the nearest healthcare facility, beyond what could be considered a reasonable 20 minute walking distance from these facilities. The green belt location provides a green space and the development would offer the ability to age in place for the occupants of the existing house, however, given its location outwith the settlement boundary and the lack of connectivity with local facilities, additional future residents would be heavily reliant on private car for transportation. The quality of interconnectivity between the site and the surrounding area is considered to be poor and the site would not contribute towards a 20 minute neighbourhood. It is not considered to encourage local living and as such, cannot be supported under Policy 15 of NPF4.

The proposal would encourage further occupancy in an area which is poorly connected to local facilities and is therefore not considered to form a sustainable location capable of successfully integrating new development into the existing community. It therefore fails to meet the quality of being 'Welcoming' in Policy 1 of both LDPs.

In assessing the proposal against Policy 16 of NPF4, the site is not identified for development in the LDP so the proposal cannot be supported under criterion (a). The proposal seeks to provide a single storey dwellinghouse which is required to be accessible to meet the needs of the

applicant and this could allow it to be easily adapted to be wheelchair accessible, in accordance with the requirements in criterion (c). As the proposal is not consistent with relevant policies in respect of local living and 20 minute neighbourhoods, it stands to conflict with criterion f) of NPF4, Policy 16. Overall, it is considered that the proposal cannot be supported under this Policy.

Policy 17 of NPF4 supports new homes in rural areas subject to a number of criteria listed under criterion a) and considering how the development will contribute towards local living, including housing needs, economic considerations and transport needs of the development under criterion b). The proposal does not meet any of the specified criteria listed under criterion a) of Policy 17 which would warrant a specific locational requirement for the dwellinghouse. As previously assessed above, the transport needs of the development would rely heavily on private car use and the development would not positively contribute towards local living. The proposal does not include affordable housing and any economic benefit would be limited and would not warrant support contrary to failing to meet the other requirements listed under criterion b). It is therefore considered that the proposal cannot be supported under Policy 17 of NPF4.

Policy 29 of NPF4 supports rural development which contributes to the viability, sustainability and diversity of rural communities and local rural economy, including types of development likely to be supported in rural areas. The proposal is not in relation to a rural business, does not offer essential community services or infrastructure, will not make use of a redundant or unused building or historic asset, is not considered to utilise brownfield land where a return to a natural state will not happen, is not for small scale development that supports working in the rural area and is not considered necessary to improve or restore the natural environment. As previously assessed above, the proposal would rely heavily on private car use and the development would not positively contribute towards local living and as such, the proposal cannot be supported under Policy 29 of NPF4.

The remaining policies of both the adopted and proposed LDPs relate to matters that would be more appropriately addressed under a detailed application for approval of matters specified by condition and assessment of the proposal against these policies is to an extent academic given the proposal is not acceptable in principle with regard to the key Green Belt policies. In summary and for completeness however, it is possible that a dwellinghouse can be appropriately designed in accordance with both PAAN 2s in respect of plot size, proportion of built ground to garden ground, the distance of the building to garden boundaries (these criteria also applying to both PAAN 3s) and the use of facing materials could all reflect the locality. It is also possible for the siting and design of the dwellinghouse to be designed in accordance with the guidance given in both PAAN 8s. In doing so, this would allow the proposal to meet the qualities of being 'Pleasant' and 'Distinctive' in Policy 14 of NPF4 and the quality of being 'Distinctive' in Policy 1 of both LDPs. The proposal could also meet the quality of being 'Resource Efficient' through implementing sustainable design and construction techniques.

The site sits in a prominent location which provides attractive views. Incorporating these into the final design will allow the site to make the most of important views, meeting the quality of being 'Distinctive' in Policy 1 of both LDPs.

The proposal would make use of the existing access and the size of the site would allow for a driveway capable of allowing the parking requirements identified in the consultation response from the Head of Service – Roads and Transportation to be met within the site. The assessment of details in this respect would be more appropriately carried out under a detailed application and the proposal can be supported in terms of Policy 11 of the adopted LDP and Policy 12 of the proposed LDP, as well as meeting the quality of being 'Safe and Pleasant' through minimising impacts on traffic and parking on the street scene.

In terms of other factors to be considered 'Safe and Pleasant', the comments from the Public Protection Manager regarding the neighbouring dog kennels and dog exercise field are noted. The proximity of the dog kennels and dog exercise field to the proposed development could potentially create conflict with neighbouring uses in terms of noise and disturbance, however these could likely be mitigated as part of the detailed design. The proposal can be designed in a

manner so as not to conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and therefore meets the quality of being 'Safe and Pleasant' in Policy 1 of both LDPs.

In considering the biodiversity of the site (Policy 3 of NPF4 and Policy 33 of both LDPs), the site is identified as a non-designated site in both LDPs. The applicant has noted in the supporting statement that no trees would be removed as part of the proposals and the proposed layout could be designed in a manner that uses native species in landscaping and creates habitats for nature wildlife, in accordance with the quality of being 'Distinctive' in Policy 1 of both LDPs. Further tree cover could be introduced under a detailed application and this would allow the proposal to accord with Policy 6 of NPF4. The proposal can be designed to have a positive impact on biodiversity in accordance with Policy 3 of NPF4 and Policy 33 of both LDPs. The integration of nature positive, biodiversity solutions would also meet the quality of being 'Sustainable' in Policy 14 of NPF4.

In considering Policy 34 of the proposed LDP, assessment of the proposal's landscape impact is more appropriately carried out under a detailed application which confirms the scale and position of buildings rather than a planning permission in principle application. It is noted that the existing dwellinghouse is set lower than the public road, allowing it to be largely hidden from view on approach from the east. The position indicated in the supporting statement for the dwellinghouse is both on higher ground and in closer proximity to the road than the current dwellinghouse, placing the proposal in a more prominent location within the site. It is noted on site that the row of conifers along the southern boundary would help reduce landscape impacts.

In considering the requirements under the quality of being 'Resource Efficient' in Policy 1 of both LDPs and Policy 6 of both LDPs, the development needs to incorporate low and zero carbon energy-generating technology. Policy 6 of both LDPs requires all new buildings to be designed to ensure the carbon dioxide emissions reduction standard set by the Scottish Government is met through the installation and operation of low and zero carbon energy generating technologies. This matter can be satisfactorily controlled by a condition to ensure compliance with Policy 6 both LDPs.

Criterion b) of Policy 10 of the adopted LDP and Policy 11 of the proposed LDP require proposals to include electric vehicle charging infrastructure, having regard to the Supplementary Guidance on Energy. The guidance indicates that for new residential development consisting of single or multiple dwellings, one trickle charging point should be provided per dwelling. This matter can be addressed by a planning condition to ensure compliance with this criterion. Based on the above, the proposal is capable of implementing measures which ensure climate resilience, in accordance with the quality of being Sustainable in Policy 14 of NPF4 and 'Resource Efficient' in Policy 1 of both LDPs through incorporating low and zero carbon energy-generating technologies. The provision of low and zero carbon energy-generating technology will assist in minimising the overall lifecycle greenhouse gas emissions, in accordance with criterion a) of NPF4, Policy 2.

With respect to flooding and drainage, the site is identified on SEPA's flood maps as at risk of surface water flooding. In assessing the proposal against Policy 22 of NPF4, Policy 8 of the adopted LDP and Policy 9 of the proposed LDP, the Head of Service – Roads and Transportation, within her capacity as the Council's Flooding Officer, has identified that the FRA has assessed the risk of flooding from all sources and notes the risk of flooding from all sources is low. She has advised the applicant submit in accordance with Section 8.3 of the FRA a survey of the culverted drain to confirm route and condition which links in with proposed discharge location(s) of any proposed drainage systems. This matter can be addressed by condition to ensure it is considered as part of the final design. As the proposal demonstrates that it can be safely implemented without placing buildings and people at flood risk it can be supported under Policy 22 of NPF4, Policy 8 of the adopted LDP and Policy 9 of the proposed LDP.

In considering Policy 9 of the adopted LDP and Policy 10 of the proposed LDP, the Head of Service – Roads and Transportation considers in this instance that the provision of a Surface Water Management Plan could be addressed by condition and submitted alongside a detailed

application to address the final design. This matter can be secured by condition should planning permission in principle be granted. It is noted that Scottish Water has no objection to the proposal. Regarding the points raised in the consultation response from Scottish Water, these matters are to be addressed between the applicant and Scottish Water and can be added as advisory notes should planning permission be granted. The proposal is not considered to conflict with Policy 9 of the adopted LDP and Policy 10 of the proposed LDP.

Overall, there is nothing to suggest that the proposal could not be sited and designed to adapt to future risks from climate change and can be supported under Policy 2 of NPF4. The scale and nature of the proposal and the potential in terms of opportunities for biodiversity can be considered to have an acceptable impact on the global climate and nature crises and the proposal therefore raises no conflict with Policy 1 of NPF4.

In assessing potential contamination (NPF4 Policy 9, criterion c, Policy 16 of the adopted LDP and Policy 17 of the proposed LDP), the Council's Public Protection Manager has been consulted and advises that the site is identified for potential contamination, having historically contained a water treatment works and subsequent demolition. The advice given in respect of Japanese Knotweed and other contamination related matters can be addressed by condition should planning permission in principle be granted. It stands that the proposal can be implemented in a manner which complies with Policy 9, criterion c) of NPF4, Policy 16 of the adopted LDP and Policy 17 of the proposed LDP.

Turning to the other condition recommended by the Public Protection Manager in respect of waste and recyclable containers within the site, this can be addressed by condition should planning permission in principle be granted. The development is capable of implementing suitable measures for the separation, storage and collection of waste and stands to accord with Policy 12 of NPF4 and Policy 7 of both LDPs, as well as meeting the quality of being 'Resource Efficient' through providing space for the separation and collection of waste.

Turning to other matters raised by the applicant, the Planning Statement includes examples from other areas within Inverclyde where individual dwellings were permitted in designated greenbelt locations under 23/0053/IC and 23/0293/IC. In response to this, each case is required to be determined on its own individual planning merits and therefore 'precedent' in support of this application cannot be established simply based on these cases. With regard to the applications noted in the supporting statement, the context of the dwellinghouse granted under 23/0293/IC played a significant determining factor due to the site being largely covered by hardstanding which was unlikely to naturalise and directly adjoining existing dwellings on all sides of the site boundary, resulting in the site having no adjoining areas of open space and being situated within established built-up surroundings. The other site noted previously contained a building, the foundations of which remained in situ. Neither site had undergone significant naturalisation which has occurred in this instance. Although the proposal is located within the grounds of an existing dwellinghouse the remainder of the site appears greenfield in nature and is clearly set in a greenfield context, with open space and fields surrounding the site. As such, the justification made for a departure from the Development Plan which was considered appropriate in the other applications mentioned in the supporting statement cannot be made in this instance.

Taking into account all of the above, the proposal is not considered to amount to sustainable development and therefore cannot be justified against Policy 18 of the proposed LDP. The proposal can be considered to meet some of the qualities of successful places in Policy 14 of NPF4 and Policy 1 of both LDPs, however are considered to fail to meet the qualities of being 'Easy to Move Around' and 'Welcoming' in Policy 1 of both LDPs and 'Connected' in Policy 14 of NPF4. As the proposal does not meet all relevant qualities of successful places, it cannot be supported under Policy 14 of NPF4 or Policy 1 of both LDPs.

In conclusion, Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. Although the proposal can derive general support from some development plan policies and guidance, the proposal is located within the Green Belt and cannot be supported in particular against Policies 8, 9, 13, 14, 15, 16, 17 and 29 of NPF4,

Policies 1, 10 and 14 of the adopted LDP and Policies 1, 11, 15, 18 and 19 of the proposed LDP. Based on the above assessment, it is concluded that the proposal constitutes an unsubstantiated departure from the Development Plan. Having fully assessed the proposal, it is concluded that there are no material planning considerations that indicate that a position contrary to this should be taken. Planning permission in principle should therefore be refused for the reasons listed below.

RECOMMENDATION

That the application be refused for the following reasons:

1. The proposal is for a detached dwellinghouse within the Green Belt which has not been justified under Policy 8 of National Planning Framework 4, Policy 14 of the adopted 2019 Local Development Plan or Policies 15 and 19 of the proposed 2021 Local Development Plan. It is considered to be incompatible with the surrounding established landscape and countryside character and would undermine the purpose of the green belt at the proposed location, contrary to Policy 8 of National Planning Framework 4, Policy 14 of the adopted Local Development Plan and Policies 15 and 19 of the proposed Local Development Plan.
2. The proposal is contrary to National Planning Framework 4, Policy 16, in particular criterion (f), as the proposal is not consistent with the plan spatial strategy or with policy on rural homes, is not a smaller scale opportunity within an existing settlement boundary, and is not for the delivery of affordable housing as part of a local authority supported affordable housing plan.
3. The proposal is for a detached dwellinghouse in a rural location with no safe and convenient links to the wider walking or cycling networks or to public transport nodes. It is unlikely to promote sustainable and active travel, contrary to Policy 13 of National Planning Framework 4, Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan.
4. The site is considered to have poor accessibility for the nature of development proposed as it is not easily accessible by public transport or easily walkable from nearby settlements and would be heavily dependent on access by car or other private vehicle. As such it fails to meet the qualities of being 'Connected' in Policy 14 of National Planning Framework 4 and 'Easy to Move Around' in Policy 1 of the Inverclyde Local Development Plan.
5. The proposal fails to contribute to local living as by being located outwith the settlement boundary it does not reflect the existing settlement pattern and would have poor levels of interconnectivity that would encourage private car use, contrary to the aims of Policy 15 of National Planning Framework 4.
6. The proposal would create new residential development in an area which is poorly connected to local facilities and this is considered to fail to successfully integrate into nearby existing communities, as required under the quality of being 'Welcoming' in Policy 1 of the Inverclyde Local Development Plan.
7. The site has undergone a degree of naturalisation and the return of the site to a natural state will happen without the need for intervention, providing biodiversity value to the green belt. As such the reuse of the land for residential development is not considered to be sustainable under Policy 9 of National Planning Framework 4.
8. The proposal does not meet any of the specific locational requirements for new homes in rural areas listed under Policy 17, criterion a) of the National Planning Framework 4 and the transport needs of the development would not contribute towards local living, as required under Policy 17, criterion b) of the National Planning Framework 4.

9. The proposal does not provide any specific locational benefit that would justify the need for a rural location and would not contribute towards local living, as required under Policy 29 of the National Planning Framework 4.
10. The application site is not a brownfield site located within an identified settlement boundary and is not considered to be sustainable development. It therefore cannot be justified against Policy 18 of the proposed 2021 Inverclyde Local Development Plan.

Signed:



David Sinclair
Case Officer



p.p.

Stuart W Jamieson
Director
Environment & Regeneration

3. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACT

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive

Adaptable

Resource Efficient

Easy to Move Around

Safe and Pleasant

Welcoming

3.4 **Figure 3** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.



Quarriers Village

POLICY 1 – CREATING SUCCESSFUL PLACES

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.



Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy will set out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.

POLICY 4 – SUPPLYING ENERGY

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact on:

- a) the green network (including landscape), and historic buildings and places;
- b) the amenity and operations of existing and adjacent uses;
- c) tourism and recreational resources;
- d) air quality;
- e) aviation and defence interests;
- f) telecommunication and broadcasting interests; and
- g) traffic and pedestrian safety

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.



Heat Networks

4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

POLICY 5 – HEAT NETWORKS

Major Development applications will be required to include an energy statement which considers the feasibility of meeting the development's heat demand through a district heating network or other low-carbon alternatives. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

4.8 The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero carbon generating technologies.

POLICY 6 – LOW AND ZERO CARBON GENERATING TECHNOLOGY

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero-carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment.

**This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.*

Waste Reduction and Management

4.9 Inverclyde is well served in terms of waste services, particularly recycling. Kerbside recycling services are available to most households, and there are 45 neighbourhood recycling centres and 2 centres for recycling bulky materials/garden waste.

4.10 The Scottish Government's Zero Waste Plan sets out a hierarchy for managing waste, in the order of waste reduction, reuse, recycling and recovery, along with a number of targets, including a requirement for 60% of household waste to be recycled by 2020, increasing to 70% by 2025. In 2016, Inverclyde recycled 53.4% of household waste.

4.11 No major planning applications for waste management infrastructure are anticipated over the lifetime of this Plan. Proposals for smaller and local facilities, which contribute to waste reduction and management, will be supported in principle, subject to consideration of their impacts and acceptable site restoration, where applicable. Sustainable management of waste is also promoted by making the separation, storage and collection of waste as easy as possible and encouraging opportunities for integrating efficient energy and waste innovations within business environments.

POLICY 7 – WASTE REDUCTION AND MANAGEMENT

Proposals for waste management facilities will be supported where they:

- a) support the national Zero Waste Plan and promote the waste hierarchy;
- b) enable the management of waste closer to where it arises;
- c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and
- d) avoid significant adverse impact on historic buildings and places and the green network and our natural and open spaces.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Managing Flood Risk

4.12 Flooding can affect local communities by damaging properties, disrupting transport networks and putting public safety at risk. Inverclyde's waterfront location makes the area susceptible to coastal flooding, whilst the topography means that surface water flowing down the hillsides can combine with local burns to cause flooding events. During high tides or in stormy conditions, river and surface water flooding can also combine with coastal flooding to increase the impacts of flooding events.

4.13 With climate change predicted to raise sea levels and increase the frequency of heavy rain and extreme weather events, it is likely that the risk of river, coastal and surface water flooding will increase.

4.14 The Local Flood Risk Management Plan for the Clyde and Loch Lomond Local Plan District sets out the schemes required in Inverclyde to manage flood risk. These include flood protection schemes for the Coves Burn and Bouverie Burn in Greenock and the Gotter Water in Quarriers Village, as well as 'softer' measures such as surface water management plans, and raising awareness of residents and businesses about flood risk.

4.15 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Flood Risk Assessments will be required and what issues they require to cover.

POLICY 8 – MANAGING FLOOD RISK

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- b) increase the level of flood risk elsewhere; and
- c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.



Surface and Waste Water Drainage

4.16 Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. To address these issues, many new developments now require to include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for

enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants. It is also important that waste water (effluent) from new development is appropriately drained and treated in order to protect public health, amenity and environmental resources. In the majority of cases new development will be required to connect to the public sewer.

4.17 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Drainage Impact Assessments will be required and the issues they require to cover.

POLICY 9 – SURFACE AND WASTE WATER DRAINAGE

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

5.0 CONNECTING PEOPLE AND PLACES

Introduction

5.1 Inverclyde has excellent transport connections; the A8 and A78 trunk roads run through the area and it has two train lines with fourteen stations, all of which connect Inverclyde with the rest of the Glasgow city-region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.

5.2 Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. At the same time, the need to tackle climate change by cutting transport emissions requires an approach which reduces the need to travel by car and prioritises sustainable travel modes.

5.3 Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks, thereby giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure is needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.

5.4 Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

Promoting Sustainable and Active Travel

5.5 The Council aims to ensure that new housing, business and industry, retail, and other commercial and community development is easily accessible, in line with the sustainable travel hierarchy: walking, cycling, public transport and cars. It will seek to achieve this by requiring all such development, proportionate to their scale and proposed use, to make the site accessible by walking and cycling, both internally and, where practicable, through links to the external path and footway network. For larger developments, where sufficient passenger numbers might be

generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators. The installation of electric vehicle charging points will be encouraged in new build development, and required in larger developments.

5.6 At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in Kilmacolm village centre, the identification of gaps in the cycle/path network, and the need for an alternative route through Inverclyde for when there is reduced capacity on the A8 trunk road. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy and Active Travel Strategy. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.

POLICY 10 – PROMOTING SUSTAINABLE AND ACTIVE TRAVEL

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Managing the Impact of Development on the Transport Network

5.7 Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. In order to identify any potential capacity issues on the strategic road network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. The Council subsequently completed a high level impact appraisal of several large scale development proposals along the A78 in consultation with Transport Scotland, which concluded there will not be a significant cumulative impact on the trunk road network as a result of the Plan's proposals. Mitigation measures may still be required, including for the rail network, as a result of individual developments coming forward and these can be determined through the Transport Assessment process.

5.8 To ensure that the road network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site. Where this is the case, developers will be required to meet these costs.

POLICY 11 – MANAGING IMPACT OF DEVELOPMENT ON THE TRANSPORT NETWORK

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Air Quality

5.9 As at 2018, Inverclyde does not have any Air Quality Management Areas or an air pollution reduction strategy. It does have busy transport corridors that can occasionally be congested where air quality is monitored. Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

POLICY 12 – AIR QUALITY

Development that could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality, will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.

Communications Infrastructure

5.10 Inverclyde has good digital connectivity, with 4G mobile and superfast broadband coverage available across the majority of the area. This is of benefit to the economy and social networks and contributes towards it being an attractive place to live and invest.

POLICY 13 – COMMUNICATIONS INFRASTRUCTURE

The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; our natural and open spaces; and historic buildings and places.



Western Ferry, Gourock

6.10 The Council's preferred location for new development is within the existing towns and villages, particularly where this re-uses previously developed land.

Green Belt and Countryside

6.11 The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy have been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate.

POLICY 14 – GREEN BELT AND COUNTRYSIDE

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.



Kilmacolm, looking south

Soils

6.12 Inverclyde has a rich variety of soil types, ranging from prime/good quality agricultural land around Quarriers Village and Inverkip to carbon rich peatland on Duchal Moor. Soil is recognised as an important natural resource, with agricultural land important for food production and the rural economy. It also supports and influences a range of habitats, stores carbon, and helps prevent and reduce flooding by storing water.

POLICY 15 – SOILS

Development on prime agricultural land or affecting carbon rich soils will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;
- b) there is a specific locational need for the development;
- c) it is for small scale development directly linked to a rural business; or
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

For carbon rich soils, it will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Contaminated Land

6.13 Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely. Guidance on site investigations and remediation measures is contained in the Scottish Government's Planning Advice Note 33 'Development of Contaminated Land'.

POLICY 16 – CONTAMINATED LAND

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

POLICY 33 – BIODIVERSITY AND GEODIVERSITY

NATURA 2000 SITES

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

SITES OF SPECIAL SCIENTIFIC INTEREST

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

PROTECTED SPECIES

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

LOCAL NATURE CONSERVATION SITES

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

LOCAL LANDSCAPE AREAS

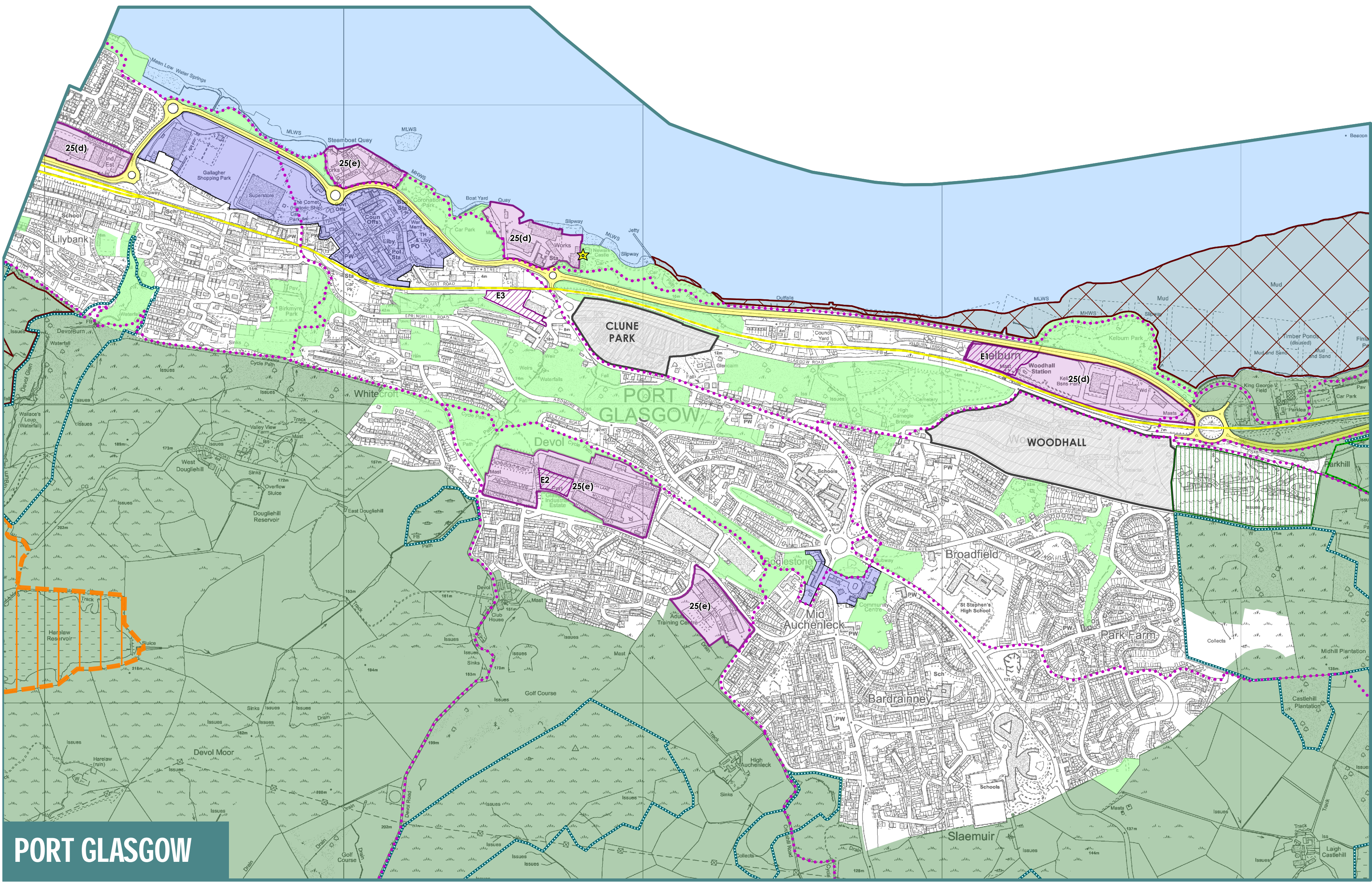
Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment

NON-DESIGNATED SITES

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.



4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACT



PORT GLASGOW

KEY

SUSTAINABLE DEVELOPMENT STRATEGY

Priority Place POLICY 3

CONNECTING PEOPLE AND PLACES

Trunk Road POLICY 11
Railway POLICY 11

SPATIAL DEVELOPMENT STRATEGY

Green Belt POLICIES 14 & 19
Countryside POLICIES 14 & 19

OUR TOWN AND LOCAL CENTRES

Town Centre / Local Centre POLICY 22
Network of Centres Opportunity POLICY 22

OUR JOBS AND BUSINESSES

Business & Industrial Area POLICY 25
Business & Industrial Development Opportunity POLICY 26

OUR HISTORIC BUILDINGS AND PLACES

Conservation Area POLICY 28
Scheduled Monument POLICY 31
Gardens & Designed Landscapes POLICY 32

OUR NATURAL AND OPEN SPACES

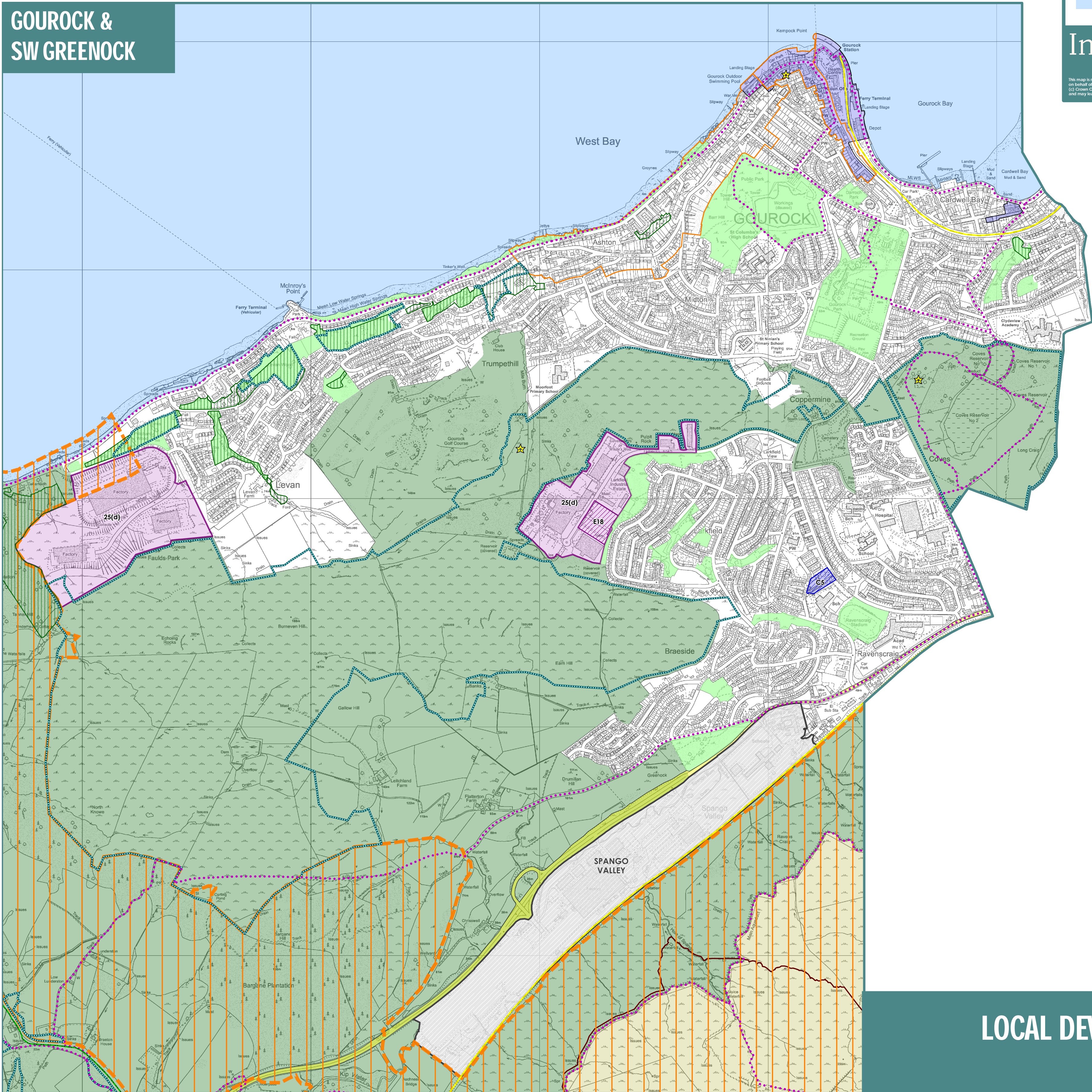
Special Protection Area / Ramsar Site POLICY 33
Site of Special Scientific Interest POLICY 33
Local Nature Conservation Site POLICY 33
Tree Preservation Order POLICY 34
Open Space POLICY 35
Clyde Muirshiel Regional Park POLICY 37
Core Path POLICY 38
River Clyde / Firth of Clyde

Inverclyde council SCALE 1:10,000

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GOUROCK & SW GREENOCK



LOCAL DEVELOPMENT PLAN
2019

**5. INVERCLYDE LOCAL DEVELOPMENT PLAN
2019 SUPPLEMENTARY GUIDANCE ON
PLANNING APPLICATION ADVICE NOTES
POLICY EXTRACT**

Planning Application Advice Note No. 2

SINGLE PLOT RESIDENTIAL DEVELOPMENT

There is a constant demand to erect single houses, often within the grounds of large private gardens and occasionally on small derelict or undeveloped areas of ground. These developments are often beneficial, providing additional housing in sustainable locations and removing derelict and untidy sites from the streetscene.

This Advice Note provides guidance on the issues that are considered in determining planning applications for this type of development.

Infill plots will be considered with reference to the following:

- The plot size should reflect those in the locality.
- The proportion of the built ground to garden ground should reflect that in the locality.
- The distance of the building to garden boundaries should reflect that in the locality.
- The established street front building line should be followed.
- The proposed building height, roof design, use of materials and colours should reflect those in the locality.

- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. As an alternative, boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable.

- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, or if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.

- The level of on site car parking should accord with the National Roads Development Guide, should be comparable with the established pattern in the street and be capable of being implemented without detriment to road safety.

Applications in Conservation Areas

The Greenock West End and Kilmacolm Conservation Areas are characterised by substantial villas set in large gardens. Understandably, there has been pressure for infill residential development in these areas. Historic Environment Scotland's Policy for Scotland explains the Government's position. The Scottish Government requires the historic environment to be cared for, protected and enhanced. Development which does not respect the scale, design and detailing of existing buildings will not generally be supported.

Applications in the grounds of listed buildings

New development within the grounds of listed buildings must have regard to the following:

- The listed building should be maintained as the visually prominent building.
- The principal elevations of the listed building should remain visible from all key viewpoints. New building should not breach any close formal relationship between the listed building and traditional outbuildings.
- Formal gardens should not be affected.
- Developments in front gardens which damage buildings to street relationships will not be supported.
- If a listed building is proposed to be upgraded as part of any development, work requires to be implemented to the listed building as the first stage or as part of an agreed phasing scheme.

Trees

Some infill sites require tree felling to enable development. The Town and Country Planning (Tree Preservation Orders and Trees in Conservation Areas) (Scotland) Regulations 2010 deem that in all but exceptional circumstances, the consent of the Council is required to fell or lop any tree covered by a TPO (Tree Preservation Order) or within a Conservation Area. The promotion of TPOs is an ongoing process and, in assessing applications for development, the

Council has a duty to consider the visual impact which would result if tree felling is required.

Window intervisibility

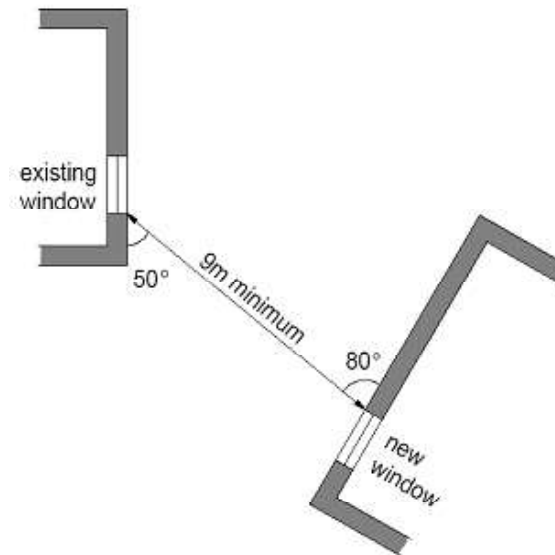
The table to the right details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.



Minimum Window to Window Distances (metres)

	Angle at window of house/extension etc. to be erected not more than:									
	90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
90°	18	18	18	18	13	9	6	4	3	2
80°	18	18	18	13	9	6	4	3	2	-
70°	18	18	13	9	6	4	3	2	-	-
60°	18	13	9	6	4	3	2	-	-	-
50°	13	9	6	4	3	2	-	-	-	-
40°	9	6	4	3	2	-	-	-	-	-
30°	6	4	3	2	-	-	-	-	-	-
20°	4	3	2	-	-	-	-	-	-	-
10°	3	2	-	-	-	-	-	-	-	-
0°	2	-	-	-	-	-	-	-	-	-

Angle at window of any other house not more than:



Planning Application Advice Note No. 3

PRIVATE and PUBLIC OPEN SPACE PROVISION in NEW RESIDENTIAL DEVELOPMENT

Open space provides two important functions; it contributes to “Placemaking”, providing space around and setting for buildings helping to establish the impression of an area, and it can be used to provide areas for outdoor leisure.

This Advice Note provides guidance on the required levels of public open space and private garden ground that should be included in new residential developments.

Types of development

No two sites are the same and residential development can range from the single house to sites in excess of 100 units. The standards required vary depending upon the scale of the development. The following definitions apply:

SMALL SCALE INFILL, INCLUDING SINGLE PLOTS

- 10 houses or fewer in a vacant / redevelopment site within a built up area.

LARGE SCALE INFILL

- more than 10 houses in a vacant / redevelopment site within a built up area.

GREENFIELD / EDGE OF TOWN

- the development of a site on the edge of or outside a town or village.

FLATTED INFILL

- the development of flats, irrespective of number of units, on a vacant / redevelopment site within a built up area.

FLATTED DEVELOPMENT WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF TOWN SITE

- the development of flats, irrespective of number of units, as part of a larger infill development within a town or village, or on a greenfield / edge of town or village site.

Private Garden Ground

SMALL SCALE INFILL DEVELOPMENTS, INCLUDING SINGLE PLOTS

- new development should accord with the established density and pattern of development in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries. In all instances the minimum window to window distances below should be achieved.

FLATTED INFILL DEVELOPMENTS

- flats should reflect the existing scale of buildings and townscape in the immediate environs. Open space need only be provided where surplus land is available following the provision of any off-street parking required.

LARGE SCALE (INFILL) OR GREENFIELD / EDGE OF SETTLEMENT SITE

- the following minimum sizes shall apply:
 - Rear / private garden depth - 9 metres, although where the rear garden does not back onto residential property or where dwellings in

neighbouring properties are significantly distant, this may be reduced if an area of screened side garden of size equivalent to a rear garden with a 9 metre depth can be provided.

- Front / public garden depth - 6 metres to the main wall.
- Distance from house to side boundary - 2 metres.
- Distance from house to side boundary when the house has an attached garage - 3 metres.

FLATTED WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF SETTLEMENT SITE

- 10 square metres per bedspace based upon an occupancy rate of two persons per double bedroom and one person per single bedroom.

Public Open Space

In developments other than small scale infill and flattened infill sites, public open space is required to be provided to achieve both an appropriate landscape setting for the development and play space.

In such circumstances the following criteria will apply:

- Public open space should be provided at the indicative ratio of 1.64 ha per 1000 population. Population estimates are based upon occupancy rates of two persons per double bedroom and one person per single bedroom.
- It will be the responsibility of the developer to equip the play areas. Children's play areas and kickabout areas should comprise 0.32 ha per 1000 population.

Location of Play Areas

- Play areas should be located to ensure that they are overlooked, but at the same time must be positioned at least 10 metres distant from the boundary of the nearest residence.
- Where developments are located in close proximity to established parks or play areas, the Council may, in appropriate cases, consider as an alternative to on-site provision of play equipment the supplementing, at the expense of the developer, of existing play equipment in the nearby park or play area. This, however, will not absolve the developer of the requirement to provide amenity landscaped areas to enhance the setting of the development. Toddler play provision may not be required when the developer provides flat rear/private garden depths in excess of 9 metres.

Any new open space and play provision requirements, or changes to existing requirements, identified in a future Inverclyde Greenspace Strategy will supersede those identified above.



Planning Application Advice Note No. 8

SITING and DESIGN of HOUSES in the GREEN BELT and the COUNTRYSIDE

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Regional Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape. Where policies permit the development of new houses, the following design principles apply.

Siting of New Housing

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

Design of Housing

EXTERNAL WALL FINISH

- Natural stone or wet dash render are traditional to the Inverclyde countryside and should be used.

BASECOURSES

- Where a traditional wet dash finish is used, it is expected that this will be applied down to ground level.
- Where a basecourse is used, this should be minimal and finished in a smooth cement render.

UNDERBUILDING

- Excessive underbuilding should be avoided.

WINDOWS AND DOORS

- All windows should have a vertical emphasis and be surrounded by a smooth cement margin.
- Doors should similarly be surrounded by a cement margin.

ROOF

- A minimum pitch of 35 degrees should be achieved.
- The roof should be finished in natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate.

EAVES / SKEWS

- Boxed eaves, with large fascia boards and barge boards should be avoided.

ROOFLIGHTS

- When required, they should be located at the rear roof plane, have a vertical emphasis and be flush fitted with secret guttering.

DORMERS

- The design of dormer windows should accord with the design guidance contained in **Planning Application Advice Note No. 6** on dormer windows. They should be positioned on the roof to vertically line with windows and / or doors on the facade below and be symmetrical.

PORCHES

- If required, these should be designed as an integral part of the building.
- Wall finishes, windows, roofs and eaves / skews should reflect the remainder of the building.



Converting Buildings to Residential Use

The conversion or re-use of existing buildings in the countryside for residential use will be acceptable subject to the following :

- The building should be structurally sound, must be originally constructed of brick or stone with a slate roof or similar and be largely intact and capable of conversion without substantial demolition and rebuild.
- A structural survey of the property has to be submitted to accompany any planning application.
- The original scale, character, proportion and architectural integrity of the building shall remain intact and any extension shall require, at all times, to be subsidiary to the original building.



- Where a traditional building, the detail of design shall follow the criteria specified previously under the heading "Design of Housing".

Extending Existing Residential Buildings

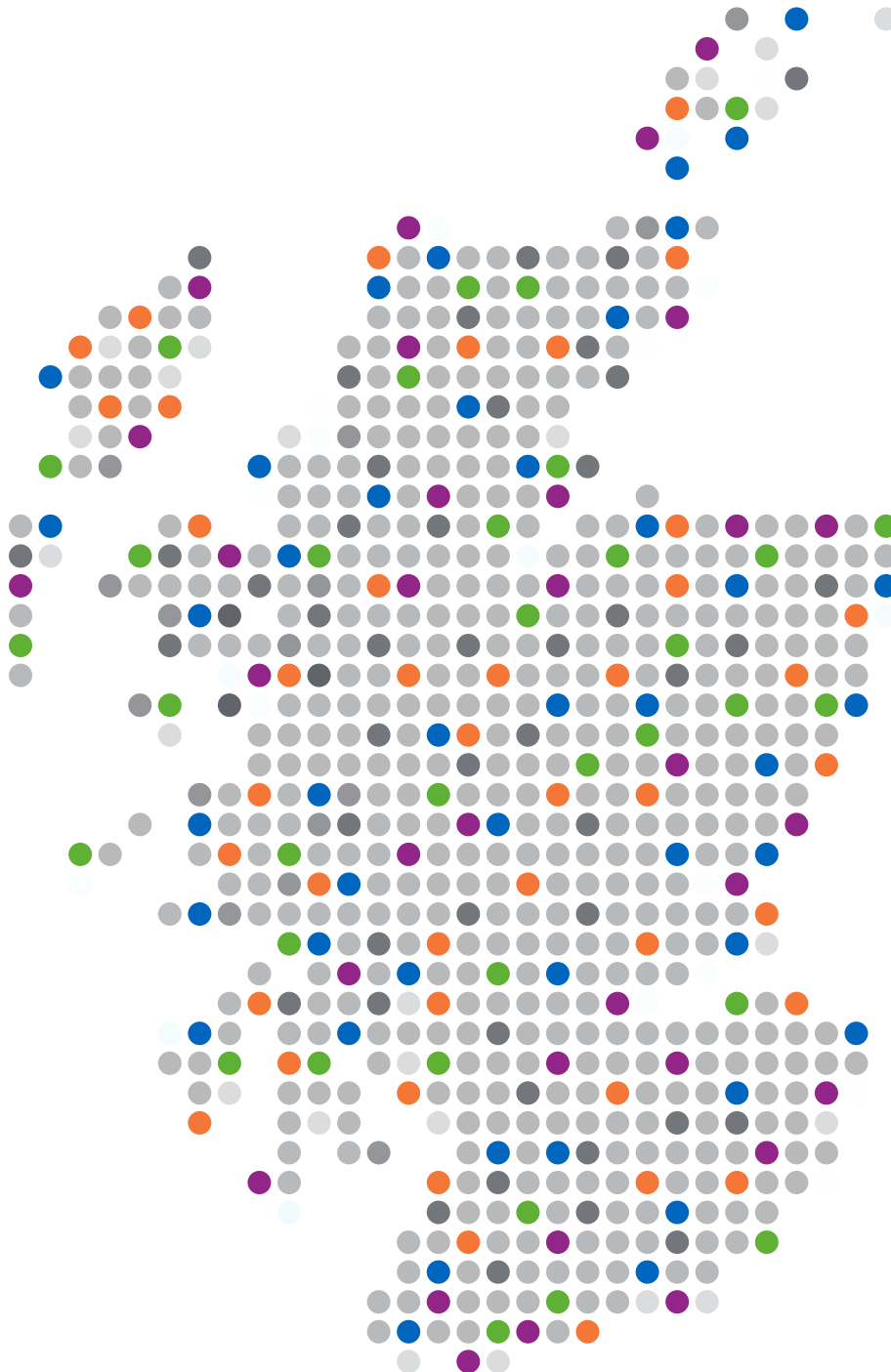
Residential buildings are of a variety of shapes and sizes and it is important that alterations to such buildings ensure that their original character is maintained. In this respect, any extension to an existing residential building shall require the following:

- To be subsidiary in scale and position to the original dwellinghouse
- To follow the design details specified in the "Design of Housing" in the case of traditional buildings.

6. NATIONAL PLANNING FRAMEWORK 4



National Planning Framework 4



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Ministerial Foreword



Tom Arthur MSP

Minister for Public Finance,
Planning and Community Wealth

I am delighted to publish Scotland's fourth National Planning Framework. I am proud that, for the first time, we have brought together our long-term spatial strategy with a comprehensive set of national planning policies to form part of the statutory development plan.

The world is changing, and so are Scotland's places. This strategy sets out how we will work together in the coming years to improve people's lives by making sustainable, liveable and productive places. This will play a key role in delivering on the United Nations Sustainable Development Goals, as well as our national outcomes.

Planning carries great responsibility – decisions about development will impact on generations to come. Putting the twin global climate and nature crises at the heart of our vision for a future Scotland will ensure the decisions we make today will be in the long-term interest of our country.

As we recover from the pandemic we are working towards achieving net zero in a way which also tackles longstanding challenges and inequalities. We live in challenging times, but better places will be an important part of our response to our strategic priorities of net zero, child poverty and a wellbeing economy. Planning will also play a critical role in delivering the National Strategy for Economic Transformation and in community wealth building.

Planning is already a fully devolved function of the Scottish Government. Our global reputation

for excellence and expertise in this field demonstrates what can be achieved when the choices are in our own hands. We can build on this. By securing a new future for Scotland as an independent country, additional powers will be available to support public and private sector investment in development and infrastructure across our country.

Changes to our places will not always be easy. People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives, rather than undermining what they value most. To help deliver on this strategy I am committed to involving a wider range of people in planning. A fairer and more inclusive planning system will ensure that everyone has an opportunity to shape their future so that our places work for all of us. I also recognise that planning authorities across Scotland will need support and guidance to put our proposals and policies into practice, and will continue to work with the profession and local government to ensure our system can realise its full potential.

The process for preparing this strategy has shown what can be achieved when we work together. I greatly appreciate the ideas that people and organisations have contributed. I am also very grateful to the Scottish Parliament for the time and energy they have put into their scrutiny of the draft document. National Planning Framework 4 has benefited considerably from their thoughtful and constructive input.

Part 1 – A National Spatial Strategy for Scotland 2045

The world is facing unprecedented challenges. The global climate emergency means that we need to reduce greenhouse gas emissions and adapt to the future impacts of climate change. We will need to respond to a growing nature crisis, and to work together to enable development that addresses the social and economic legacy of the coronavirus pandemic, the cost crisis and longstanding inequality.

Scotland's rich heritage, culture and outstanding environment are national assets which support our economy, identity, health and wellbeing. Many communities benefit from great places with excellent quality of life and quality, affordable homes. Many people can easily access high quality local greenspaces and neighbourhood facilities, safe and welcoming streets and spaces and buildings that reflect diverse cultures and aspirations. Increasingly, communities have been finding new ways to live sustainably, including by taking control of their property or land.

However, people living in Scotland have very different life chances, at least partly a result of the places where they live.

Past industrial restructuring has had significant impacts in some places and communities. Disadvantage, child poverty and poor health

outcomes are concentrated in parts of Scotland where life expectancy is significantly lower than in more advantaged areas. Access to the natural environment varies, and pollution and derelict land is concentrated in some places. Population change will bring further challenges in the future, particularly in rural parts of Scotland. Many people have limited access to opportunities because of the way our places have been designed in the past, and our city and town centres have experienced accelerating change in recent years.

We have already taken significant steps towards decarbonising energy and land use, but choices need to be made about how we can make sustainable use of our natural assets in a way which benefits communities.

Planning is a powerful tool for delivering change on the ground in a way which brings together competing interests so that decisions reflect the long-term public interest. Past, present and future challenges mean that we will need to make the right choices about where development should be located. We also need to be clear about the types of infrastructure we will need to build, and the assets that should be protected to ensure they continue to benefit future generations.

Spatial principles

We will plan our future places in line with six overarching spatial principles:

- **Just transition.** We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.
- **Conserving and recycling assets.** We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.
- **Local living.** We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.
- **Compact urban growth.** We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.
- **Rebalanced development.** We will target development to create opportunities for communities and investment in areas of past decline, and manage development sustainably in areas of high demand.
- **Rural revitalisation.** We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.

These principles will play a key role in delivering on the United Nations (UN) Sustainable Development Goals (SDGs) and our national outcomes.

Applying these principles in practice

We want our future places to work for everyone. Rather than compromise or trade-offs between environmental, social and economic objectives, this is an integrated strategy to bring together cross-cutting priorities and achieve sustainable development.

By applying these spatial principles, our national spatial strategy will support the planning and delivery of:

- **sustainable places**, where we reduce emissions, restore and better connect biodiversity;
- **liveable places**, where we can all live better, healthier lives; and
- **productive places**, where we have a greener, fairer and more inclusive wellbeing economy.

Eighteen **national developments** support this strategy, including single large scale projects and networks of several smaller scale proposals that are collectively nationally significant. National developments will be a focus for delivery, as well as exemplars of the Place Principle, placemaking and a Community Wealth Building (CWB) approach to economic development. Regional spatial strategies and Local Development Plans (LDPs) should identify and support national developments which are relevant to their areas.

The strategy will be taken forward in different ways across Scotland, reflecting the diverse character, assets and challenges of our places. To guide this, we have identified **regional spatial priorities** for five broad regions of Scotland which will inform the preparation of regional spatial strategies (RSS) and LDPs by planning authorities.

Table 1 – National Planning Framework 4 Summary

	Spatial principles	National Developments	Policies	Key policy links	Cross cutting policies
Sustainable places <i>SDGs: 7, 11, 12, 13</i> <i>National outcomes:</i> Environment, communities, economy	<ul style="list-style-type: none"> • Just transition • Conserving and recycling assets 	<ul style="list-style-type: none"> • Energy Innovation Development on the islands. • Pumped Hydro Storage • Strategic Renewable Electricity Generation and Transmission Infrastructure • Circular Economy Materials Management Facilities • Urban Sustainable, Blue and Green Surface Water Management Solutions • Urban Mass/Rapid Transit Networks 	<ul style="list-style-type: none"> • Tackling the climate and nature crises • Climate mitigation and adaptation • Biodiversity • Natural places • Soils • Forestry, woodland and trees • Historic assets and places • Green belts • Brownfield land, vacant and derelict land and empty buildings • Coastal development • Energy • Zero waste • Sustainable transport 	<ul style="list-style-type: none"> • Land Use – getting the best from our land: strategy 2021 – 2026 • Making things last: a circular economy strategy for Scotland • Scotland's Energy Strategy • Scotland's Environment Strategy • Scotland's Forestry Strategy • Scottish Biodiversity Strategy 	<ul style="list-style-type: none"> • Climate Change Plan • Climate Change Adaptation Programme
Liveable places <i>SDGs: 3, 4, 5, 6, 10, 11</i> <i>National outcomes:</i> Communities, culture, human rights, children and young people, health	<ul style="list-style-type: none"> • Liveable places • Compact urban growth 	<ul style="list-style-type: none"> • Central Scotland Green Network • National Walking, Cycling and Wheeling Network • Edinburgh Waterfront • Dundee Waterfront • Stranraer Gateway • A Digital Fibre Network 	<ul style="list-style-type: none"> • Design, quality and place • Local living and 20 minute neighbourhoods • Quality homes • Rural homes • Infrastructure first • Heat and cooling • Blue and green infrastructure • Play, recreation and sport • Flood risk and water management • Health and Safety • Digital infrastructure 	<ul style="list-style-type: none"> • A Connected Scotland • A Healthier Future: Scotland's diet and healthy weight delivery plan • Cleaner Air for Scotland 2 • Creating Places • Culture Strategy • Heat in Buildings Strategy • Housing to 2040 • Learning Estate Strategy/Learning Estate Investment Programme • Public Health Priorities for Scotland • Remote, Rural and Islands Housing Action Plan (pub. Spring 2023) • Scotland's Population Strategy 	<ul style="list-style-type: none"> • Just Transition Plans • National Transport Strategy • Infrastructure Investment Plan • Strategic Transport Projects Review 2 • National Islands Plan • National Marine Plan • Tackling Child Poverty Delivery Plan
Productive places <i>SDGs: 1, 2, 8, 9, 11, 14</i> <i>National outcomes:</i> Fair work and business, economy, poverty, communities	<ul style="list-style-type: none"> • Rebalancing development • Rural revitalisation 	<ul style="list-style-type: none"> • Clyde Mission • Aberdeen Harbour • Industrial Green Transition Zones • Hunterston Strategic Asset • Chapelcross Power Station Redevelopment • High Speed Rail 	<ul style="list-style-type: none"> • Community wealth building • Business and industry • City, town, local and commercial centres • Retail • Rural development • Tourism • Culture and creativity • Aquaculture • Minerals 	<ul style="list-style-type: none"> • National Strategy for Economic Transformation • Retail Strategy for Scotland • Report of the City Centre Recovery Taskforce • Scottish land rights and responsibilities statement • Town Centre Action Plan 2 	



Sustainable places

Our climate is changing, with increasing rainfall, extreme weather events and higher temperatures that will intensify in the coming years. This will increase flood risk, water scarcity, environmental change, coastal erosion, impact on forestry and agriculture, and generate risks to health, food security and safety. Impacts will not be equal and communities who already face disadvantage will be particularly affected.

Scotland's high quality environment, and the natural capital it supports, underpin our approach to tackling climate change and the economy and is fundamental to our health and wellbeing. It provides the essentials we all need to survive, including clean air, water and food.

However, the health of the planet's ecosystems is declining faster than at any point in human history and our natural environment is facing significant challenges, including ongoing loss of biodiversity. Since the 1990s alone, wildlife populations in Scotland have declined, on average, by around a quarter. This threatens the capacity of the natural environment to provide the services we all rely on, and reduces our resilience to the impacts of climate change.

Scotland's Climate Change Plan, backed by legislation, has set our approach to achieving net zero emissions by 2045, and we must make significant progress towards this by 2030 including by reducing car kilometres travelled by 20% by reducing the need to travel and promoting more sustainable transport.

Just Transition sector plans, designed and delivered with those impacted, will play an important role in delivering the change we need to see. We must also adapt to the impacts of climate change that are already locked in, by delivering Scotland's Climate Change Adaptation Programme.

Scotland's Climate Assembly set out recommendations for how Scotland should change to tackle the climate emergency and gives us a key insight into the measures the Scottish Public expect for a just transition to net zero emissions by 2045.

Scotland's Energy Strategy will set a new agenda for the energy sector in anticipation of continuing innovation and investment. The interplay between land and sea will be critical, given the scale of offshore renewable energy resources. Our Infrastructure Investment Plan and National Transport Strategy are clear that we must work with our existing infrastructure assets first, before investing in additional assets.

Scotland's Environment Strategy sets out the Scottish Government's vision for tackling the twin climate and nature crises. Building on this, a new Scottish Biodiversity Strategy will set targets for halting biodiversity loss by 2030 and restoring and regenerating biodiversity by 2045. Scotland's Land Use Strategy aims to make efficient use of our land by managing competing activities in a sustainable way.

National spatial strategy

Scotland's future places will be net zero, nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment.

Meeting our climate ambition will require a rapid transformation across all sectors of our economy and society. This means ensuring the right development happens in the right place.

Every decision on our future development must contribute to making Scotland a more sustainable place. We will encourage low and zero carbon design and energy efficiency, development that is accessible by sustainable travel, and expansion of renewable energy generation. It is also crucial that we build resilience to the future impacts of climate change including water resources and assets and development on our coasts. Our places will also need to evolve to help us cope with changing temperatures.

Our commitment to a **just transition**, means that our journey to a net zero society and nature recovery must involve, and be fair to, everyone. We will grow a circular economy and make best use of embodied carbon by **conserving and recycling assets**, including by encouraging sustainable design and the wise use of resources.

To respond to the global biodiversity crisis, nature recovery must be at the heart of future places. We will secure positive effects for biodiversity, create and strengthen nature networks and invest in nature-based solutions to benefit natural capital and contribute to net zero. We will use our land wisely including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on. We will protect and enhance our historic environment, and safeguard our shared heritage for future generations. We will also work together to ensure that development onshore aligns with national, sectoral and regional marine plans.

National developments

Six national developments support the delivery of sustainable places:

- **Energy Innovation Development on the Islands** provides infrastructure for low carbon fuels for communities and commerce, as well as for export. This will contribute to improved energy security, unlock opportunities for employment and business, and help to put Scotland at the forefront of low carbon fuel innovation.
- **Pumped Hydro Storage** extends hydro-electricity capacity to support the transition away from fossil fuels, whilst also providing employment opportunities in rural areas.
- **Strategic Renewable Electricity Generation and Transmission Infrastructure** supports electricity generation and associated grid infrastructure throughout Scotland, providing employment and opportunities for community benefit, helping to reduce emissions and improve security of supply.
- **Circular Economy Materials Management Facilities** facilitates delivery of zero waste objectives by reducing the need for new materials, resource use and emissions.
- **Urban Sustainable, Blue and Green Surface Water Management Solutions** is an exemplar of a nature based, infrastructure first approach to catchment wide surface water flood risk management to help our two largest cities adapt to the future impacts of climate change.
- **Urban Mass/Rapid Transit Networks** facilitates a shift towards sustainable transport in Glasgow, Edinburgh, and Aberdeen and their wider regions, helping to reduce transport related emissions and supporting accessibility for all.

CROSS-CUTTING OUTCOME AND POLICY LINKS:

REDUCING GREENHOUSE GAS EMISSIONS

Our strategy and policies support development that helps to meet greenhouse gas emissions targets.

The global climate emergency and the nature crisis have formed the foundations for the spatial strategy as a whole. The regional priorities share opportunities and challenges for reducing emissions and adapting to the long-term impacts of climate change, in a way which protects and enhances our natural environment.

[Policy 1](#) gives significant weight to the global climate emergency in order to ensure that it is recognised as a priority in all plans and decisions. [Policy 2](#) will ensure that emissions from new development are minimised as far as possible.

A healthy natural environment is key to reducing emissions. [Policies 3](#) and [4](#) protect biodiversity and natural assets, which in turn play a crucial role in carbon reduction. [Policy 5](#) provides significant protection for peatland and carbon rich soils and [Policy 6](#) aims to protect and expand forests, woodland and trees. Blue and green infrastructure is supported by [Policy 20](#). [Policy 10](#) encourages the use of natural solutions to coastal protection. [Policy 7](#) protects the embodied carbon in the historic built environment, and [Policy 9](#) makes better use of previously used land and buildings, helping to lock in carbon.

By supporting the transition of key emissions generating activities, [Policy 11](#) supports renewable energy development, [Policy 19](#) helps to decarbonise heat, alongside [Policy 18](#) and its encouragement of an infrastructure first approach. [Policy 12](#) encourages sustainable waste management, and [Policy 13](#) will facilitate a transition towards more sustainable, lower emissions travel including active travel and public transport.

Several policies support more local living and limit the use of additional land for development. This includes [Policy 8](#) which manages development in the greenbelt, [Policy 15](#) which promotes local living, including where feasible 20 minute neighbourhoods, and [Policy 16](#) which focuses on delivering new homes that are designed to a high standard and located in sustainable places. Minimising and reducing emissions is also integral to the six qualities of successful places, as set out in [Policy 14](#). [Policies 17](#) and [29](#) support rural development which is compatible with climate change targets. [Policy 24](#) facilitates the roll out of digital infrastructure, helping to reduce the need to travel. [Policy 27](#) promotes a town centre first approach to development and [Policy 28](#) restricts additional out of town retail development.

Policies relating to productive places are consistent with our ambition for green growth in the futures. More specifically, [Policy 33](#) is clear that fossil fuel exploration, development and production (excluding unconventional oil and gas) will not be supported other than in exceptional circumstances, and that the Scottish Government does not support the development of unconventional oil and gas in Scotland.

CROSS-CUTTING OUTCOME AND POLICY LINKS:

IMPROVING BIODIVERSITY

Our strategy and policies support development that helps to secure positive effects for biodiversity.

The nature crisis, together with the global climate emergency, underpinned the spatial strategy as a whole. The action areas include proposals which protect and enhance the natural environment.

[Policy 1](#) gives significant weight to the nature crisis to ensure that it is recognised as a priority in all plans and decisions. [Policy 4](#) protects and enhances natural heritage, and this is further supported by [Policy 5](#) on soils and [Policy 6](#) on forests, woodland and trees. [Policy 20](#) also promotes the expansion and connectivity of blue and green infrastructure, whilst [Policy 10](#) recognises the particular sensitivities of coastal areas.

Protection of the natural features of brownfield land is also highlighted in [Policy 9](#), and protection of the green belt in [Policy 8](#) will ensure that biodiversity in these locations is conserved and accessible to communities, bringing nature into the design and layout of our cities, towns, streets and spaces in [Policy 14](#).

Most significantly, [Policy 3](#) plays a critical role in ensuring that development will secure positive effects for biodiversity. It rebalances the planning system in favour of conserving, restoring and enhancing biodiversity and promotes investment in nature-based solutions, benefiting people and nature. The policy ensures that LDPs protect, conserve, restore and enhance biodiversity and promote nature recovery and nature restoration. Proposals will be required to contribute to the enhancement of biodiversity, including by restoring degraded habitats and building and strengthening nature networks. Adverse impacts, including cumulative impacts, of development proposals on the natural environment will be minimised through careful planning and design, taking into account the need to reverse biodiversity loss. Development proposals for national, major or Environmental Impact Assessment (EIA) development will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks, so they are in a demonstrably better state than without intervention. Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity.



Liveable places

The global pandemic has left a social legacy that requires urgent, as well as long-term action. Many people need better places to support their lifelong health and wellbeing and build their future resilience. In recent years communities have found ways to work together to find local solutions to shared challenges. However, the cost crisis is again underlining the need for our future buildings and places to do more to support our long-term resilience.

There remain significant differences between the healthy life expectancy of people living in the most and least deprived parts of Scotland. More people need to be involved in planning their future places so that the built environment is safe and welcoming to everyone, including women, disabled people, children and young people and black and ethnic minority groups.

Scotland's Tackling Child Poverty Delivery Plan sets out actions required to continue to reduce the number of children living in poverty. It recognises the importance of place and continued investment in regeneration, targeted to areas where the need is greatest.

Access to affordable, quality homes in better places, as supported by Housing to 2040, will make an important contribution to addressing the impact of the cost crisis, particularly on younger people who will also benefit from reduced transport costs. The planning system has an important role to play in supporting the delivery of homes which meet our future needs.

Consistent with this, Scotland's Population Strategy reflects the need for planning to identify the amount of land required for future homes and to enable more balanced demographic change including sustainable rural development.

Health policies, including Scotland's diet and healthy weight delivery plan reflect the importance of places which provide opportunities for exercise and access to healthy food. Our strategy for tackling social isolation and loneliness also recognises the importance of providing quality, accessible and welcoming places for everyone through placemaking and regeneration.

National spatial strategy

Scotland's future places will have homes and neighbourhoods that are healthier, affordable and vibrant places to live.

We have an opportunity to significantly improve our places, address longstanding inequality and eliminate discrimination, helping to transform our country for the better. Cleaner, safer and greener places and improved open spaces will build resilience and provide wider benefits for people, health and biodiversity, in a balanced way.

We will plan our future places in a way that improves **local living**, so that we live in communities that are inclusive, empowered, resilient, safe and provides opportunities for learning. Quality homes will be better served by local facilities and services by applying the principles of local living to development proposals. The concept of 20 minute neighbourhoods will help to support this, particularly in more urban areas. In rural areas the approach to local living will be shaped by local context.

Planning must also enable the delivery of good quality, affordable homes by allocating enough land in the right locations to meet current and future needs and aspirations.

Recognising the need for liveable places to be consistent with our ambition for net zero and nature recovery, we will promote **compact urban growth**. Higher density development which will help to sustain public transport and support local living. Virtual connectivity and continued investment in active travel links will also be important.

We want to make better use of our spaces to support physical activity, relaxation and play, to bring people together and to celebrate our culture, diversity and heritage. Buildings and other physical assets can also support activities based on intangible cultural assets such as Gaelic language.

We will improve green infrastructure to bring nature into our towns and cities, connecting people with nature, building resilience and helping our biodiversity to recover and flourish. We will ensure we work towards a stronger infection-resilient society through adaptations to our buildings and the spaces around them.

Our strategy is to value, enhance, conserve and celebrate our places and to build better communities for future generations. A stronger commitment to placemaking, through a design-led approach and a focus on quality, will ensure every new development improves the experience of our places.

Underpinning this, everyone must have an opportunity to help shape their local neighbourhoods. We will continue to work to broaden involvement in the planning system as a whole.

National developments

Six national developments support the delivery of liveable places:

- **Central Scotland Green Network** restores nature at scale and acts as an exemplar of green infrastructure in placemaking that provides benefits for communities and supports a wellbeing economy. This will provide multiple benefits for health, biodiversity, and will help us to mitigate and adapt to climate change. Action should continue to focus on areas where community wellbeing and resilience would benefit most.
- **National Walking, Cycling and Wheeling Network** strengthens and extends a national active travel network to reduce emissions from transport, focusing on areas where improvements to accessibility are most needed.
- **Edinburgh Waterfront** creates a high quality, mixed use, locally liveable place, contributing to the sustainable future development of Scotland's capital city.
- **Dundee Waterfront** delivers a high quality, mixed use, locally liveable place demonstrating resilient waterfront regeneration which anticipates and responds to climate impacts.
- **Stranraer Gateway** acts as a hub for surrounding communities. Regeneration will help create a high quality, mixed use, locally liveable place, optimising the area as a national and international gateway.
- A **Digital Fibre Network** enhances the connectivity of communities and help to facilitate more sustainable ways of living including in rural and island communities.

CROSS-CUTTING OUTCOME AND POLICY LINKS:

A FAIR AND INCLUSIVE PLANNING SYSTEM

Our strategy and policies support development that helps to eliminate discrimination and promote equality.

We expect everyone involved in planning to take steps to ensure that a wide range of people are involved in shaping their future places. Planning authorities are required to respect, protect and fulfil human rights in accordance with the Human Rights Act 1998. As per the Equality Act 2010, the Public Sector Equality duty is applicable and Equality Impact Assessments, Fairer Scotland Duty Assessments and where applicable Island Communities Impact Assessments are required for LDPs. The UN Convention of the Rights of the Child also means that young people must be encouraged to play an active role in planning.

Throughout the planning system, opportunities are available to engage in development planning and decisions about future development. Such engagement, undertaken in line with statutory requirements, should be early, collaborative, meaningful and proportionate. Support or concern expressed on matters material to planning must be given careful consideration in the determination of development proposals.

Our places can only work for everyone if the views of all users are properly understood, but experience shows that some people can find it more challenging to engage with planning.

There are opportunities to involve a wider range of people in the planning system. It is essential, and a statutory requirement, that people with protected characteristics, including disability, race, age, sex and sexual orientation, and including people from a range of socio-economic backgrounds, are given particular support to express their views on plans and decisions, with consultations designed to meet the communication needs of people.

The spatial strategy as a whole is clear that our future development must support a just transition, and it highlights opportunities for development and regeneration that are designed to tackle social, economic and health inequalities. [Policy 14](#), focusing on the six qualities of successful places recognises that diversity is an integral part of placemaking. Children and young people will have an important contribution to make, given the long-term impacts of planning for future generations. Women, as well as disabled people and their representatives, can ensure that barriers and challenges of the design of our living and working environments are tackled effectively. We have also provided clear support for development that will help to ensure human rights are maintained, for example: [Policy 16](#) on quality homes which addresses the need for accommodation for Gypsy/Travellers and Travelling Showpeople yards, as well as homes for older people and disabled people; and [Policy 21](#) which supports and facilitates spaces and opportunities for play, recreation and sport in our natural and built environments for children and people for all ages.

Our impact assessment has demonstrated that there is potential for significant benefits from more sustainable, liveable and productive places which will be delivered by these and other policies. We recognise that delivery will also depend on fair and inclusive engagement with people, and we will therefore continue to promote best practice and innovation, including in guidance on effective community engagement.

CROSS-CUTTING OUTCOME AND POLICY LINKS:

HOMES THAT MEET OUR DIVERSE NEEDS

Our strategy and policies support development that helps to meet the housing needs of people living in Scotland including, in particular, the housing needs of older people and disabled people.

The spatial strategy has taken into account future population and household projections, and highlights areas where there will be particular challenges arising from an ageing population. Spatial principles, including local living and just transition, will also help to ensure that the needs of all people are reflected in our future places.

Policy 16 supports the delivery of high quality, sustainable homes that meet the needs of people throughout their lives. In particular, it supports proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision. This could include: accessible, adaptable and wheelchair accessible homes; homes that meet the needs of older people; a range of size of homes; and other specialist groups.

The majority of older people want to remain in their home as they age, preferring mainstream housing, and so accessible and adaptable homes can allow people to continue to live independently. The close alignment of planning and housing delivery at the local level, through LDPs and Local Housing Strategies, will help to deliver the right type and mix of homes in the right locations. In addition Housing to 2040 sets out a commitment to Scottish Accessible Home Standard in 2025/26.

Development that provides homes to meet the needs of older people and disabled people will be further promoted by LDPs. Evidence reports will explain the action taken to support and promote the construction and/ or adaptation of homes to meet their needs. Spatial strategies will take into account housing needs and the availability of land for new homes, including for older people and disabled people through the Accessible Home Standard, wheelchair housing targets and the consideration of accessibility in design of the wider development and local amenity. The planning authority must also keep their plan under review, and monitor any changes in this.

Placemaking and choices about the location of development will also help to meet the needs of older people and disabled people. **Policy 14** supports development that is consistent with the six qualities of successful places, including health and wellbeing, and safe and pleasant places for people to meet. **Policy 15** supports development that is consistent with the principles of local living and 20 minute neighbourhoods, helping to ensure our homes and wider neighbourhoods meet all of our needs. As part of this, it recognises that affordable housing options, ability to age in place and housing diversity are an integral part of more liveable places. **Policy 13** is also clear that the views of disabled people must be sought when seeking to reduce reliance on the car including by managing car parking provision.



Productive places

The economic performance of different parts of Scotland varies considerably, with challenges and opportunities for different places and sectors. At present, some communities are particularly affected by high rates of poverty, one in five people of working age is economically inactive, and there is significant scope to improve our productivity and the scale and rate of business development.

The unprecedented challenge of the pandemic has created difficult conditions for some sectors including hospitality, tourism, and culture. The cost crisis and our exit from the European Union have combined with this to exacerbate labour shortages particularly in our more remote, rural and island communities. World-wide supply chain issues have generated severe challenges, including for the construction sector.

Scotland's National Strategy for Economic Transformation aims to make Scotland a successful place with opportunities for everyone, in every region of Scotland, to share in our economic prosperity. It tackles the challenges of structural inequality, the transition to net zero, and achieving a green recovery from the pandemic. It also supports entrepreneurship and aims to play to the strengths and assets of each part of Scotland to build community wealth.

Building community wealth should be founded on an assessment of local assets in partnership with communities. It also involves better co-ordinated state investment at national, regional and local levels to strengthen of Scotland's indigenous business base and create sustainable fair work opportunities. Opportunities will flow from more land and assets being placed in the hands of communities or under their guiding influence.

Our city centres are socially and culturally important, supporting our productivity and stimulating innovation and investment. The pandemic has generated severe impacts and longer term challenges for these places. The City Centre Recovery Taskforce has developed a shared vision for their future with support from the City Centre Recovery Fund for recovery and repurposing. Through playing their part in the delivery of the National Strategy for Economic Transformation, Scotland's cities have a nationally significant opportunity to contribute to Scotland's economic recovery and to achieve a wellbeing economy.

The Town Centre Action Plan Review and our subsequent response recognises the critical importance of planning with and for communities sets a new vision for town centres, and reaffirms our commitment to the Town Centre First Principle. It recognises the critical importance of planning in diversifying the offer within our city and town centres, to help them thrive, improve their resilience and anticipate continuing societal, environmental and economic change. The Place Based Investment Programme supports our commitment to town centre action, places, local living and community wealth building.

National spatial strategy

Our future places will attract new investment, build business confidence, stimulate GDP, export growth and entrepreneurship, and facilitate future ways of working.

Planning will play a key role in creating a globally competitive, entrepreneurial, inclusive and sustainable economy, with thriving and innovative businesses, quality jobs and fair work for everyone.

We will actively encourage investment where it is needed most by **rebalancing development**. This will play to the economic strengths and opportunities of each part of Scotland. Significant investment opportunities include strategic sites which were previously a focus for industrial activity but which have experienced decline. These locations will play a significant role in our transition to net zero as they are served by strategic infrastructure, well located on or close to developed coasts, and could provide added benefits for communities that are in greatest need. They also include areas that have been overlooked historically, but which are now strategically located for extensive renewable energy generation.

Planning can enable diversification of city, town and commercial centres, to better manage their role and respond to ongoing changes to the way we shop and access services. The way we work is changing, and we will need to be flexible to facilitate future business and employment that benefits communities and improves places. Digital connectivity will play a crucial role in supporting sustainable work in the future.

The way we plan our places can contribute to our short term recovery, as well as longer term restructuring to tackle long standing inequalities. Our strategy is to build a wellbeing economy that benefits everyone, and every place, in Scotland. We want the planning system to create a society that is thriving across economic, social and environmental dimensions, and that delivers prosperity for all.

Scotland's national and international connectivity for people and freight will remain important, for the economic, social and cultural benefits it delivers and for supporting wider Government ambitions on trade, tourism, and business development. Airports, ports and rail links will provide vital connections within Scotland and beyond which will be crucial to building on a sustainable recovery whilst helping to decarbonise transport through low and zero emissions technologies. Looking ahead, there will also be opportunities to build on inclusive growth within communities and support economic transformation through Green Freeports in Scotland.

Rural revitalisation, achieved by distributing development, investment and infrastructure strategically and by actively enabling rural development in particular, will play an important role in this. Key sectors including energy and food and drink focus on natural resources and provide significant employment in rural parts of Scotland. These sectors also depend on supporting services and access to markets and there is significant potential for associated investment to develop a sustainable supply chain. Digital connectivity will also be critical to their continued success.

Urban areas are a focus for investment in the built environment and many of our industries and businesses are located in and around our cities. These areas will also be more attractive to future investors and their employees if they are greener and healthier places to live.

National developments

Six national developments support the delivery of productive places:

- **Clyde Mission** brings together substantial public and private investment to remediate and regenerate brownfield land along the River Clyde for economic, social and environmental uses.
- **Aberdeen Harbour** facilitates completion of the South Harbour and access to it as well as a more mixed use waterfront for Aberdeen on areas of the harbour that will not in future be required for port uses. This will contribute to international and national connectivity, freight and the renewable energy sector.
- **Industrial Green Transition Zones** support transformation of key sites including by putting in place the infrastructure needed to commercialise carbon capture and storage and decarbonise industry. Innovation will provide green jobs, reduce emissions and help Scotland lead the way on new technologies.
- **Hunterston Strategic Asset** supports re-use the port and wider site, engaging in new technologies and creating opportunities from nuclear decommissioning to make best use of existing infrastructure and provide local benefits.
- **Chapelcross Power Station Redevelopment** involves the reuse of a key site to provide a range of economic opportunities for local communities. Energy produced will help to reduce heating and transport emissions within the wider region.
- **High Speed Rail** ensures connectivity with the United Kingdom (UK) and beyond, reduce long distance transport emissions and optimise the benefits more widely.

CROSS-CUTTING OUTCOME AND POLICY LINKS:

RURAL REVITALISATION

Our strategy and policies support development that helps to retain and increase the population of rural areas of Scotland.

The spatial strategy reflects a wide range of proposals for development in rural areas, supported by national developments that recognise the potential and need to expand key sectors including renewable energy, sustainable transport and green infrastructure.

[Policy 17](#) promotes the development of rural homes, to ensure the needs of communities are met in a sustainable way. Similarly, [Policy 29](#) encourages development that will contribute to rural economies and communities. Development proposals that contribute to the viability, sustainability and diversity of rural businesses are supported while ensuring planning policies take into consideration local characteristics. Both policies support development in previously inhabited areas in a way that is guided by LDPs. Greater constraint will be applied in areas of pressure whilst in rural areas with fragile communities, a more enabling approach has been taken to support communities to be sustainable and thrive. LDPs are required to set out an appropriate approach to development in areas of pressure and decline informed by an understanding of population change and settlement characteristics and how these have changed over time as well as an understanding of the local circumstances including housing and travel.

Many policies will also play an important role in supporting rural communities and population growth. Some focus on supporting sustainable development in key sectors for rural areas such as [Policy 30](#) on tourism, which aims to ensure community, environmental and business considerations are fully taken into account. [Policy 32](#) encourages sustainable aquaculture, whilst [Policy 10](#) supports development in coastal areas that takes into account future vulnerability to climate change. [Policy 11](#) supports opportunities for renewable energy development whilst [Policy 24](#) will support the delivery of digital infrastructure to support investment and population growth in rural areas.

Care has been taken to ensure policies reflect the specific needs and constraints of rural areas. [Policy 13](#) ensures that in assessing the transport impacts of development, the area's needs and characteristics are taken into account. [Policy 15](#) aims to promote local living in broad terms, including through 20 minute neighbourhoods where practical, recognising varying settlement patterns and the particular characteristics and challenges of different areas in applying these principles in practice. [Policy 28](#) also recognises the importance of retail facilities for rural communities and economies.

Alongside this, recognising that environmental quality is a key asset for rural areas, Policies [3](#), [4](#), [5](#) and [6](#) ensure that natural assets are protected and enhanced.

CROSS-CUTTING OUTCOME AND POLICY LINKS:

LIFELONG HEALTH AND WELLBEING

Our strategy and policies support development that helps to improve health and wellbeing. The spatial strategy as a whole recognises that there are significant health inequalities in Scotland that future development can help to address. The spatial principles aim to ensure that future development is directed to sustainable locations, recognising that the role of planning in supporting development in places which would benefit most from regeneration and investment.

The natural environment is fundamental to our health and wellbeing from the benefits we get from being in nature to the design and delivery of blue and green infrastructure. Policies [1](#), [3](#), [4](#), [5](#) and [6](#) manage the effects of development on biodiversity and on natural places. [Policy 20](#) supports development that will provide good quality, accessible greenspaces and nature networks and [Policy 21](#) supports development that will provide opportunities for sport and play. Active travel is encouraged by [Policy 13](#) with walking and cycling providing wider health benefits.

[Policy 23](#) helps to protect health and wellbeing, including by ensuring that air and noise pollution are taken into account, and by planning and managing development to take hazards into account. [Policy 22](#) ensures that future flood risk is not exacerbated by development, and facilitates the delivery of sustainable flood risk management solutions. [Policy 10](#) manages development to reflect future vulnerability of coastal areas. [Policy 9](#) encourages the redevelopment of brownfield land, helping to reduce the impact of vacant and derelict sites on communities.

Housing plays a critical role in supporting our health and wellbeing. [Policy 16](#) enables the delivery of well planned, good quality, affordable, safe and warm homes. Alongside this, [Policy 13](#) supports development that provides, or is accessible by active travel and [Policy 15](#) ensures people have access to facilities from their homes, including healthcare facilities. Development is also required to take into account the capacity and any additional needs for community services and facilities, as part of the infrastructure first approach set out in [Policy 18](#).

[Policy 14](#) applies the six qualities of successful places to development proposals, including health and wellbeing. As part of this it prioritises key aspects including women's safety and suicide risk and aims to ensure development does not undermine the amenity of our existing homes and places. Climate related mental and physical health effects will be addressed by the strategy as a whole and in particular by Policies [1](#) and [2](#) by ensuring future development minimises emissions and is built to reflect the future risks of climate change. Health and wellbeing will also be supported by development that helps us to transition to net zero, as reflected in [Policy 11](#) on renewable energy, [Policy 12](#) on zero waste, and [Policy 19](#) on heat and cooling. Wider policies relating to economic development will have a further positive effect on overall health and wellbeing by supporting employment and investment in our places in a fair and sustainable way.

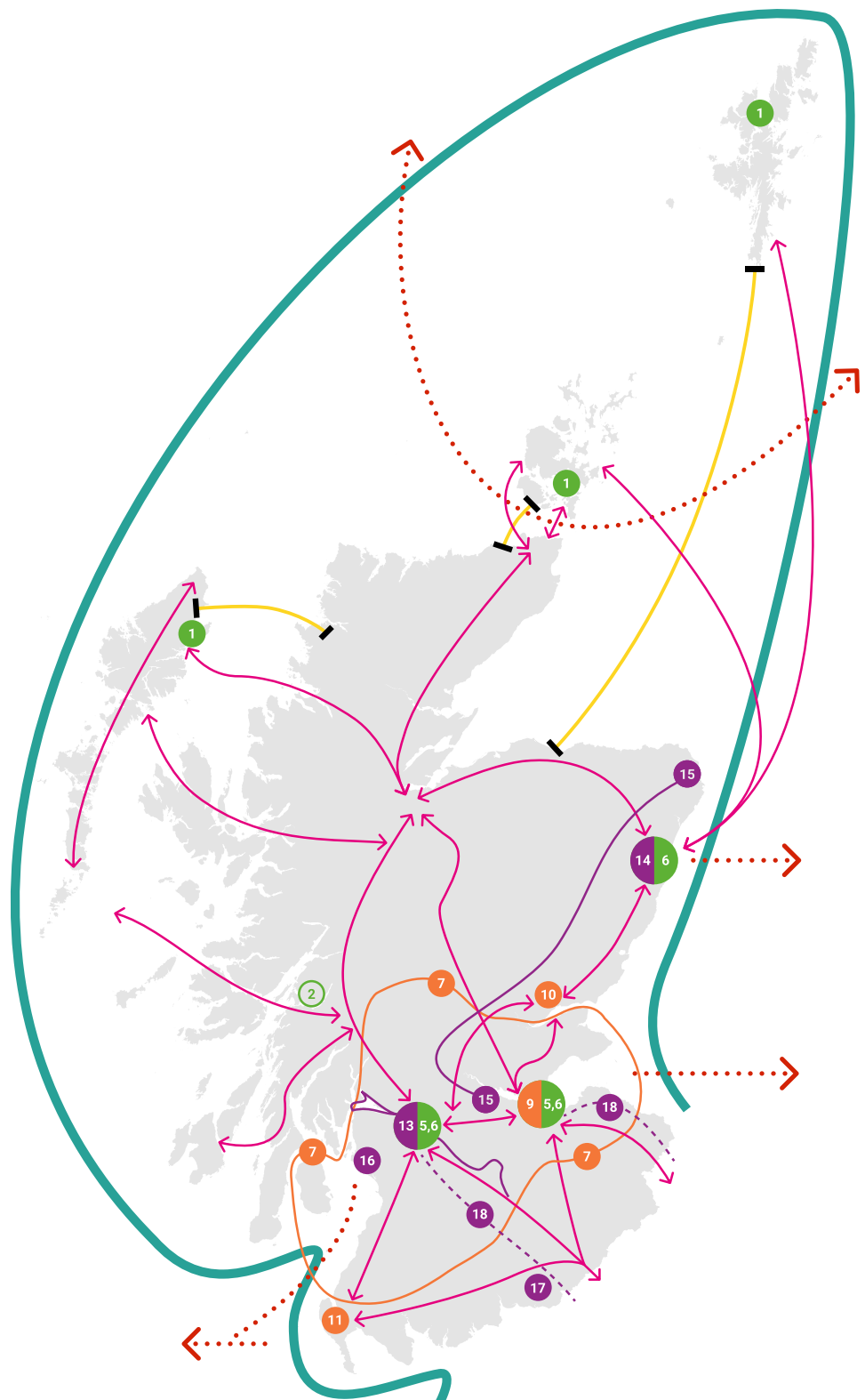
National Spatial Strategy

Legend

- ⋯→ Strategic maritime routes
- ↔ Strategic connection
- Blue economy
- Transmission infrastructure

National Developments

- 1 Energy Innovation Development on the Islands
- 2 Pumped Hydro Storage
Scotland Wide
- 3 Strategic Renewable Electricity Generation and Transmission Infrastructure
Scotland Wide
- 4 Circular Economy Materials Management Facilities
Scotland Wide
- 5 Urban Sustainable, Blue and Green Surface Water Management Solutions
Edinburgh and Glasgow
- 6 Urban Mass/Rapid Transit Networks
Aberdeen, Edinburgh and Glasgow
- 7 Central Scotland Green Network
- 8 National Walking, Cycling and Wheeling Network
Scotland Wide
- 9 Edinburgh Waterfront
- 10 Dundee Waterfront
- 11 Stranraer Gateway
- 12 Digital Fibre Network
Scotland Wide
- 13 Clyde Mission
- 14 Aberdeen Harbour
- 15 Industrial Green Transition Zones
- 16 Hunterston Strategic Asset
- 17 Chapelcross Power Station Redevelopment
- 18 High Speed Rail



Indicative

National Developments

Legend

Sustainable Places

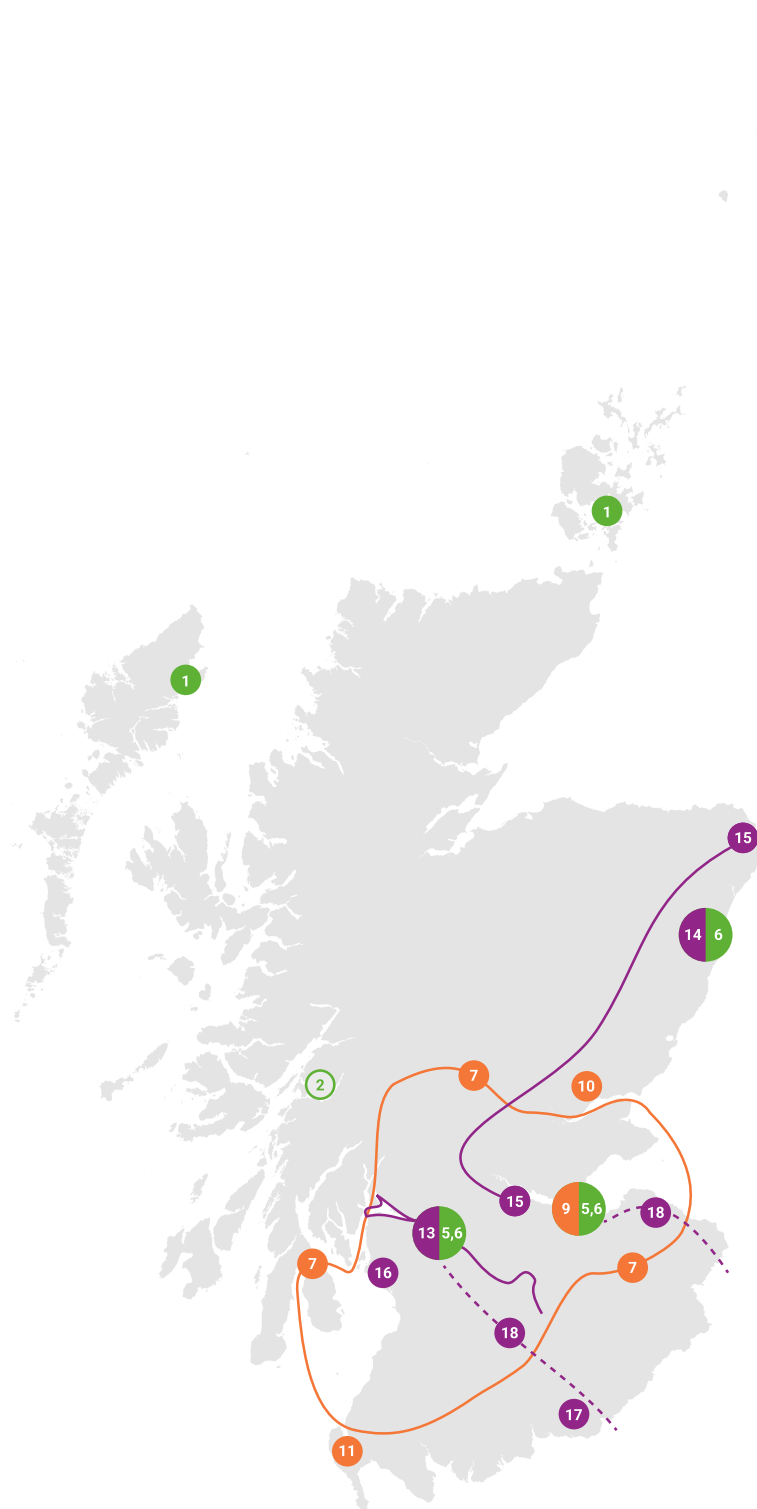
- 1 Energy Innovation Development on the Islands
- 2 Pumped Hydro Storage
Scotland Wide
- 3 Strategic Renewable Electricity Generation and Transmission Infrastructure
Scotland Wide
- 4 Circular Economy Materials Management Facilities
Scotland Wide
- 5 Urban Sustainable, Blue and Green Surface Water Management Solutions
Edinburgh and Glasgow
- 6 Urban Mass/Rapid Transit Networks
Aberdeen, Edinburgh and Glasgow

Liveable Places

- 7 Central Scotland Green Network
- 8 National Walking, Cycling and Wheeling Network
Scotland Wide
- 9 Edinburgh Waterfront
- 10 Dundee Waterfront
- 11 Stranraer Gateway
- 12 Digital Fibre Network
Scotland Wide

Productive Places

- 13 Clyde Mission
- 14 Aberdeen Harbour
- 15 Industrial Green Transition Zones
- 16 Hunterston Strategic Asset
- 17 Chapelcross Power Station Redevelopment
- 18 High Speed Rail



Indicative

Regional Spatial Priorities

North and West Coast and Islands

This part of Scotland will be at the forefront of our efforts to reach net zero emissions by 2045. It is a diverse area, from Shetland and Orkney in the north, to the Outer and Inner Hebrides and the coastal areas of Highland and Argyll and Bute. As one of the most renewable energy rich localities in Europe with significant natural resources, there is a real opportunity for this area to support our shared national outcomes.

Key centres where lifeline links provide access to the islands include Lerwick, Kirkwall, Stromness, Stornoway, Wick and Thurso, Ullapool, Mallaig and Oban, whilst Tarbert, Lochgilphead and Campbeltown are important hubs to the south of the area. These centres provide important services to their wider hinterlands. Local projects are ongoing, including the regeneration of Stromness, the Stornoway Deep Water Port development, the linked Islands Growth Deal Outer Hebrides Energy Hub project in Stornoway, and the Islands Growth Deal Knab Redevelopment project in Shetland.

The area has an exceptional environment with coastal and island landscapes that are an important part of our national identity. It is rich in biodiversity, sustaining many internationally significant ecological sites, including the United Nations Educational, Scientific and Cultural Organization (UNESCO) Global Geoparks in the North West Highlands and Shetland, and Wester Ross UNESCO Biosphere Reserve and species including some of the best remaining temperate rainforest sites in Europe. It has a rich history, language and distinctive cultural heritage including the St Kilda and the Heart of Neolithic Orkney UNESCO World Heritage Sites. These key assets require careful management to ensure they continue to benefit communities.

There will be significant climate challenges for this part of Scotland. Island and coastal ecosystems, and the communities they support, are naturally more vulnerable to the effects of climate change, sea level rise and extreme events. Of particular concern are the impacts on vulnerable low-lying coastal zones and

infrastructure, with potentially wide-ranging effects from biodiversity loss to coastal erosion, flooding and landslips. If we do not take action to plan and build resilience, communities could suffer disproportionately from the impacts of climate change.

A climate and nature conscious approach to development of this area can help to tackle wider challenges. The Carbon Neutral Islands project will support six islands (Hoy, Islay, Great Cumbrae, Raasay, Barra and Yell) to become carbon neutral by 2040. This will act as a catalyst for further climate action across all Scottish islands to make more attractive, resilient and sustainable communities in the long-term.

The relatively high levels of community land ownership, particularly in the Outer Hebrides, and strong ties with the land and sea reflect this area's strong sense of place and local resilience. Scotland's National Islands Plan aims to grow the population and economy, improve transport and housing, and ensure island communities are served by the facilities, jobs, education and services they need to flourish. Environmental wellbeing, clean and affordable energy, strong communities, culture and identity are also priorities.

Around 94 of Scotland's 900 islands are permanently inhabited. The size and composition of each population has changed over the years and continues to do so. Whilst most recent estimates indicate population growth across the majority of local authority areas with islands, population change within each area is more complex, with areas of growth and depopulation varying between islands and coastal communities, and across different strata of the population. An ageing population in some parts of the area will mean that we need to do more to reverse past patterns of population decline and sustain local facilities and services that support rural and dispersed communities.

Public service provision, transport, energy consumption, fuel poverty, child poverty and housing, including its affordability, will continue to be significant challenges. Employment varies across the area, and can tend to rely on the public sector, tourism and lower wage sectors,

limiting the scope and choice of skilled jobs in some locations. It can be difficult to attract and retain a local workforce to support some jobs, underlining the importance of building skills and promoting fair work principles to support future investment. Language skills are also important in many areas where Gaelic is used by the community.

Challenges from the end of free movement and changing markets, and the agriculture and fishing industries, will need support to ensure long-term sustainability, but there are also substantial economic opportunities presented by developments in sectors such as renewable energy generation.

Priorities

Alongside Scotland's marine planning authorities, we will work with the area's exceptional assets and natural resources to build a more resilient future for island and coastal communities. By guiding RSS and LDPs in this area, our strategy aims to:

- Maximise the benefits of renewable energy whilst enhancing blue and green infrastructure, decarbonising transport and building resilient connections.
- Support coastal and island communities to become carbon neutral, thus contributing to net-zero commitments and reducing fuel poverty.
- Seize the opportunities to grow the blue and green economy, recognising the world-class environmental assets that require careful management and opportunities to develop skills and diversify employment.

The following national developments will support delivery of the spatial strategy for this area:

- [Energy Innovation Development on the Islands](#)
- [Pumped Hydro Storage](#)
- [Strategic Renewable Electricity Generation and Transmission Infrastructure](#)
- [Circular Economy Material Management Facilities](#)
- [National Walking, Cycling and Wheeling Network](#)
- [Digital Fibre Network](#)

Further detail about the priorities for this area is contained in [Annex C](#). Further details of national developments are contained in [Annex B](#).

Legend

- Strategic maritime routes
- Strategic connection
- Blue economy
- Transmission infrastructure

National Developments

- 1 Energy Innovation Development on the Islands
- 2 Pumped Hydro Storage Scotland Wide
- 3 Strategic Renewable Electricity Generation and Transmission Infrastructure Scotland Wide
- 4 Circular Economy Materials Management Facilities Scotland Wide
- 8 National Walking, Cycling and Wheeling Network Scotland Wide
- 12 Digital Fibre Network Scotland Wide

Indicative

North

The Highlands of Scotland, Moray, mainland Argyll, northern parts of rural Stirling and Perthshire are world renowned for their stunning landscapes, rich biodiversity and cultural heritage.

Settlement patterns vary, from dispersed or low density crofting townships, to key centres such as Inverness, Ullapool, Dingwall, Grantown-on-Spey, Aviemore, Elgin, Pitlochry and Aberfeldy. Cairngorms National Park is a national asset with internationally significant habitats and landscapes and there is currently a proposal to make the Flow Country a UNESCO World Heritage Site. The northern part of the Loch Lomond and The Trossachs National Park also extends into this area.

Emissions here are partly offset by the climate sequestration from land use and forestry so that the area acts as a net carbon sink overall. There are few sources of significant industrial emissions. Climate change risks include changing levels of rainfall, increased storm events, temperature rise, flood risk, rising sea levels and associated erosion. Tailored measures will be required to assist communities in adapting to climate change and transitioning to net zero.

This rural heartland is much more than a place of beauty and isolation. Many thriving communities live here, and they depend on local jobs and learning to support their quality of life. Some communities have experienced outmigration, particularly the loss of younger people, especially outwith Inverness. Further population decline is a future risk, particularly for the west and north. People often depend on the car and more limited access to services creates disadvantage, despite the quality of life and good health that many living here enjoy. An ageing population will put pressures on some services.

Parts of the area have recently experienced an accelerated increase in house prices. The pandemic has reinforced long standing issues of affordability and a more mobile remote workforce has been attracted to the area, adding increased pressure. Without intervention, access to affordable homes, jobs and services that enable local people, including young people, to stay in their communities could become more challenging. Fuel and transport poverty is a particular challenge towards the north and west and there are significant areas which do not currently benefit from good quality digital connectivity.

The area's environmental quality, culture, language, landscape and wildlife sustain key economic sectors including tourism, food and drink, distilling and clean energy. Extensive areas of woodland and peatland act as a carbon sink, contributing significantly to our national sustainability. The area has a strong economy with growing income and low unemployment overall, but there remain pockets of deprivation both in urban areas and in more remote areas where there is a need for alternatives to low skilled and low paid jobs.

Priorities

This part of Scotland can continue to make a strong contribution towards meeting our ambition for a net zero and nature positive country by demonstrating how natural assets can be managed and used to secure a more sustainable future. By guiding RSS and LDPs in this area, our strategy aims to:

- Protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient connections.
- Maintain and help to grow the population by taking a positive approach to rural development that strengthens networks of communities.
- Support local economic development by making sustainable use of the areas' world-class environmental assets to innovate and lead greener growth.


The following national developments will also support delivery of the spatial strategy for this area:

- [Pumped Hydro Storage](#)
- [Strategic Renewable Electricity Generation and Transmission Infrastructure](#)
- [Circular Economy Material Management Facilities](#)
- [National Walking, Cycling and Wheeling Network](#)
- [Digital Fibre Network](#)


Further detail about the priorities for this area is contained in [Annex C](#). Further details of national developments are contained in [Annex B](#).

North

Legend

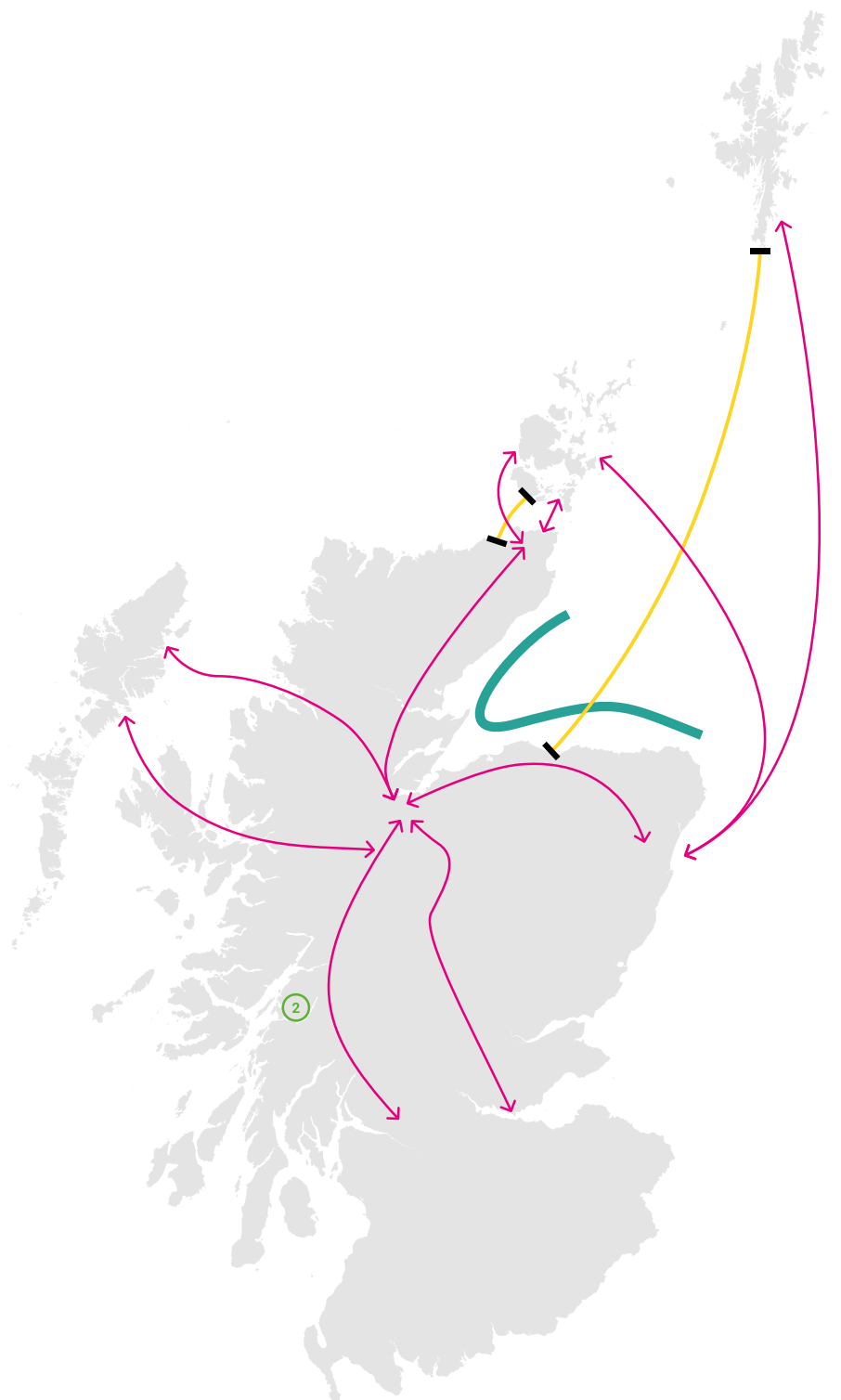
 Strategic connection

 Blue economy

 Transmission infrastructure

National Developments

- 2 Pumped Hydro Storage
Scotland Wide
- 3 Strategic Renewable Electricity Generation
and Transmission Infrastructure
Scotland Wide
- 4 Circular Economy Materials Management
Facilities
Scotland Wide
- 8 National Walking, Cycling and Wheeling
Network
Scotland Wide
- 12 Digital Fibre Network
Scotland Wide



Indicative

North East

The north east is a centre for the skills and expertise we will need to meet our climate change commitments. This area will evolve, through a just transition, to move industry and business away from the oil and gas sector towards a cleaner, greener future. Rich in natural assets, this area, along with the wider Moray and Cromarty Firths, has built on its oil and gas experience to pioneer new technologies. This makes it a uniquely investable proposition that could benefit Scotland as a whole. We can build on the area's experience to find innovative solutions to climate change.

Emissions generated from this area arise mainly from transport, industrial and commercial activity and domestic properties, with land use and forestry providing carbon sequestration. Car ownership is particularly high in Aberdeenshire. Significant parts of the coast will be vulnerable to future climate impacts.

This area is amongst the most prosperous parts of Scotland, but has experienced significant economic challenges in recent years and has pockets of deprivation. The area comprises a mix of rural and urban communities, with the city of Aberdeen and a surrounding network of towns including Huntly, Fraserburgh, Peterhead, Ellon, Inverurie and Stonehaven, and significant rural areas including countryside around Aberdeen city. Whilst parts of the area have experienced population decline, several settlements around Aberdeen have grown. Links from Aberdeenshire to communities in Moray, Angus and Tayside are also important.

Affordability and choice of homes is acute across the area, especially within Aberdeen. The growing proportion of retirees in Aberdeenshire presents a further challenge to housing and service delivery. There are lower levels of educational attainment and limited access to services for communities along the Aberdeenshire and Moray coast. Many of these places will benefit from further regeneration that builds on their identity and natural assets.

The excellent quality of the built environment, natural assets and cultural heritage already contribute to health and wellbeing in the area

and can form the basis of a transition to net zero. Some of our highest quality productive agricultural land is concentrated here, together with other land-based industries, and the economy benefits from a strong fishing industry, alongside its globally significant energy sector. The dominance of these sectors, together with wider changes including from the pandemic, European Union (EU) Exit and global markets, means that economic diversification and repurposing of buildings and infrastructure will be key priorities.

Priorities

This part of Scotland will play a crucial role in achieving Just Transition to net zero. By guiding RSS and LDPs in this area, our strategy aims to:

- Plan infrastructure and investment to support the transition from oil and gas to net zero whilst protecting and enhancing blue and green infrastructure and decarbonising connectivity.
- Focus on continued regeneration through the principles of local living and 20 minute neighbourhoods to sustain the skilled workforce and improve local liveability.
- Support continued economic diversification and innovation.

The following national developments will also support delivery of the spatial strategy for this area:

- [Pumped Hydro Storage](#)
- [Strategic Renewable Electricity Generation and Transmission Infrastructure](#)
- [Circular Economy Material Management Facilities](#)
- [Urban Mass/Rapid Transit Networks](#)
- [National Walking, Cycling and Wheeling Network](#)
- [Digital Fibre Network](#)
- [Aberdeen Harbour](#)
- [Industrial Green Transition Zones](#)

Further detail about the priorities for this area is contained in [Annex C](#). Further details of national developments are contained in [Annex B](#).

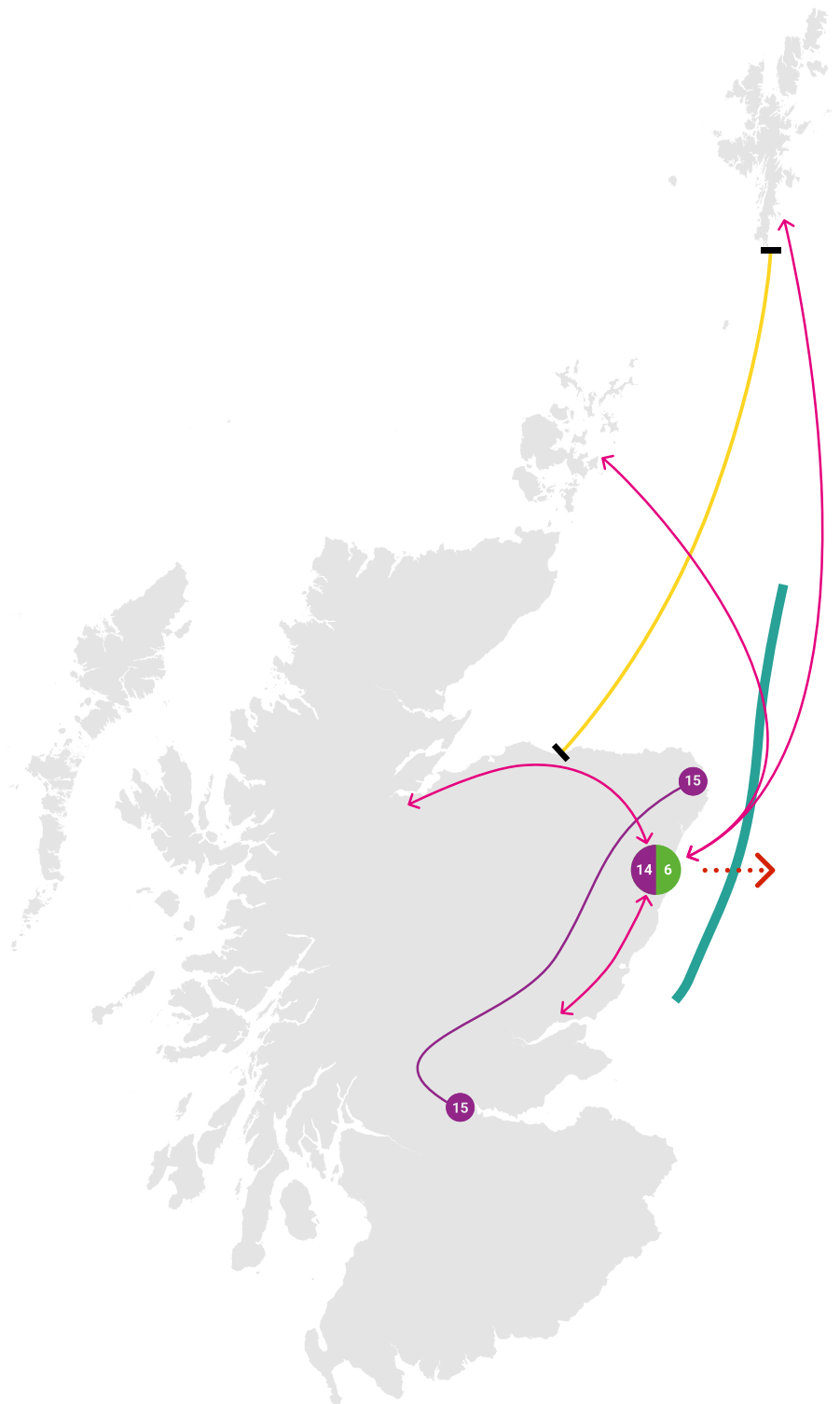
North East

Legend

- ⋯→ Strategic maritime routes
- ↔ Strategic connection
- Blue economy
- Transmission infrastructure

National Developments

- 2 Pumped Hydro Storage
Scotland Wide
- 3 Strategic Renewable Electricity Generation and Transmission Infrastructure
Scotland Wide
- 4 Circular Economy Materials Management Facilities
Scotland Wide
- 6 Urban Mass/Rapid Transit Networks
Aberdeen, Edinburgh and Glasgow
- 8 National Walking, Cycling and Wheeling Network
Scotland Wide
- 12 Digital Fibre Network
Scotland Wide
- 14 Aberdeen Harbour
- 15 Industrial Green Transition Zones



Indicative

Central

We will only meet our climate change commitments if we make significant changes to the densely populated central belt of Scotland. Our urban communities will play a critical role in reducing the emissions generated by the way we live our lives.

This area includes the Glasgow, Edinburgh, Stirling, Dundee and Perth city regions as well as networks of towns and smaller settlements, and more rural surroundings.

Many of our largest emitters of greenhouse gas emissions are located in this area, including Grangemouth where industrial activity is concentrated, providing high value manufacturing and employment, and playing a key role in our resilience. Other key sources include industrial, manufacturing and waste management sites and facilities. Overall emissions from domestic properties and transport are high as a result of the area's population density and the scale of daily movement within and between city regions. The growing risk of flooding could have significant impacts in the future, as many key settlements and economic assets are located on the Clyde, Forth and Tay estuaries.

We need to work together to decarbonise buildings and transport and tackle congestion, make more efficient use of existing land and buildings, generate renewable energy and establish supporting electricity and heat networks and create more inclusive, greener and sustainable places that will stand the test of time. By weaving blue and green infrastructure across our urban fabric we can ensure that nature and the outdoors are accessible to everyone, supporting lifelong health and wellbeing and creating places that are more resilient to flooding.

There are significant social and economic differences across the area – at a broad scale there are relatively high concentrations of poor health, child poverty, economic disadvantage and population decline in parts of the Glasgow city region contrasting with strong demand

and expected population growth in parts of the Edinburgh city region. The broad pattern is repeated for children living in poverty, who are more likely to live in the Glasgow city region. Across the area as a whole, however, there are localised areas of high and low deprivation.

As a nation we have a particular obligation to do more to tackle the concentration of poor health outcomes in west central Scotland. Action is needed to reduce inequality and improve health and wellbeing so that everyone is able to thrive. Better places can do more to support lifelong health and wellbeing by providing warm homes that are connected to services. Access to quality greenspace and nature-based solutions can help to mitigate health inequalities and improve physical and mental health, by providing opportunities for play, socialising, relaxation and physical activity. Developing our communities to promote local living and 20 minute neighbourhoods can help reduce inequalities in health. The frequency of urban car use can be reduced by improving local liveability and improved access to facilities, helping to reduce emissions and air pollution. Access to health and social care facilities will need to be built into our future places and can benefit from continuing investment in digital infrastructure and innovation.

Household projections show there will be a continuing demand for more homes across the most urban parts of Scotland. There has been a strong market, high levels of housebuilding and pressure on infrastructure in some 'hot spots' including the Edinburgh city region, Stirling and Falkirk, and Perth. In contrast, despite good connections and infrastructure capacity, it can be more challenging to encourage the market to deliver new homes particularly in parts of the west where unemployment is also higher.

There are also inequalities across each of the city regions, with local concentrations of economic deprivation and many former coalfield communities. Overall, economic performance is higher in Edinburgh and Glasgow and lower in surrounding areas including Inverclyde, Ayrshire, along parts of the Clyde Coast and Lanarkshire.

The diverse business base reflects nationally important sectors including financial services, business administration, life sciences, distribution and transport, retail and commercial, and manufacturing and production. City centres are experiencing significant challenges, caused or accelerated by the pandemic, but each retain a strong character and distinctive identity, offering opportunities for new business, homes, and services. Similar issues apply to the towns across this area.

A wellbeing economy goes beyond strategic investment sites to link more closely with the wellbeing of communities and their local environments. It will be critical to recognise the importance of anchor institutions who can support local investment in our places and natural and historic assets, provide education, employment and other services, and act as community hubs. Significant investment in our health and social care, justice and learning estates will continue to provide important sources of employment and income for smaller scale local businesses.

Around the area's settlements there are many high quality environments, from World Heritage Sites, historic burghs and conservation areas to protected biodiversity sites of international importance, ancient woodlands and areas of high landscape quality, including the coastline, country and national parks, and canals. This brings opportunities for outdoor recreation within a short distance of the majority of Scotland's population.

The coast is an integral part of the area's identity, combining natural and cultural heritage and acting as a focus for investment and regeneration. We have made progress in restoring and reusing areas that were historically a focus for heavy industry and mining, leaving a legacy of disused sites and areas blighted by dereliction. Key sites for further investment include urban waterfronts and former industrial sites where existing infrastructure can be reused to support the transition to a low carbon economy.

Priorities

A coherent strategy that focuses on climate change and responds to the challenges of the pandemic will drive forward change to tackle inequalities and build a new, greener, future for this part of the country. By guiding RSS and LDPs in this area, our strategy aims to:

- Provide net zero energy solutions including extended heat networks and improved energy efficiency, together with urban greening and improved low carbon transport.
- Pioneer low carbon, resilient urban living by rolling out networks of 20 minute neighbourhoods, future proofing city and town centres, accelerating urban greening, investing in net zero homes, and managing development on the edge of settlements.
- Target economic investment and build community wealth to overcome disadvantage and support a greener wellbeing economy.

The following national developments will also support delivery of the spatial strategy for this area:

- [Pumped Hydro Storage](#)
- [Strategic Renewable Electricity Generation and Transmission Infrastructure](#)
- [Circular Economy Material Management Facilities](#)
- [Urban Sustainable, Blue and Green Drainage Solutions](#)
- [Urban Mass/Rapid Transit Networks](#)
- [Central Scotland Green Network](#)
- [National Walking, Cycling and Wheeling Network](#)
- [Edinburgh Waterfront](#)
- [Dundee Waterfront](#)
- [Digital Fibre Network](#)
- [Clyde Mission](#)
- [Industrial Green Transition Zones](#)
- [Hunterston Strategic Asset](#)
- [High Speed Rail](#)

Further detail about the priorities for this area is contained in [Annex C](#). Further details of national developments are contained in [Annex B](#).

Central

Legend

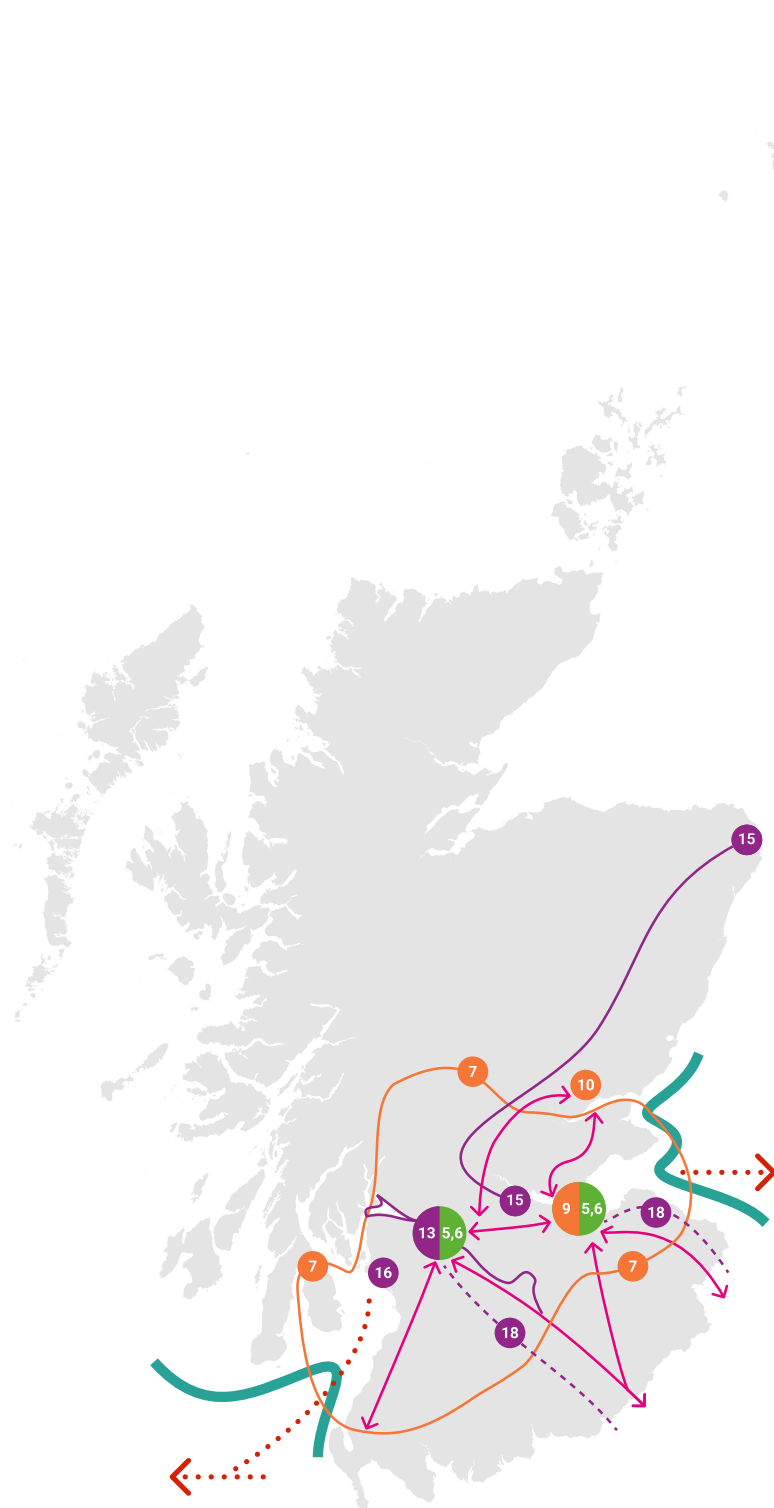
...> Strategic maritime routes

↔ Strategic connection

➤ Blue economy

National Developments

- 2 Pumped Hydro Storage
Scotland Wide
- 3 Strategic Renewable Electricity Generation and Transmission Infrastructure
Scotland Wide
- 4 Circular Economy Materials Management Facilities
Scotland Wide
- 5 Urban Sustainable, Blue and Green Surface Water Management Solutions
Edinburgh and Glasgow
- 6 Urban Mass/Rapid Transit Networks
Aberdeen, Edinburgh and Glasgow
- 7 Central Scotland Green Network
Mapping is indicative
- 8 National Walking, Cycling and Wheeling Network
Scotland Wide
- 9 Edinburgh Waterfront
- 10 Dundee Waterfront
- 12 Digital Fibre Network
Scotland Wide
- 13 Clyde Mission
- 15 Industrial Green Transition Zones
- 16 Hunterston Strategic Asset
- 18 High Speed Rail



Indicative

South

The South of Scotland is strategically important with a strong sense of identity centred on networks of towns and villages, supported by distinctive landscapes and coasts. This is a place with a rich cultural heritage and exceptional environmental assets and natural resources, such as the Galloway and Southern Ayrshire UNESCO Biosphere and Galloway Forest Dark Sky Park. This area is ambitious for positive change in the coming years, and the immediate work to recover from the pandemic will form the basis of a longer term plan to respond to the challenges of climate change and support nature restoration and recovery.

Settlements across this area provide services to the surrounding rural communities. Towns are well placed to be models of sustainable living, with many undergoing regeneration. Larger settlements include Dumfries, Stranraer, Galashiels, Hawick, with a network of towns and villages throughout Dumfries and Galloway and the Scottish Borders. The area extends northwards to include Ayrshire towns such as Ayr, Girvan, Dalmellington and Cumnock in the west, as well as towards the southern rural parts of East Lothian in the east and parts of South Lanarkshire including Biggar and Moffat. Beyond the towns there are many small settlements and rural homes, farms and smallholdings.

Cross border relationships are important in this area, together with strategic transport connections to England, Northern Ireland and Ireland.

Emissions in this area are moderate, with transport and industry emissions being partly offset by land use. The area has significant areas of woodland and peatland which act as a carbon sink and form the basis for future investment opportunities. The few sites that are significant sources of greenhouse gas emissions include industrial and commercial activities, including some food and drink processing facilities. Coastal erosion and flood risk is expected to be a significant challenge in the future, particularly where there is a risk of impacts on key transport corridors or settlements.

Working with communities to find new ways of rural living that are consistent with climate change will be a challenge for this part of Scotland, given the relatively high levels of dependence on the car, limited public transport, housing affordability challenges and the dispersed population.

Despite having high levels of wellbeing and quality of life, population decline is projected to continue in some regions to the west of the area, with fewer younger people and more retired people living in the area in the future. Economic diversification will help to address dependence on low wage and public sector employment.

Priorities

Our strategy aims to ensure that this part of Scotland fulfils its potential. There is significant potential for the area to develop and increase recognition of it as a place to live, work and visit. By guiding RSS and LDPs in this area, our strategy aims to:

- Protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient physical and digital connections.
- Increase the population by improving local liveability, creating a low carbon network of towns and supporting sustainable rural development.
- Support local economic development whilst making sustainable use of the area's world-class environmental assets to innovate and lead greener growth.

The following national developments will also support delivery of the spatial strategy for this area:

- [Pumped Hydro Storage](#)
- [Strategic Renewable Electricity Generation and Transmission Infrastructure](#)
- [Circular Economy Material Management Facilities](#)
- [National Walking, Cycling and Wheeling Network](#)
- [Stranraer Gateway](#)
- [Digital Fibre Network](#)
- [Clyde Mission](#)
- [Chapelcross Power Station Redevelopment](#)
- [High Speed Rail](#)

Further detail about the priorities for this area is contained in [Annex C](#). Further details of national developments are contained in [Annex B](#).

South

Legend

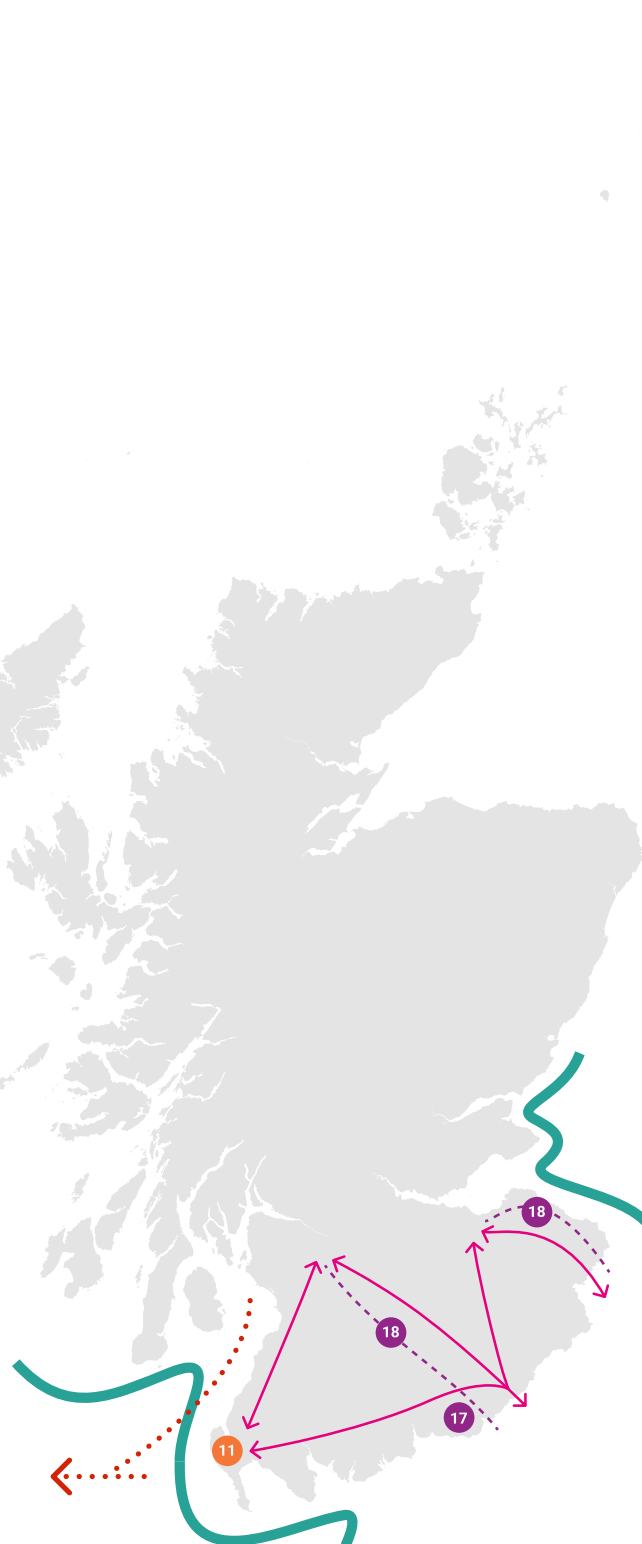
...> Strategic maritime routes

↔ Strategic connection

➤ Blue economy

National Developments

- 2 Pumped Hydro Storage
Scotland Wide
- 3 Strategic Renewable Electricity Generation
and Transmission Infrastructure
Scotland Wide
- 4 Circular Economy Materials Management
Facilities
Scotland Wide
- 8 National Walking, Cycling and Wheeling
Network
Scotland Wide
- 11 Stranraer Gateway
- 12 Digital Fibre Network
Scotland Wide
- 17 Chapelcross Power Station Redevelopment
- 18 High Speed Rail



Indicative

Part 2 – National Planning Policy



Sustainable Places

Tackling the climate and nature crises

Policy Principles

Policy Intent:

To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

Policy Outcomes:

- Zero carbon, nature positive places.

Local Development Plans:

LDPs must address the global climate emergency and nature crisis by ensuring the spatial strategy will reduce emissions and adapt to current and future risks of climate change by promoting nature recovery and restoration in the area.

Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

Key policy connections:

All other policies.

Climate mitigation and adaptation

Policy Principles

Policy Intent:

To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

Policy Outcomes:

- Emissions from development are minimised; and
- Our places are more resilient to climate change impacts.

Local Development Plans:

The LDP spatial strategy should be designed to reduce, minimise or avoid greenhouse gas emissions. The six spatial principles should form the basis of the spatial strategy, helping to guide development to, and create, sustainable locations. The strategy should be informed by an understanding of the impacts of the proposals on greenhouse gas emissions.

LDPs should support adaptation to the current and future impacts of climate change by taking into account climate risks, guiding development away from vulnerable areas, and enabling places to adapt to those risks.

Policy 2

- Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- Development proposals will be sited and designed to adapt to current and future risks from climate change.
- Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

Key policy connections:

All other policies.

Biodiversity

Policy Principles

Policy Intent:

To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

Policy Outcomes:

- Biodiversity is enhanced and better connected including through strengthened nature networks and nature-based solutions.

Local Development Plans:

LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy. They should also promote nature recovery and nature restoration across the development plan area, including by: facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity; restoring degraded habitats or creating new habitats; and incorporating measures to increase biodiversity, including populations of priority species.

Policy 3

- Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- Development proposals for national or major development, or for development that requires an Environmental Impact Assessment will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. This will include future management. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:
 - the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats;
 - wherever feasible, nature-based solutions have been integrated and made best use of;
 - an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;
 - significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long-term retention and monitoring should be included, wherever appropriate; and
 - local community benefits of the biodiversity and/or nature networks have been considered.
- Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.
- Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Natural places](#)

[Soils](#)

[Forestry, woodland and trees](#)

[Green belts](#)

[Coastal development](#)

[Energy](#)

[Design, quality and place](#)

[Blue and green infrastructure](#)

[Flood risk and water management](#)

Natural places

Policy Principles

Policy Intent:

To protect, restore and enhance natural assets making best use of nature-based solutions.

Policy Outcomes:

- Natural places are protected and restored.
- Natural assets are managed in a sustainable way that maintains and grows their essential benefits and services.

Local Development Plans:

LDPs will identify and protect locally, regionally, nationally and internationally important natural assets, on land and along coasts. The spatial strategy should safeguard them and take into account the objectives and level of their protected status in allocating land for development. Spatial strategies should also better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area.

Policy 4

- a) Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.
- b) Development proposals that are likely to have a significant effect on an existing or proposed European site (Special Area of Conservation or Special Protection Areas) and are not directly connected with or necessary to their conservation management are required to be subject to an “appropriate assessment” of the implications for the conservation objectives.

- c) Development proposals that will affect a National Park, National Scenic Area, Site of Special Scientific Interest or a National Nature Reserve will only be supported where:

- i. The objectives of designation and the overall integrity of the areas will not be compromised; or
- ii. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

All Ramsar sites are also European sites and/or Sites of Special Scientific Interest and are extended protection under the relevant statutory regimes.

- d) Development proposals that affect a site designated as a local nature conservation site or landscape area in the LDP will only be supported where:
 - i. Development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified; or
 - ii. Any significant adverse effects on the integrity of the area are clearly outweighed by social, environmental or economic benefits of at least local importance.
- e) The precautionary principle will be applied in accordance with relevant legislation and Scottish Government guidance.
- f) Development proposals that are likely to have an adverse effect on species protected by legislation will only be supported where the proposal meets the relevant statutory tests. If there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. The level of protection required by legislation must be factored into the planning and design of development, and potential impacts must be fully considered prior to the determination of any application.

g) Development proposals in areas identified as wild land in the Nature Scot Wild Land Areas map will only be supported where the proposal:

- i. will support meeting renewable energy targets; or,
- ii. is for small scale development directly linked to a rural business or croft, or is required to support a fragile community in a rural area.

All such proposals must be accompanied by a wild land impact assessment which sets out how design, siting, or other mitigation measures have been and will be used to minimise significant impacts on the qualities of the wild land, as well as any management and monitoring arrangements where appropriate. Buffer zones around wild land will not be applied, and effects of development outwith wild land areas will not be a significant consideration.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

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[Forestry, woodland and trees](#)

[Historic assets and places](#)

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[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Rural development](#)

[Tourism](#)

Soils

Policy Principles

Policy Intent:

To protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development.

Policy Outcomes:

- Valued soils are protected and restored.
- Soils, including carbon-rich soils, are sequestering and storing carbon.
- Soils are healthy and provide essential ecosystem services for nature, people and our economy.

Local Development Plans:

LDPs should protect locally, regionally, nationally and internationally valued soils, including land of lesser quality that is culturally or locally important for primary use.

Policy 5

- a) Development proposals will only be supported if they are designed and constructed:
 - i. In accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land; and
 - ii. In a manner that protects soil from damage including from compaction and erosion, and that minimises soil sealing.
 - b) Development proposals on prime agricultural land, or land of lesser quality that is culturally or locally important for primary use, as identified by the LDP, will only be supported where it is for:
 - i. Essential infrastructure and there is a specific locational need and no other suitable site;
 - ii. Small-scale development directly linked to a rural business, farm or croft or for essential workers for the rural business to be able to live onsite;
 - iii. The development of production and processing facilities associated with the land produce where no other local site is suitable;
 - iv. The generation of energy from renewable sources or the extraction of minerals and there is secure provision for restoration; and
- In all of the above exceptions, the layout and design of the proposal minimises the amount of protected land that is required.
- c) Development proposals on peatland, carbon-rich soils and priority peatland habitat will only be supported for:
 - i. Essential infrastructure and there is a specific locational need and no other suitable site;
 - ii. The generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reductions targets;
 - iii. Small-scale development directly linked to a rural business, farm or croft;
 - iv. Supporting a fragile community in a rural or island area; or
 - v. Restoration of peatland habitats.
 - d) Where development on peatland, carbon-rich soils or priority peatland habitat is proposed, a detailed site specific assessment will be required to identify:
 - i. the baseline depth, habitat condition, quality and stability of carbon rich soils;
 - ii. the likely effects of the development on peatland, including on soil disturbance; and
 - iii. the likely net effects of the development on climate emissions and loss of carbon.

This assessment should inform careful project design and ensure, in accordance with relevant guidance and the mitigation hierarchy, that adverse impacts are first avoided and then minimised through best practice. A peat management plan will be required to demonstrate that this approach has been followed, alongside other appropriate plans required for restoring and/ or enhancing the site into a functioning peatland system capable of achieving carbon sequestration.

- e) Development proposals for new commercial peat extraction, including extensions to existing sites, will only be supported where:
- i. the extracted peat is supporting the Scottish whisky industry;
 - ii. there is no reasonable substitute;
 - iii. the area of extraction is the minimum necessary and the proposal retains an in-situ residual depth of peat of at least 1 metre across the whole site, including drainage features;
 - iv. the time period for extraction is the minimum necessary; and
 - v. there is an agreed comprehensive site restoration plan which will progressively restore, over a reasonable timescale, the area of extraction to a functioning peatland system capable of achieving carbon sequestration.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Rebalanced development
- ✓ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

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[Forestry, woodland and trees](#)

[Historic assets and places](#)

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[Blue and green infrastructure](#)

[Rural development](#)

Forestry, woodland and trees

Policy Principles

Policy Intent:

To protect and expand forests, woodland and trees.

Policy Outcomes:

- Existing woodlands and trees are protected, and cover is expanded.
- Woodland and trees on development sites are sustainably managed.

Local Development Plans:

LDPs should identify and protect existing woodland and the potential for its enhancement or expansion to avoid habitat fragmentation and improve ecological connectivity, helping to support and expand nature networks. The spatial strategy should identify and set out proposals for forestry, woodlands and trees in the area, including their development, protection and enhancement, resilience to climate change, and the expansion of a range of types to provide multiple benefits. This will be supported and informed by an up to date Forestry and Woodland Strategy.

Policy 6

- Development proposals that enhance, expand and improve woodland and tree cover will be supported.
- Development proposals will not be supported where they will result in:
 - Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition;
 - Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy;
 - Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy;
 - Conflict with Restocking Direction, Remedial Notice or Registered Notice to Comply issued by Scottish Forestry.

- Development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government policy on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered.
- Development proposals on sites which include an area of existing woodland or land identified in the Forestry and Woodland Strategy as being suitable for woodland creation will only be supported where the enhancement and improvement of woodlands and the planting of new trees on the site (in accordance with the Forestry and Woodland Strategy) are integrated into the design.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Rebalanced development
- ✓ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

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[Energy](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Heat and cooling](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Health and safety](#)

[Tourism](#)

Historic assets and places

Policy Principles

Policy Intent:

To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

Policy Outcomes:

- The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change.
- Redundant or neglected historic buildings are brought back into sustainable and productive uses.
- Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.

Local Development Plans:

LDPs, including through their spatial strategies, should support the sustainable management of the historic environment. They should identify, protect and enhance valued historic assets and places.

Policy 7

- a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

- b) Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:
- building is no longer of special interest;
 - building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;
 - repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or
 - demolition of the building is essential to delivering significant benefits to economic growth or the wider community.
- c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.
- d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:
- architectural and historic character of the area;
 - existing density, built form and layout; and
 - context and siting, quality of design and suitable materials.
- e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

- f) Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:
 - i. reasonable efforts have been made to retain, repair and reuse the building;
 - ii. the building is of little townscape value;
 - iii. the structural condition of the building prevents its retention at a reasonable cost; or
 - iv. the form or location of the building makes its reuse extremely difficult.
- g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.
- h) Development proposals affecting scheduled monuments will only be supported where:
 - i. direct impacts on the scheduled monument are avoided;
 - ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or
 - iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.
- i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.
- j) Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.
- k) Development proposals at the coast edge or that extend offshore will only be supported where proposals do not significantly hinder the preservation objectives of Historic Marine Protected Areas.
- l) Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.
- m) Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.
- n) Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is:
 - i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and
 - ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.

The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.
- o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations.

When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Natural places](#)

[Forestry, woodland and trees](#)

[Green belts](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Coastal development](#)

[Energy](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Quality homes](#)

[Rural homes](#)

[Blue and green infrastructure](#)

[Flood risk and water management](#)

[Digital infrastructure](#)

[Community wealth building](#)

[City, town, local and commercial centres](#)

[Rural development](#)

[Tourism](#)

[Culture and creativity](#)

Green belts

Policy Principles

Policy Intent:

To encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably.

Policy Outcomes:

- Development is directed to the right locations, urban density is increased and unsustainable growth is prevented.
- The character, landscape, natural setting and identity of settlements is protected and enhanced.
- Nature networks are supported and land is managed to help tackle climate change.

Local Development Plans:

LDPs should consider using green belts, to support their spatial strategy as a settlement management tool to restrict development around towns and cities.

Green belts will not be necessary for most settlements but may be zoned around settlements where there is a significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside.

Green belts should be identified or reviewed as part of the preparation of LDPs. Boundary changes may be made to accommodate planned growth, or to extend, or alter the area covered as green belt. Detailed green belt boundaries should be based on evidence and should be clearly identified in plans.

Policy 8

a) Development proposals within a green belt designated within the LDP will only be supported if:

i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;
- horticulture, including market gardening and directly connected retailing, as well as community growing;
- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- the reuse, rehabilitation and conversion of historic environment assets; or
- one-for-one replacements of existing permanent homes.

and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Natural places](#)

[Forestry, woodland and trees](#)

[Historic assets and places](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Energy](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Quality homes](#)

[Rural homes](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Digital infrastructure](#)

[Business and industry](#)

[Rural development](#)

[Retail](#)

[Tourism](#)

[Minerals](#)

Brownfield, vacant and derelict land and empty buildings

Policy Principles

Policy Intent:

To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

Policy Outcomes:

- Development is directed to the right locations, maximising the use of existing assets and minimising additional land take.
- The contribution of brownfield land to nature recovery is recognised and opportunities for use as productive greenspace are realised where appropriate.
- Derelict buildings and spaces are regenerated to improve wellbeing and transform our places.

Local Development Plans:

LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.

Policy 9

- Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.
- Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.

- Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.
- Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Historic assets and places](#)

[Zero waste](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Quality homes](#)

[Rural homes](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Health and safety](#)

[Business and industry](#)

[City, town, local and commercial centres](#)

[Rural development](#)

[Culture and creativity](#)

Coastal development

Policy Principles

Policy Intent:

To protect coastal communities and assets and support resilience to the impacts of climate change.

Policy Outcomes:

- Coastal areas develop sustainably and adapt to climate change.

Local Development Plans:

LDP spatial strategies should consider how to adapt coastlines to the impacts of climate change. This should recognise that rising sea levels and more extreme weather events resulting from climate change will potentially have a significant impact on coastal and islands areas, and take a precautionary approach to flood risk including by inundation. Spatial strategies should reflect the diversity of coastal areas and opportunities to use nature-based solutions to improve the resilience of coastal communities and assets. LDP spatial strategies should identify areas of developed and undeveloped coast and should align with national, sectoral and regional marine plans.

Policy 10

- a) Development proposals in developed coastal areas will only be supported where the proposal:
 - i. does not result in the need for further coastal protection measures taking into account future sea level change; or increase the risk to people of coastal flooding or coastal erosion, including through the loss of natural coastal defences including dune systems; and
 - ii. is anticipated to be supportable in the long-term, taking into account projected climate change.
- b) Development proposals in undeveloped coastal areas will only be supported where they:
 - i. are necessary to support the blue economy, net zero emissions or to contribute to the economy or wellbeing of communities whose livelihood depend on marine or coastal activities, or is for essential infrastructure, where there is a specific locational need and no other suitable site;
 - ii. do not result in the need for further coastal protection measures taking into account future sea level change; or increase the risk to people of coastal flooding or coastal erosion, including through the loss of natural coastal defences including dune systems; and
 - iii. are anticipated to be supportable in the long-term, taking into account projected climate change; or
 - iv. are designed to have a very short lifespan.
- c) Development proposals for coastal defence measures will be supported if:
 - i. they are consistent with relevant coastal or marine plans;
 - ii. nature-based solutions are utilised and allow for managed future coastal change wherever practical; and
 - iii. any in-perpetuity hard defense measures can be demonstrated to be necessary to protect essential assets.
- d) Where a design statement is submitted with any planning application that may impact on the coast it will take into account, as appropriate, long-term coastal vulnerability and resilience.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Natural places](#)

[Energy](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Rural development](#)

[Tourism](#)

[Aquaculture](#)

Energy

Policy Principles

Policy Intent:

To encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).

Policy Outcomes:

- Expansion of renewable, low-carbon and zero emissions technologies.

Local Development Plans:

LDPs should seek to realise their area's full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development.

Policy 11

- a) Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. These include:
 - i. wind farms including repowering, extending, expanding and extending the life of existing wind farms;
 - ii. enabling works, such as grid transmission and distribution infrastructure;
 - iii. energy storage, such as battery storage and pumped storage hydro;
 - iv. small scale renewable energy generation technology;
 - v. solar arrays;
 - vi. proposals associated with negative emissions technologies and carbon capture; and
 - vii. proposals including co-location of these technologies.
- b) Development proposals for wind farms in National Parks and National Scenic Areas will not be supported.
- c) Development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities.
- d) Development proposals that impact on international or national designations will be assessed in relation to Policy 4.
- e) In addition, project design and mitigation will demonstrate how the following impacts are addressed:
 - i. impacts on communities and individual dwellings, including, residential amenity, visual impact, noise and shadow flicker;
 - ii. significant landscape and visual impacts, recognising that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/or appropriate design mitigation has been applied, they will generally be considered to be acceptable;
 - iii. public access, including impact on long distance walking and cycling routes and scenic routes;
 - iv. impacts on aviation and defence interests including seismological recording;
 - v. impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;
 - vi. impacts on road traffic and on adjacent trunk roads, including during construction;
 - vii. impacts on historic environment;
 - viii. effects on hydrology, the water environment and flood risk;
 - ix. biodiversity including impacts on birds;
 - x. impacts on trees, woods and forests;
 - xi. proposals for the decommissioning of developments, including ancillary infrastructure, and site restoration;
 - xii. the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans; and
 - xiii. cumulative impacts.

In considering these impacts, significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emissions reduction targets.

Grid capacity should not constrain renewable energy development. It is for developers to agree connections to the grid with the relevant network operator. In the case of proposals for grid infrastructure, consideration should be given to underground connections where possible.

- f) Consents for development proposals may be time-limited. Areas identified for wind farms are, however, expected to be suitable for use in perpetuity.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Rebalanced development

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Natural places](#)

[Forestry, woodland and trees](#)

[Soils](#)

[Historic assets and places](#)

[Green belts](#)

[Infrastructure first](#)

[Heat and cooling](#)

[Community wealth building](#)

Zero waste

Policy Principles

Policy Intent:

To encourage, promote and facilitate development that is consistent with the waste hierarchy.

Policy Outcomes:

- The reduction and reuse of materials in construction is prioritised.
- Infrastructure for zero waste and to develop Scotland's circular economy is delivered in appropriate locations.

Local Development Plans:

LDPs should identify appropriate locations for new waste management infrastructure to support the circular economy and meet identified needs in a way that moves waste as high up the waste hierarchy as possible.

Policy 12

- a) Development proposals will seek to reduce, reuse, or recycle materials in line with the waste hierarchy.
- b) Development proposals will be supported where they:
 - i. reuse existing buildings and infrastructure;
 - ii. minimise demolition and salvage materials for reuse;
 - iii. minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;
 - iv. use materials with the lowest forms of embodied emissions, such as recycled and natural construction materials;
 - v. use materials that are suitable for reuse with minimal reprocessing.
- c) Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:
 - i. provision to maximise waste reduction and waste separation at source, and
 - ii. measures to minimise the cross-contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.
- d) Development proposals for waste infrastructure and facilities (except landfill and energy from waste facilities) will be only supported where:
 - i. there are no unacceptable impacts (including cumulative) on the residential amenity of nearby dwellings, local communities; the transport network; and natural and historic environment assets;
 - ii. environmental (including cumulative) impacts relating to noise, dust, smells, pest control and pollution of land, air and water are acceptable;
 - iii. any greenhouse gas emissions resulting from the processing and transportation of waste to and from the facility are minimised;
 - iv. an adequate buffer zone between sites and sensitive uses such as homes is provided taking account of the various environmental effects likely to arise;
 - v. a restoration and aftercare scheme (including appropriate financial mechanisms) is provided and agreed to ensure the site is restored;
 - vi. consideration has been given to co-location with end users of outputs.
- e) Development proposals for new or extended landfill sites will only be supported if:
 - i. there is demonstrable need for additional landfill capacity taking into account Scottish Government objectives on waste management; and
 - ii. waste heat and/or electricity generation is included. Where this is considered impractical, evidence and justification will require to be provided.

- f) Proposals for the capture, distribution or use of gases captured from landfill sites or waste water treatment plant will be supported.
- g) Development proposals for energy-from-waste facilities will not be supported except under limited circumstances where a national or local need has been sufficiently demonstrated (e.g. in terms of capacity need or carbon benefits) as part of a strategic approach to residual waste management and where the proposal:
 - i. is consistent with climate change mitigation targets and in line with circular economy principles;
 - ii. can demonstrate that a functional heat network can be created and provided within the site for appropriate infrastructure to allow a heat network to be developed and potential local consumers have been identified;
 - iii. is supported by a heat and power plan, which demonstrates how energy recovered from the development would be used to provide electricity and heat and where consideration is given to methods to reduce carbon emissions of the facility (for example through carbon capture and storage)
 - iv. complies with relevant guidelines published by Scottish Environment Protection Agency (SEPA); and
 - v. has supplied an acceptable decarbonisation strategy aligned with Scottish Government decarbonisation goals.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Compact urban growth

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Energy](#)

[Infrastructure first](#)

[Heat and cooling](#)

[Community wealth building](#)

[Minerals](#)

Sustainable transport

Policy Principles

Policy Intent:

To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

Policy Outcomes:

- Investment in transport infrastructure supports connectivity and reflects place-based approaches and local living.
- More, better, safer and more inclusive active and sustainable travel opportunities.
- Developments are in locations which support sustainable travel.

Local Development Plans:

LDPs should prioritise locations for future development that can be accessed by sustainable modes. The spatial strategy should reflect the sustainable travel hierarchy and sustainable investment hierarchy by making best use of existing infrastructure and services.

LDPs should promote a place-based approach to consider how to reduce car-dominance. This could include low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, pedestrianisation and minimising space dedicated to car parking. Consideration should be given to the type, mix and use of development; local living and 20 minute neighbourhoods; car ownership levels; the accessibility of proposals and allocations by sustainable modes; and the accessibility for users of all abilities.

LDPs should be informed by an appropriate and effective transport appraisal undertaken in line with relevant transport appraisal guidance. Plans should be informed by evidence of the area's transport infrastructure capacity, and an appraisal of the spatial strategy on the transport network. This should identify any potential cumulative transport impacts and deliverable

mitigation proposed to inform the plan's infrastructure first approach. Where there is likely to be an impact on the trunk road or rail network, early engagement with Transport Scotland is required.

Policy 13

- Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported. This includes proposals:
 - for electric vehicle charging infrastructure and electric vehicle forecourts, especially where fuelled by renewable energy.
 - which support a mode shift of freight from road to more sustainable modes, including last-mile delivery.
 - that build in resilience to the effects of climate change and where appropriate incorporate blue and green infrastructure and nature rich habitats (such as natural planting or water systems).
- Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:
 - Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
 - Will be accessible by public transport, ideally supporting the use of existing services;
 - Integrate transport modes;
 - Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
 - Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
 - Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;

- vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
 - viii. Adequately mitigate any impact on local public access routes.
- c) Where a development proposal will generate a significant increase in the number of person trips, a transport assessment will be required to be undertaken in accordance with the relevant guidance.
- d) Development proposals for significant travel generating uses will not be supported in locations which would increase reliance on the private car, taking into account the specific characteristics of the area.
- e) Development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.
- f) Development proposals for significant travel generating uses, or smaller-scale developments where it is important to monitor travel patterns resulting from the development, will only be supported if they are accompanied by a Travel Plan with supporting planning conditions/obligations. Travel plans should set out clear arrangements for delivering against targets, as well as monitoring and evaluation.
- g) Development proposals that have the potential to affect the operation and safety of the Strategic Transport Network will be fully assessed to determine their impact. Where it has been demonstrated that existing infrastructure does not have the capacity to accommodate a development without adverse impacts on safety or unacceptable impacts on operational performance, the cost of the mitigation measures required to ensure the continued safe and effective operation of the network should be met by the developer.

While new junctions on trunk roads are not normally acceptable, the case for a new junction will be considered by Transport Scotland where significant economic or regeneration benefits can be demonstrated. New junctions will only be considered if they are designed in accordance with relevant guidance and where there will be no adverse impact on road safety or operational performance.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

Key policy connections:

- [Tackling the climate and nature crises](#)
- [Climate mitigation and adaptation](#)
- [Design, quality and place](#)
- [Local Living and 20 minute neighbourhoods](#)
- [Infrastructure first](#)
- [Quality homes](#)
- [Rural homes](#)
- [Blue and green infrastructure](#)
- [Business and industry](#)
- [City, town, local and commercial centres](#)
- [Retail](#)
- [Rural development](#)
- [Tourism](#)



Liveable Places

Design, quality and place

Policy Principles

Policy Intent:

To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

Policy Outcomes:

- Quality places, spaces and environments.
- Places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities.

Local Development Plans:

LDPs should be place-based and created in line with the Place Principle. The spatial strategy should be underpinned by the [six qualities of successful places](#). LDPs should provide clear expectations for design, quality and place taking account of the local context, characteristics and connectivity of the area. They should also identify where more detailed design guidance is expected, for example, by way of design frameworks, briefs, masterplans and design codes.

Planning authorities should use the Place Standard tool in the preparation of LDPs and design guidance to engage with communities and other stakeholders. They should also where relevant promote its use in early design discussions on planning applications.

Policy 14

- Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the [six qualities of successful places](#) are set out in Annex D.

- Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[All other policies.](#)

Local Living and 20 minute neighbourhoods

Policy Principles

Policy Intent:

To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

Policy Outcomes:

- Places are planned to improve local living in a way that reflects local circumstances.
- A network of high-quality, accessible, mixed-use neighbourhoods which support health and wellbeing, reduce inequalities and are resilient to the effects of climate change.
- New and existing communities are planned together with homes and the key local infrastructure including schools, community centres, local shops, greenspaces, health and social care, digital and sustainable transport links.

Local Development Plans:

LDPs should support local living, including 20 minute neighbourhoods within settlements, through the spatial strategy, associated site briefs and masterplans. The approach should take into account the local context, consider the varying settlement patterns and reflect the particular characteristics and challenges faced by each place. Communities and businesses will have an important role to play in informing this, helping to strengthen local living through their engagement with the planning system.

Policy 15

- a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development

with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Infrastructure first](#)

[Quality homes](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Community wealth building](#)

[City, town, local and commercial centres](#)

[Retail](#)

Quality homes

Policy Principles

Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

Policy Outcomes:

- Good quality homes are at the heart of great places and contribute to strengthening the health and wellbeing of communities.
- Provision of land in the right locations to accommodate future need and demand for new homes, supported by the appropriate infrastructure.
- More energy efficient, net zero emissions homes, supporting a greener, fairer and more inclusive wellbeing economy and community wealth building, tackling both fuel and child poverty.

Local Development Plans:

LDPs are expected to identify a Local Housing Land Requirement for the area they cover. This is to meet the duty for a housing target and to represent how much land is required. To promote an ambitious and plan-led approach, the Local Housing Land Requirement is expected to exceed the 10 year [Minimum All-Tenure Housing Land Requirement \(MATHLR\) set out in Annex E](#).

Deliverable land should be allocated to meet the 10 year Local Housing Land Requirement in locations that create quality places for people to live. Areas that may be suitable for new homes beyond 10 years are also to be identified. The location of where new homes are allocated should be consistent with local living including, where relevant, 20 minute neighbourhoods and an infrastructure first approach. In rural and island areas, authorities are encouraged to set out tailored approaches to housing which

reflect locally specific market circumstances and delivery approaches. Diverse needs and delivery models should be taken into account across all areas, as well as allocating land to ensure provision of accommodation for Gypsy/Travellers and Travelling Showpeople where need is identified.

The LDP delivery programme is expected to establish a deliverable housing land pipeline for the Local Housing Land Requirement. The purpose of the pipeline is to provide a transparent view of the phasing of housing allocations so that interventions, including infrastructure, that enable delivery can be planned: it is not to stage permissions. Representing when land will be brought forward, phasing is expected across the short (1-3 years), medium (4-6 years) and long-term (7-10 years). Where sites earlier in the deliverable housing land pipeline are not delivering as programmed, and alternative delivery mechanisms identified in the delivery programme are not practical, measures should be considered to enable earlier delivery of long-term deliverable sites (7-10 years) or areas identified for new homes beyond 10 years. De-allocations should be considered where sites are no longer deliverable. The annual Housing Land Audit will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the delivery programme.

Policy 16

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
 - i. meeting local housing requirements, including affordable homes;
 - ii. providing or enhancing local infrastructure, facilities and services; and
 - iii. improving the residential amenity of the surrounding area.

- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
- i. self-provided homes;
 - ii. accessible, adaptable and wheelchair accessible homes;
 - iii. build to rent;
 - iv. affordable homes;
 - v. a range of size of homes such as those for larger families;
 - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
 - vii. homes for people undertaking further and higher education; and
 - viii. homes for other specialist groups such as service personnel.
- d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.
- e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:
- i. a higher contribution is justified by evidence of need, or
 - ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes.
- The contribution is to be provided in accordance with local policy or guidance.
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
- i. the proposal is supported by an agreed timescale for build-out; and
 - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
 - iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
 - the proposal is consistent with policy on rural homes; or
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.
- g) Householder development proposals will be supported where they:
- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
 - ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
- h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Green belts](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Heat and cooling](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Rural homes](#)

[Health and safety](#)

[City, town, local and commercial centres](#)

Rural homes

Policy Principles

Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.

Policy Outcomes:

- Improved choice of homes across tenures so that identified local needs of people and communities in rural and island areas are met.
- Homes are provided that support sustainable rural communities and are linked with service provision.
- The distinctive character, sense of place and natural and cultural assets of rural areas are safeguarded and enhanced.

Local Development Plans:

LDPs should be informed by an understanding of population change over time, locally specific needs and market circumstances in rural and island areas.

LDPs should set out tailored approaches to rural housing and where relevant include proposals for future population growth – including provision for small-scale housing such as crofts and woodland crofts and the appropriate resettlement of previously inhabited areas. The Scottish Government's 6 fold Urban Rural Classification 2020 should be used to identify remote rural areas. Plans should reflect locally appropriate delivery approaches. Previously inhabited areas that are suitable for resettlement should be identified in the spatial strategy.

Policy 17

- a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:
 - i. is on a site allocated for housing within the LDP;
 - ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
 - iii. reuses a redundant or unused building;
 - iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
 - v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
 - vi. is for a single home for the retirement succession of a viable farm holding;
 - vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
 - viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.
- b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.
- c) Development proposals for new homes in remote rural areas will be supported where the proposal:
 - i. supports and sustains existing fragile communities;
 - ii. supports identified local housing outcomes; and

- iii. is suitable in terms of location, access, and environmental impact.
- d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:
- i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to its rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Natural places](#)

[Historic assets and places](#)

[Green belts](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Coastal development](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Quality homes](#)

[City, town, local and commercial centres](#)

[Rural development](#)

[Tourism](#)

Infrastructure first

Policy Principles

Policy Intent:

To encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.

Policy Outcomes:

- Infrastructure considerations are integral to development planning and decision making and potential impacts on infrastructure and infrastructure needs are understood early in the development planning process as part of an evidenced based approach.
- Existing infrastructure assets are used sustainably, prioritising low-carbon solutions.
- Infrastructure requirements, and their planned delivery to meet the needs of communities, are clear.

Local Development Plans:

LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:

- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and
- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.

Plans should align with relevant national, regional and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.

Policy 18

- a) Development proposals which provide (or contribute to) infrastructure in line with that identified as necessary in LDPs and their delivery programmes will be supported.
- b) The impacts of development proposals on infrastructure should be mitigated. Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.

Where planning obligations are entered into, they should meet the following tests:

- be necessary to make the proposed development acceptable in planning terms
- serve a planning purpose
- relate to the impacts of the proposed development
- fairly and reasonably relate in scale and kind to the proposed development
- be reasonable in all other respects

Planning conditions should only be imposed where they meet all of the following tests. They should be:

- necessary
- relevant to planning
- relevant to the development to be permitted
- enforceable
- precise
- reasonable in all other respects

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Energy](#)

[Zero waste](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Heat and cooling](#)

[Quality homes](#)

[Rural homes](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Health and safety](#)

[Digital infrastructure](#)

[Business and industry](#)

[City, town, local and commercial centres](#)

[Rural development](#)

Heat and cooling

Policy Principles

Policy Intent:

To encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.

Policy Outcomes:

- Development is connected to expanded heat networks which use and store heat from low or zero emission sources.
- Buildings and places are adapted to more extreme temperatures.

Local Development Plans:

LDPs should take into account the area's Local Heat & Energy Efficiency Strategy (LHEES). The spatial strategy should take into account areas of heat network potential and any designated Heat Network Zones (HNZ).

Policy 19

- Development proposals within or adjacent to a Heat Network Zone identified in a LDP will only be supported where they are designed and constructed to connect to the existing heat network.
- Proposals for retrofitting a connection to a heat network will be supported.
- Where a heat network is planned but not yet in place, development proposals will only be supported where they are designed and constructed to allow for cost-effective connection at a later date.
- National and major developments that will generate waste or surplus heat and which are located in areas of heat demand, will be supported providing wider considerations, including residential amenity, are not adversely impacted. A Heat and Power Plan should demonstrate how energy recovered from the development will be used to produce electricity and heat.

- Development proposals for energy infrastructure will be supported where they:
 - repurpose former fossil fuel infrastructure for the production or handling of low carbon energy;
 - are within or adjacent to a Heat Network Zone; and
 - can be cost-effectively linked to an existing or planned heat network.
- Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Rebalanced development

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Energy](#)

[Zero waste](#)

[Infrastructure first](#)

[Blue and green infrastructure](#)

[Business and industry](#)

Blue and green infrastructure

Policy Principles

Policy Intent:

To protect and enhance blue and green infrastructure and their networks.

Policy Outcomes:

- Blue and green infrastructure are an integral part of early design and development processes; are designed to deliver multiple functions including climate mitigation, nature restoration, biodiversity enhancement, flood prevention and water management.
- Communities benefit from accessible, high quality blue, green and civic spaces.

Local Development Plans:

LDPs should be informed by relevant, up-to-date audits and/or strategies, covering the multiple functions and benefits of blue and green infrastructure. The spatial strategy should identify and protect blue and green infrastructure assets and networks; enhance and expand existing provision including new blue and/or green infrastructure. This may include retrofitting. Priorities for connectivity to other blue and/or green infrastructure assets, including to address cross-boundary needs and opportunities, should also be identified.

LDPs should encourage the permanent or temporary use of unused or under-used land as green infrastructure. Where this is temporary, this should not prevent future development potential from being realised.

LDPs should safeguard access rights and core paths, including active travel routes, and encourage new and enhanced opportunities for access linked to wider networks.

Policy 20

- a) Development proposals that result in fragmentation or net loss of existing blue and green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained. The planning authority's Open Space Strategy should inform this.
- b) Development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances.

Design will take account of existing provision, new requirements and network connections (identified in relevant strategies such as the Open Space Strategies) to ensure the proposed blue and/or green infrastructure is of an appropriate type(s), quantity, quality and accessibility and is designed to be multi-functional and well integrated into the overall proposals.

- c) Development proposals in regional and country parks will only be supported where they are compatible with the uses, natural habitats, and character of the park.
- d) Development proposals for temporary open space or green space on unused or under-used land will be supported.
- e) Development proposals that include new or enhanced blue and/or green infrastructure will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

Policy impact:

- ✓ Just Transition
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Natural places](#)

[Soils](#)

[Forestry, woodland and trees](#)

[Historic assets and places](#)

[Green belts](#)

[Sustainable transport](#)

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[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Heat and cooling](#)

[Quality homes](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Health and safety](#)

[City, town, local and commercial centres](#)

[Rural development](#)

Play, recreation and sport

Policy Principles

Policy Intent:

To encourage, promote and facilitate spaces and opportunities for play, recreation and sport.

Policy Outcomes:

- Natural and built environments are improved, with more equitable access to opportunities for play and recreation.
- Physical and mental health are improved through provision of, and access to, outdoor recreation, play and sport facilities.

Local Development Plans:

LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community and informed by the planning authority's Play Sufficiency Assessment and Open Space Strategy. These spaces can be incorporated as part of enhancing and expanding blue and green infrastructure, taking account of relevant agencies' plans or policy frameworks, such as flood risk and/or water management plans. New provisions should be well-designed, high quality, accessible and inclusive.

Policy 21

- a) Development proposals which result in the loss of outdoor sports facilities will only be supported where the proposal:
 - i. is ancillary to the principal use of the site as an outdoor sports facility; or
 - ii. involves only a minor part of the facility and would not affect its use; or
 - iii. meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better quality facility. The location will be convenient for users and the overall playing capacity of the area will be maintained; or
 - iv. can demonstrate that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.
- This should be informed by the local authority's Open Space Strategy and/or Play Sufficiency Assessment and in consultation with sportscotland where appropriate.
- b) Development proposals that result in the quantitative and/or qualitative loss of children's outdoor play provision, will only be supported where it can be demonstrated that there is no ongoing or future demand or the existing play provision will be replaced by a newly created, or improved existing asset, that is better quality or more appropriate.
- This should be informed by the planning authority's Play Sufficiency Assessment.
- c) Development proposals for temporary or informal play space on unused or underused land will be supported.
 - d) Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.
 - e) Development proposals that include new streets and public realm should be inclusive and enable children and young people to play and move around safely and independently, maximising opportunities for informal and incidental play in the neighbourhood.
 - f) New, replacement or improved play provision will, as far as possible and as appropriate:
 - i. provide stimulating environments;
 - ii. provide a range of play experiences including opportunities to connect with nature;
 - iii. be inclusive;
 - iv. be suitable for different ages of children and young people;
 - v. be easily and safely accessible by children and young people independently, including those with a disability;

- vi. incorporate trees and/or other forms of greenery;
 - vii. form an integral part of the surrounding neighbourhood;
 - viii. be well overlooked for passive surveillance;
 - ix. be linked directly to other open spaces and play areas.
- g) Development proposals that include new or enhanced play or sport facilities will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

Policy impact:

- ✔ Just Transition
- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Natural places](#)

[Forestry, woodland and trees](#)

[Historic assets and places](#)

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[Flood risk and water management](#)

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Flood risk and water management

Policy Principles

Policy Intent:

To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.

Policy Outcomes:

- Places are resilient to current and future flood risk.
- Water resources are used efficiently and sustainably.
- Wider use of natural flood risk management benefits people and nature.

Local Development Plans:

LDPs should strengthen community resilience to the current and future impacts of climate change, by avoiding development in areas at flood risk as a first principle. Resilience should also be supported by managing the need to bring previously used sites in built up areas into positive use; planning for adaptation measures; and identifying opportunities to implement improvements to the water environment through natural flood risk management and blue green infrastructure.

Plans should take into account the probability of flooding from all sources and make use of relevant flood risk and river basin management plans for the area. A precautionary approach should be taken, regarding the calculated probability of flooding as a best estimate, not a precise forecast. For areas where climate change is likely to result in increased flood exposure that becomes unmanageable, consideration should be given to alternative sustainable land use.

Policy 22

- a) Development proposals at risk of flooding or in a flood risk area will only be supported if they are for:
- essential infrastructure where the location is required for operational reasons;
 - water compatible uses;
 - redevelopment of an existing building or site for an equal or less vulnerable use; or.
 - redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice.

The protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk.

In such cases, it will be demonstrated by the applicant that:

- all risks of flooding are understood and addressed;
- there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;
- the development remains safe and operational during floods;
- flood resistant and resilient materials and construction methods are used; and
- future adaptations can be made to accommodate the effects of climate change.

Additionally, for development proposals meeting criteria part iv), where flood risk is managed at the site rather than avoided these will also require:

- the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and
- that the proposal does not create an island of development and that safe access/egress can be achieved.

- b) Small scale extensions and alterations to existing buildings will only be supported where they will not significantly increase flood risk.
- c) Development proposals will:
 - i. not increase the risk of surface water flooding to others, or itself be at risk.
 - ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;
 - iii. seek to minimise the area of impermeable surface.
- d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.
- e) Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Green belts](#)

[Coastal development](#)

[Design, quality and place](#)

[Infrastructure first](#)

[Quality homes](#)

[Blue and green infrastructure](#)

[Health and safety](#)

[Business and industry](#)

Health and safety

Policy Principles

Policy Intent:

To protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.

Policy Outcomes:

- Health is improved and health inequalities are reduced.
- Safe places protect human health and the environment.
- A planned approach supports health infrastructure delivery.

Local Development Plans:

LDP spatial strategies should seek to tackle health inequalities particularly in places which are experiencing the most disadvantage. They should identify the health and social care services and infrastructure needed in the area, including potential for co-location of complementary services, in partnership with Health Boards and Health and Social Care Partnerships.

LDPs should create healthier places for example through opportunities for exercise, healthier lifestyles, land for community food growing and allotments, and awareness of locations of concern for suicide.

Spatial strategies should maintain appropriate distances between sites with hazardous substances and areas where the public are likely to be present and areas of particular natural sensitivity or interest.

Policy 23

- a) Development proposals that will have positive effects on health will be supported. This could include, for example, proposals that incorporate opportunities for exercise, community food growing or allotments.

- b) Development proposals which are likely to have a significant adverse effect on health will not be supported. A Health Impact Assessment may be required.
- c) Development proposals for health and social care facilities and infrastructure will be supported.
- d) Development proposals that are likely to have significant adverse effects on air quality will not be supported. Development proposals will consider opportunities to improve air quality and reduce exposure to poor air quality. An air quality assessment may be required where the nature of the proposal or the air quality in the location suggest significant effects are likely.
- e) Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.
- f) Development proposals will be designed to take into account suicide risk.
- g) Development proposals within the vicinity of a major accident hazard site or major accident hazard pipeline (because of the presence of toxic, highly reactive, explosive or inflammable substances) will consider the associated risks and potential impacts of the proposal and the major accident hazard site/pipeline of being located in proximity to one another.
- h) Applications for hazardous substances consent will consider the likely potential impacts on surrounding populations and the environment.
- i) Any advice from Health and Safety Executive, the Office of Nuclear Regulation or the Scottish Environment Protection Agency that planning permission or hazardous substances consent should be refused, or conditions to be attached to a grant of consent, should not be overridden by the decision maker without the most careful consideration.
- j) Similar considerations apply in respect of development proposals either for or near licensed explosive sites (including military explosive storage sites).

Policy impact:

- ✓ Just Transition
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Forestry, woodland and trees](#)

[Energy](#)

[Zero waste](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Heat and cooling](#)

[Quality homes](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

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[Digital infrastructure](#)

[Business and industry](#)

[City, town, local and commercial centres](#)

[Retail](#)

[Culture and creativity](#)

[Aquaculture](#)

[Minerals](#)

Digital infrastructure

Policy Principles

Policy Intent:

To encourage, promote and facilitate the roll-out of digital infrastructure across Scotland to unlock the potential of all our places and the economy.

Policy Outcomes:

- Appropriate, universal and future proofed digital infrastructure across the country.
- Local living is supported and the need to travel is reduced.

Local Development Plans:

LDPs should support the delivery of digital infrastructure, including fixed line and mobile connectivity, particularly in areas with gaps in connectivity and barriers to digital access.

Policy 24

- Development proposals that incorporate appropriate, universal, and future-proofed digital infrastructure will be supported.
- Development proposals that deliver new digital services or provide technological improvements, particularly in areas with no or low connectivity capacity, will be supported.
- Development proposals that are aligned with and support the delivery of local or national programmes for the roll-out of digital infrastructure will be supported.
- Development proposals that deliver new connectivity will be supported where there are benefits of this connectivity for communities and the local economy.
- Development proposals for digital infrastructure will only be supported where:
 - the visual and amenity impacts of the proposed development have been minimised through careful siting, design, height, materials and, landscaping, taking into account cumulative impacts and relevant technical constraints;

- it has been demonstrated that, before erecting a new ground based mast, the possibility of erecting antennas on an existing building, mast or other structure, replacing an existing mast and/or site sharing has been explored; and
- there is no physical obstruction to aerodrome operations, technical sites, or existing transmitter/receiver facilities.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Natural places](#)

[Green belts](#)

[Zero waste](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

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Productive Places

Community wealth building

Policy Principles

Policy Intent:

To encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels.

Policy Outcomes:

- local economic development that focuses on community and place benefits as a central and primary consideration – to support local employment and supply chains.
- support community ownership and management of buildings and land.

Local Development Plans:

LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; set out opportunities to tackle economic disadvantage and inequality; and seek to provide benefits for local communities.

Policy 25

- Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets.
- Development proposals linked to community ownership and management of land will be supported.

Policy impact:

- ✓ Just Transition
- ✓ Rebalanced development
- ✓ Rural revitalisation

Key policy connections:

- [Brownfield, vacant and derelict land and empty buildings](#)
- [Local Living and 20 minute neighbourhoods](#)
- [Business and industry](#)

Business and industry

Policy Principles

Policy Intent:

To encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live-work units and micro-businesses.

Policy Outcomes:

- Recovery within the business and industry sector is sustainable and inclusive.
- Investment in the business and industrial sector contributes to community wealth building.

Local Development Plans:

LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services. This allocation should take account of local economic strategies and support broader objectives of delivering a low carbon and net zero economic recovery, and a fairer and more inclusive wellbeing economy.

Policy 26

- Development proposals for business and industry uses on sites allocated for those uses in the LDP will be supported.
- Development proposals for home working, live-work units and micro-businesses will be supported where it is demonstrated that the scale and nature of the proposed business and building will be compatible with the surrounding area and there will be no unacceptable impacts on amenity or neighbouring uses.
- Development proposals for business and industry uses will be supported where they are compatible with the primary business function of the area. Other employment uses will be supported where they will not prejudice the primary function of the area and are compatible with the business/industrial character of the area.

- Development proposals for business, general industrial and storage and distribution uses outwith areas identified for those uses in the LDP will only be supported where:
 - It is demonstrated that there are no suitable alternatives allocated in the LDP or identified in the employment land audit; and
 - The nature and scale of the activity will be compatible with the surrounding area.
- Development proposals for business and industry will take into account:
 - Impact on surrounding residential amenity; sensitive uses and the natural and historic environment;
 - The need for appropriate site restoration at the end of a period of commercial use.
- Major developments for manufacturing or industry will be accompanied by a decarbonisation strategy to demonstrate how greenhouse gas emissions from the process are appropriately abated. The strategy may include carbon capture and storage.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Health and safety](#)

[Digital infrastructure](#)

[Community wealth building](#)

[City, town, local and commercial centres](#)

[Rural development](#)

City, town, local and commercial centres

Policy Principles

Policy Intent:

To encourage, promote and facilitate development in our city and town centres, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living.

Policy Outcomes:

- Centres are vibrant, healthy, creative, enterprising, accessible and resilient places for people to live, learn, work, enjoy and visit.
- Development is directed to the most sustainable locations that are accessible by a range of sustainable transport modes and provide communities with easy access to the goods, services and recreational opportunities they need.

Local Development Plans:

LDPs should support sustainable futures for city, town and local centres, in particular opportunities to enhance city and town centres. They should, where relevant, also support proposals for improving the sustainability of existing commercial centres where appropriate.

LDPs should identify a network of centres that reflect the principles of 20 minute neighbourhoods and the town centre vision.

LDPs should be informed by evidence on where clustering of non-retail uses may be adversely impacting on the wellbeing of communities. They should also consider, and if appropriate, identify any areas where drive-through facilities may be acceptable where they would not negatively impact on the principles of local living or sustainable travel.

LDPs should provide a proportion of their Local Housing Land Requirements in city and town centres and be proactive in identifying opportunities to support residential development.

Policy 27

- a) Development proposals that enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses, will be supported.
- b) Development proposals will be consistent with the town centre first approach. Proposals for uses which will generate significant footfall, including commercial, leisure, offices, community, sport and cultural facilities, public buildings such as libraries, education and healthcare facilities, and public spaces:
 - i. will be supported in existing city, town and local centres, and
 - ii. will not be supported outwith those centres unless a town centre first assessment demonstrates that:
 - all centre and edge of centre options have been sequentially assessed and discounted as unsuitable or unavailable;
 - the scale of development cannot reasonably be altered or reduced in scale to allow it to be accommodated in a centre; and
 - the impacts on existing centres have been thoroughly assessed and there will be no significant adverse effect on the vitality and viability of the centres.

Town Centre First Assessment

For development proposals which are out of city/town centre and which will generate significant footfall a Town Centre First Assessment will be provided. Applicants should agree the data required with the planning authority before undertaking the assessment, and should present information on areas of dispute in a succinct and comparable form.

The town centre first assessment should:

- identify the potential relationship of the proposed development with the network of centres identified in the LDP;
- demonstrate the potential economic impact of the development and any possible displacement effects, including the net impact on jobs; and
- consider supply chains and whether local suppliers and workers will be a viable option; and
- the environmental impact of transporting goods and of staff and visitors travelling to the location.

The town centre first assessment should be applied flexibly and realistically for community, education, health and social care and sport and leisure facilities so that they are easily accessible to the communities they are intended to serve.

- c) Development proposals for non-retail uses will not be supported if further provision of these services will undermine the character and amenity of the area or the health and wellbeing of communities, particularly in disadvantaged areas. These uses include:
- i. Hot food takeaways, including permanently sited vans;
 - ii. Betting offices; and
 - iii. High interest money lending premises.

- d) Drive-through developments will only be supported where they are specifically supported in the LDP.

Town centre living

- e) Development proposals for residential development within city/town centres will be supported, including:
- i. New build residential development.
 - ii. The re-use of a vacant building within city/town centres where it can be demonstrated that the existing use is no longer viable and the proposed change of use adds to viability and vitality of the area.
 - iii. The conversion, or reuse of vacant upper floors of properties within city/town centres for residential.
- f) Development proposals for residential use at ground floor level within city/town centres will only be supported where the proposal will:
- i. retain an attractive and appropriate frontage;
 - ii. not adversely affect the vitality and viability of a shopping area or the wider centre; and
 - iii. not result in an undesirable concentration of uses, or 'dead frontages'.
- g) Development proposals for city or town centre living will take into account the residential amenity of the proposal. This must be clearly demonstrated where the proposed development is in the same built structure as:
- i. a hot food premises, live music venue, amusement arcade/centre, casino or licensed premises (with the exception of hotels, restaurants, cafés or off licences); and/or
 - ii. there is a common or shared access with licenced premises or other use likely to be detrimental to residential amenity.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)
[Climate mitigation and adaptation](#)
[Historic assets and places](#)
[Brownfield, vacant and derelict land and empty buildings](#)
[Sustainable transport](#)
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[Community wealth building](#)
[Business and industry](#)
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Retail

Policy Principles

Policy Intent:

To encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes.

Policy Outcomes:

- Retail development and the location of shops support vibrant city, town and local centres.
- Communities can access the shops and goods they need by a range of sustainable transport modes including on foot, by bike, and by public transport, as part of local living.

Local Development Plans:

LDPs should consider where there may be a need for further retail provision, this may be:

- where a retail study identifies deficiencies in retail provision in terms of quality and quantity in an area; or
- when allocating sites for housing or the creation of new communities, in terms of the need for neighbourhood shopping, and supporting local living.

LDPs should identify areas where proposals for healthy food and drink outlets can be supported.

Policy 28

- a) Development proposals for retail (including expansions and changes of use) will be consistent with the town centre first principle. This means that new retail proposals:
- i. will be supported in existing city, town and local centres, and
 - ii. will be supported in edge-of-centre areas or in commercial centres if they are allocated as sites suitable for new retail development in the LDP.
 - iii. will not be supported in out of centre locations (other than those meeting policy 28(c) or 28(d)).

- b) Development proposals for retail that are consistent with the sequential approach (set out in a) and click-and-collect locker pick up points, will be supported where the proposed development:
 - i. is of an appropriate scale for the location;
 - ii. will have an acceptable impact on the character and amenity of the area; and
 - iii. is located to best channel footfall and activity, to benefit the place as a whole.
- c) Proposals for new small scale neighbourhood retail development will be supported where the proposed development:
 - i. contributes to local living, including where relevant 20 minute neighbourhoods and/or
 - ii. can be demonstrated to contribute to the health and wellbeing of the local community.
- d) In island and rural areas, development proposals for shops ancillary to other uses such as farm shops, craft shops and shops linked to petrol/service/charging stations will be supported where:
 - i. it will serve local needs, support local living and local jobs;
 - ii. the potential impact on nearby town and commercial centres or village/local shops is acceptable;
 - iii. it will provide a service throughout the year; and
 - iv. the likely impacts of traffic generation and access and parking arrangements are acceptable.

Policy impact:

- ✓ Local living
- ✓ Compact urban growth
- ✓ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Sustainable transport](#)

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[Local Living and 20 minute neighbourhoods](#)

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Rural development

Policy Principles

Policy Intent:

To encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.

Policy Outcomes:

- Rural places are vibrant and sustainable and rural communities and businesses are supported.
- A balanced and sustainable rural population.

Local Development Plans:

LDPs should identify the characteristics of rural areas within the plan area, including the existing pattern of development, pressures, environmental assets, community priorities and economic needs of each area. The spatial strategy should set out an appropriate approach to development in rural areas which reflects the identified characteristics. The Scottish Government's 6 fold Urban Rural Classification 2020 should be used to identify remote rural areas. Spatial strategies should support the sustainability and prosperity of rural communities and economies. Previously inhabited areas which are suitable for resettlement should be identified in the spatial strategy.

Policy 29

- a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:
 - i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;
 - ii. diversification of existing businesses;
 - iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;
- b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.
- c) Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal:
 - i. will support local employment;
 - ii. supports and sustains existing communities, for example through provision of digital infrastructure; and
 - iii. is suitable in terms of location, access, siting, design and environmental impact.
- d) Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal:
 - i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to their rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

- iv. essential community services;
- v. essential infrastructure;
- vi. reuse of a redundant or unused building;
- vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;
- ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or
- x. improvement or restoration of the natural environment.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

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Tourism

Policy Principles

Policy Intent:

To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.

Policy Outcomes:

- Communities and places enjoy economic, social and cultural benefits from tourism, supporting resilience and stimulating job creation.

Local Development Plans:

LDPs should support the recovery, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry and the environment. Relevant national and local sector driven tourism strategies should also be taken into account.

The spatial strategy should also identify areas of pressure where existing tourism provision is having adverse impacts on the environment or the quality of life and health and wellbeing of local communities, and where further development is not appropriate.

Policy 30

- a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.
- b) Proposals for tourism related development will take into account:
 - i. The contribution made to the local economy;
 - ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;

- iii. Impacts on communities, for example by hindering the provision of homes and services for local people;
 - iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
 - v. Accessibility for disabled people;
 - vi. Measures taken to minimise carbon emissions;
 - vii. Opportunities to provide access to the natural environment.
- c) Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.
 - d) Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.
 - e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:
 - i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
 - ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Natural places](#)

[Historic assets and places](#)

[Coastal development](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Quality homes](#)

[Rural homes](#)

[Health and safety](#)

[Community wealth building](#)

[City, town, local and commercial centres](#)

[Retail](#)

[Rural development](#)

[Culture and creativity](#)

Culture and creativity

Policy Principles

Policy Intent:

To encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.

Policy Outcomes:

- Locally distinctive places reflect the diversity of communities and support regeneration and town centre vibrancy.
- Cultural and creative industries are expanded, providing jobs and investment.
- Communities have access to cultural and creative activities.

Local Development Plans:

LDPs should recognise and support opportunities for jobs and investment in the creative sector, culture, heritage and the arts.

Policy 31

- Development proposals that involve a significant change to existing, or the creation of new, public open spaces will make provision for public art. Public art proposals which reflect diversity, culture and creativity will be supported.
- Development proposals for creative workspaces or other cultural uses that involve the temporary use of vacant spaces or property will be supported.
- Development proposals that would result in the loss of an arts or cultural venue will only be supported where:
 - there is no longer a sustainable demand for the venue and after marketing the site at a reasonable rate for at least 12 months, through relevant local and national agents and online platforms, there has been no viable interest from potential operators; or
 - the venue, as evidenced by consultation, no longer meets the needs of users and cannot be adapted; or

- alternative provision of equal or greater standard is made available at a suitable location within the local area; and
 - the loss of the venue does not result in loss or damage to assets or objects of significant cultural value.
- Development proposals within the vicinity of existing arts venues will fully reflect the agent of change principle and will only be supported where they can demonstrate that measures can be put in place to ensure that existing noise and disturbance impacts on the proposed development would be acceptable and that existing venues and facilities can continue without additional restrictions being placed on them as a result of the proposed new development.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Rebalanced development

Key policy connections:

[Tackling the climate and nature crises](#)
[Climate mitigation and adaptation](#)
[Historic assets and places](#)
[Brownfield, vacant and derelict land and empty buildings](#)
[Zero waste](#)
[Sustainable transport](#)
[Design, quality and place](#)
[Local Living and 20 minute neighbourhoods](#)
[Blue and green infrastructure](#)
[Play, recreation and sport](#)
[Health and safety](#)
[Digital infrastructure](#)
[Community wealth building](#)
[City, town, local and commercial centres](#)
[Rural development](#)
[Tourism](#)

Aquaculture

Policy Principles

Policy Intent:

To encourage, promote and facilitate aquaculture development and minimise any adverse effects on the environment, including cumulative impacts.

Planning should support an aquaculture industry that is sustainable, diverse, competitive, economically viable and which contributes to food security, whilst operating with social licence, within environmental limits and which ensures there is a thriving marine ecosystem for future generations.

Policy Outcomes:

- New aquaculture development is in locations that reflect industry needs and considers environmental impacts.
- Producers will contribute to communities and local economies.
- Prosperous finfish, shellfish and seaweed sectors.
- Migratory fish species are safeguarded.

Local Development Plans:

LDPs should guide new aquaculture development in line with National and Regional Marine Planning, and will minimise adverse environmental impacts, including cumulative impacts, that arise from other existing and planned aquaculture developments in the area while also reflecting industry needs.

Policy 32

- To safeguard migratory fish species, further salmon and trout open pen fish farm developments on the north and east coasts of mainland Scotland will not be supported.
- Development proposals for aquaculture will be supported where they comply with the LDP, the National Marine Plan and, where relevant, the appropriate Regional Marine Plan.
- Development proposals for fish farms will demonstrate that operational impacts (including from noise, acoustic deterrent devices (where applicable) light, access,

navigation, containment, deposition, waste emissions and sea lice, impacts on wild salmonids, aquaculture litter (and odour and impacts on other marine users)) are acceptable and comply with the relevant regulatory framework.

- Development proposals for fish farm developments will only be supported where the following impacts have been assessed and mitigated:
 - landscape and visual impact of the proposal including the siting and design of cages, lines and associated facilities taking into account the character of the location;
 - the impact of any land based facilities, ensuring that the siting and design are appropriate for the location;
 - impacts on natural heritage, designated sites and priority marine features; and
 - impacts on historic marine protected areas.
- Applications for open water farmed finfish or shellfish development are excluded from the requirements of policy 3b) and 3c) and will instead apply all relevant provisions from National and Regional Marine Plans.

Policy impact:

- ✓ Just Transition
- ✓ Rebalanced development
- ✓ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Historic assets and places](#)

[Natural places](#)

[Biodiversity](#)

[Coastal development](#)

[Design, quality and place](#)

[Health and safety](#)

[Community wealth building](#)

[Business and industry](#)

[Rural development](#)

Minerals

Policy Principles

Policy Intent:

To support the sustainable management of resources and minimise the impacts of the extraction of minerals on communities and the environment.

Policy Outcomes:

- Sufficient resources are available to meet industry demands, making an essential contribution to the Scottish economy.
- Important raw materials for manufacturing, construction, agriculture, and other industries are available.
- Important workable mineral resources are protected from sterilisation by other developments.
- Communities and the environment are protected from the impacts of mineral extraction.

Local Development Plans:

LDPs should support a landbank of construction aggregates of at least 10-years at all times in the relevant market areas, whilst promoting sustainable resource management, safeguarding important workable mineral resources, which are of economic or conservation value, and take steps to ensure these are not sterilised by other types of development.

Policy 33

- a) Development proposals that seek to explore, develop, and produce fossil fuels (excluding unconventional oil and gas) will not be supported other than in exceptional circumstances. Any such exceptions will be required to demonstrate that the proposal is consistent with national policy on energy and targets for reducing greenhouse gas emissions.
- b) The Scottish Government does not support the development of unconventional oil and gas in Scotland. This means development connected to the onshore exploration, appraisal or production of coal bed methane or shale oil or shale gas, using unconventional oil and gas extraction techniques, including hydraulic fracturing and dewatering for coal bed methane.
- c) Development proposals that would sterilise mineral deposits of economic value will only be supported where:
 - i. there is an overriding need for the development and prior extraction of the mineral cannot reasonably be undertaken; or
 - ii. extraction of the mineral is impracticable or unlikely to be environmentally acceptable.
- d) Development proposals for the sustainable extraction of minerals will only be supported where they:
 - i. will not result in significant adverse impacts on biodiversity, geodiversity and the natural environment, sensitive habitats and the historic environment, as well as landscape and visual impacts;
 - ii. provide an adequate buffer zone between sites and settlements taking account of the specific circumstances of individual proposals, including size, duration, location, method of working, topography, and the characteristics of the various environmental effects likely to arise;
 - iii. can demonstrate that there are no significant adverse impacts (including cumulative impact) on any nearby homes, local communities and known sensitive receptors and designations;
 - iv. demonstrate acceptable levels (including cumulative impact) of noise, dust, vibration and potential pollution of land, air and water;
 - v. minimise transport impacts through the number and length of lorry trips and by using rail or water transport wherever practical;
 - vi. have appropriate mitigation plans in place for any adverse impacts;
 - vii. include schemes for a high standard of restoration and aftercare and commitment that such work is undertaken at the earliest opportunity. As a further

safeguard a range of financial guarantee options are available, and the most effective solution should be considered and agreed on a site-by-site basis. Solutions should provide assurance and clarity over the amount and period of the guarantee and in particular, where it is a bond, the risks covered (including operator failure) and the triggers for calling in a bond, including payment terms.

- e) Development proposals for borrow pits will only be supported where:
- i. the proposal is tied to a specific project and is time-limited;
 - ii. the proposal complies with the above mineral extraction criteria taking into account the temporary nature of the development; and
 - iii. appropriate restoration proposals are enforceable.

Policy impact:

- ✔ Conserving and recycling assets

Key policy connections:

[Tackling the climate and nature crises](#)

[Biodiversity](#)

[Natural places](#)

[Historic assets and places](#)

[Zero waste](#)

[Infrastructure first](#)

[Health and safety](#)

Part 3 – Annexes

Annex A – How to use this document

Purpose of Planning

The purpose of planning is to manage the development and use of land in the long-term public interest.

The decisions we make today will have implications for future generations. Scotland in 2045 will be different. We must embrace and deliver radical change so we can tackle and adapt to climate change, restore biodiversity

loss, improve health and wellbeing, reduce inequalities, build a wellbeing economy and create great places.

Role of the National Planning Framework

Scotland 2045: our Fourth National Planning Framework, commonly known as NPF4, is required by law to set out the Scottish Ministers' policies and proposals for the development and use of land. It plays a key role in supporting the delivery of Scotland's national outcomes and the United Nations Sustainable Development Goals.

National Performance Framework

Our Purpose, Values and National Outcomes



SUSTAINABLE DEVELOPMENT GOALS



NPF4 includes a long-term spatial strategy to 2045. This reflects the spatial aspects of a range of Scottish Government policies, including the Infrastructure Investment Plan.

The Infrastructure Investment Plan (IIP) identified that NPF4 would include housing land requirements framed within a spatial strategy that aligns with the investment programme and principles, and highlighted that national planning policies would include an infrastructure first approach.

The NPF4 strategy, policies and national developments are aligned to the strategic themes of the IIP: enabling the transition to net zero emissions and environmental sustainability; driving inclusive economic growth; and building resilient and sustainable places. The policies and instruction for LDPs activate the IIP priorities within the themes to the degree that those priorities involve physical development, opportunities for people and improvements for place. Minimum All Tenure Housing Land Requirements are set out at [Annex E](#). The investment hierarchy influences the approach to NPF4 overall and features specifically in instructions for LDPs in Policy 18 'Infrastructure First'.

NPF4 replaces National Planning Framework 3 (2014) and Scottish Planning Policy (2014). NPF4 should be read as a whole. It represents a package of planning policies to guide us to the place we want Scotland to be in 2045.

NPF4 is required by law to contribute to 6 outcomes:

- Meeting the **housing needs** of people living in Scotland including, in particular, the housing needs for older people and disabled people,
- Improving the **health and wellbeing** of people living in Scotland,
- Increasing the **population of rural areas** of Scotland,
- Improving **equality** and eliminating discrimination,
- Meeting any targets relating to the **reduction of emissions** of greenhouse gases, and
- Securing positive effects for **biodiversity**.

Statements setting out further detail on the contribution of NPF4 to each outcome are set out in Part 1.

Plan-led Approach

A plan-led approach is central to supporting the delivery of Scotland's national outcomes and broader sustainable development goals. It is a legislative requirement that planning decisions must be made in accordance with the development plan, unless material considerations indicate otherwise.

The statutory development plan for any given area of Scotland consists of the National Planning Framework and the relevant LDP(s). The Town and Country Planning (Scotland) Act 1997 prescribes four different plans, at different scales:

National Planning Framework (NPF)	<p>The National Planning Framework sets out the Scottish Ministers' policies and proposals for the development and use of land.</p> <p>The NPF must have regard to any adopted regional spatial strategy.</p> <p>NPF4 is part of the statutory development plan.</p>
Regional spatial strategies (RSS)	<p>The Planning (Scotland) Act 2019 introduced a new duty requiring the preparation of regional spatial strategies.</p> <p>A planning authority, or authorities acting jointly will prepare these long-term spatial strategies for the strategic development of an area.</p> <p>RSS are not part of the statutory development plan, but have an important role to play in informing future versions of the NPF and LDPs.</p>
Local development plans (LDPs)	<p>Planning authorities must prepare one or more LDPs for their area.</p> <p>The LDP sets out a spatial strategy for the development of that area. It must take into account the National Planning Framework and any registered local place plan in the area it covers. It must have regard to the authority's adopted regional spatial strategy. The LDP must also have regard to any local outcomes improvement plan for the area it covers.</p> <p>LDPs are part of the statutory development plan.</p>
Local place plans (LPPs)	<p>Local place plans are community-led plans setting out proposals for the development and use of land. They must have regard to the NPF, any LDP which covers the same area, and also any locality plan which covers the same area.</p> <p>LPPs are not part of the statutory development plan, but have an important role to play in informing LDPs.</p>

Spatial Strategy

[Part 1](#) sets out our spatial strategy for Scotland to 2045, identifying:

- [6 spatial principles](#) which will influence all our plans and decisions:
 - Just transition
 - Conserving and recycling assets
 - Local living
 - Compact urban growth
 - Rebalanced development
 - Rural revitalisation
- 3 themes, linked to the United Nations Sustainable Development Goals and Scottish Government National Performance Framework:
 - Sustainable places where we reduce emissions, restore and better connect biodiversity
 - Liveable places where we can all live better, healthier lives
 - Productive places where we have a greener, fairer and more inclusive wellbeing economy

LDPs should take account of these principles and outcomes, and they should also be reflected within regional spatial strategies and local place plans.

National Developments

Eighteen national developments have been identified. These are significant developments of national importance that will help to deliver the spatial strategy. They are intentionally high level and focus on key elements, as the projects are at different stages.

National development status does not grant planning permission for the development and all relevant consents are required.

Their designation means that the principle of the development does not need to be agreed in later consenting processes, providing more certainty for communities, business and investors.

Their designation is not intended to describe in detail how the projects should be designed, matters to consider, or impact assessments and mitigation to be applied. In addition to the statement of need at [Annex B](#), decision makers for applications for consent for national developments should take into account all relevant policies.

LDPs should take forward proposals for national developments where relevant and facilitate their delivery. This could be through supporting land allocations, policy intervention and LDP delivery programmes.

Regional Spatial Priorities

Regional spatial priorities set out how each part of the country can use their assets and opportunities to help deliver the overall strategy. The detail of these priorities should be further considered and consulted upon through the local development planning process, and where appropriate through regional spatial strategies and regional transport strategies.

The maps are indicative, and certain authorities may have a role to play in more than one regional area. The broad areas identified in NPF4 are intended to act as a flexible framework to guide the preparation of future Regional Spatial Strategies. It is open to planning authorities to decide for themselves, including by working in partnership with others, the most appropriate scale and extent of areas to be covered by Regional Spatial Strategies.

Statutory guidance will guide the preparation of Regional Spatial Strategies.

National Planning Policy

[Part 2](#) sets out our policy framework by topic under the three themes.

Planning is complex and requires careful balancing of issues. The **policy intent** is provided to aid plan makers and decision makers to understand the intent of each policy and to help deliver policy aspirations.

The **policy outcomes** set out what we want to achieve and will help to influence future monitoring of the planning system.

The **Local Development Plan** section clarifies the expected role of LDPs for each topic. The focus for LDPs should be on land allocation through the spatial strategy and interpreting this national policy in a local context. There is no need for LDPs to replicate policies within NPF4, but authorities can add further detail including locally specific policies should they consider to be a need to do so, based on the area's individual characteristics.

The **policy** sections are for use in the determination of planning applications. The policies should be read as a whole. Planning decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. It is for the decision maker to determine what weight to attach to policies on a case by case basis. Where a policy states that development will be supported, it is in principle, and it is for the decision maker to take into account all other relevant policies.

The **policy impact** section shows which spatial principles the policy will help to deliver.

The **key policy connections** help to show the key connections between policies, but are not intended to be comprehensive.

Annex B – National Developments Statements of Need

National developments are significant developments of national importance that will help to deliver our spatial strategy.

Eighteen national developments will support the delivery of our spatial strategy. These national developments range from single large scale projects or collections and networks of several smaller scale proposals. They are also intended to act as exemplars of the Place Principle and placemaking approaches.

The statements of need set out in this annex are a requirement of the Town and Country Planning (Scotland) Act 1997 and describe the development to be considered as a national development for consent handling purposes.

An assessment of the likely impact of each proposed national development's lifecycle greenhouse gas emissions on achieving national greenhouse gas emissions reductions targets¹ (with the meaning given in the Climate Change (Scotland) Act 2009) has been undertaken. The assessment is based on the detail provided at the time of the assessment, and the conclusion may alter depending on the nature and detail of the projects taken forward.

The potential for national developments to affect European designated sites, depending on the precise design, location and construction of individual projects, has been identified by the Habitats Regulations Appraisal (HRA) of NPF4. Any such development would need to be considered carefully at project level and all relevant statutory tests met.

¹ Research project: Lifecycle Greenhouse Gas Emissions of NPF4 Proposed National Developments Assessment Findings (LUC 2021) available online at <https://www.transformingplanning.scot/national-planning-framework/>

1. Energy Innovation Development on the Islands

This national development supports proposed developments in the Outer Hebrides, Shetland and Orkney island groups, for renewable energy generation, renewable hydrogen production, infrastructure and shipping, and associated opportunities in the supply chain for fabrication, research and development.

Any strategy for deployment of these technologies must enable decarbonisation at pace and cannot be used to justify unsustainable levels of fossil fuel extraction or impede Scotland's just transition to net zero.

This is aligned with low carbon energy projects within the Islands Growth Deal that have been developed with local partners such as the Islands Centre for Net Zero and encompasses other projects that can facilitate net zero aims.

The use of low and zero emission fuels will play a crucial role in decarbonising island and mainland energy use, shipping, strengthening energy security overall and creating a low carbon energy economy for the islands and islanders. The developments will add value where they link into national and international energy expertise, learning and research and development networks.

Location

Outer Hebrides, Shetland, Orkney and surrounding waters.

Need

These classes of development support the potential of the three island authorities to exemplify a transition to a net zero society. This will support delivery of our spatial strategy by helping to sustain communities in rural and island areas by stimulating employment and innovation.

Designation and classes of development

A development contributing to 'Energy Innovation Development on the Islands' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

Outer Hebrides – Supporting the Arnish Renewables Base and Outer Hebrides Energy Hub

The classes below apply to development that is for delivery of the Arnish Renewables Base and Outer Hebrides Energy Hub:

- a) New or updated on and/or off shore infrastructure for energy generation from renewables exceeding 50 megawatts capacity;
- b) Electricity transmission cables and converter stations on and/or off shore of 132 kilovolts (kv) and above;
- c) Infrastructure for the production, storage and transportation of low and zero-carbon fuels (that are not electricity or heat) including renewable hydrogen; and hydrogen production related chemicals including ammonia with appropriate carbon capture linked to transport and storage infrastructure;
- d) Improved oil storage infrastructure for Stornoway, with appropriate emissions abatement; and
- e) Quay to service renewable energy, energy transportation, energy decommissioning, fabrication or freight handling, including new or enhanced associated laydown or operational area at Arnish.

Shetland Islands – Supporting the Opportunity for Renewable Integration with Offshore Networks (ORION) Clean Energy Project

The classes below apply to development that is for delivery of renewable and low carbon aspects of the ORION project:

- a) New or updated on and/or off shore infrastructure for energy generation from renewables exceeding 50 megawatts capacity;
- b) Electricity transmission cables and converter stations on and/or off shore of/ or exceeding 132kv;
- c) Infrastructure for the production, storage and transportation of low and zero-carbon fuels (that are not electricity or heat) including renewable hydrogen; and hydrogen production related chemicals including ammonia with appropriate carbon capture linked to transport, storage, and utilisation infrastructure at Sullom Voe;
- d) Quay to service renewable energy, energy transportation, energy decommissioning, fabrication or freight handling, including new or enhanced associated laydown or operational area at Sullom Voe, Scatsta, Lerwick, and Dales Voe (Lerwick);
- e) Oil terminal modifications at Sullom Voe to maintain asset use moving towards net zero emissions; and
- f) New infrastructure, and/or upgraded buildings and facilities to support the transportation and storage of captured carbon.

Orkney Islands – Supporting Scapa Flow Future Fuels Hub and Orkney Harbours

The classes below apply to development that is for the delivery of the Future Fuels Hub, new quay in Scapa Flow, and the Orkney Logistics Base at Hatston, which support services for the renewable and marine energy and shipping sectors:

- a) New or updated on and/or off shore infrastructure for energy generation from renewables exceeding 50 megawatts capacity;

- b) Electricity transmission cables and converter stations on and/or off shore of 132kv and above;
- c) Infrastructure for the production, storage and transportation of low and zero-carbon fuels (that are not electricity or heat) including renewable hydrogen; and hydrogen production related chemicals including ammonia with appropriate carbon capture linked to transport and storage infrastructure;
- d) Quay to service renewable energy, energy transportation, energy decommissioning, fabrication or freight handling, including new or enhanced associated laydown or operational area at, Scapa Flow, and Hatston (Kirkwall); and
- e) Oil terminal modifications at Scapa Flow to maintain asset use moving towards net zero emissions.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Rebalanced development
- ✓ Conserving and recycling assets
- ✓ Rural revitalisation
- ✓ Just transition

2. Pumped Hydro Storage

This national development will play a significant role in balancing and optimising electricity generation and maintaining the operability of the electricity system as part of our transition to net zero. This is necessary as we continue to move towards a decarbonised system with much more renewable generation, the output from which is defined by weather conditions.

This national development supports additional capacity at existing sites as well as at new sites. Cruachan in Argyll is a nationally important example of a pumped storage facility with significant potential for enhanced capacity that could create significant jobs in a rural location.

Location

All Scotland.

Need

This national development supports pumped hydro storage capacity within the electricity network through significant new or expanded sites. This supports the transition to a net zero economy through the ability of pumped hydro storage schemes to optimise electricity generated from renewables by storing and releasing it when it is required.

Designation and classes of development

A development contributing to 'Pumped Hydro Storage' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) New and/or expanded and/or upgraded water holding reservoir and dam;
- b) New and/or upgraded electricity generating plant structures or buildings;
- c) New and/or upgraded pump plant structures or buildings;
- d) New and/or expanded and/or upgraded water inlet and outlet pipework;
- e) New and/or upgraded substations and/or transformers; and
- f) New and/or replacement transmission cables.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Rebalanced development
- ✓ Conserving and recycling assets
- ✓ Rural revitalisation
- ✓ Just transition

3. Strategic Renewable Electricity Generation and Transmission Infrastructure

This national development supports renewable electricity generation, repowering, and expansion of the electricity grid.

A large and rapid increase in electricity generation from renewable sources will be essential for Scotland to meet its net zero emissions targets. Certain types of renewable electricity generation will also be required, which will include energy storage technology and capacity, to provide the vital services, including flexible response, that a zero carbon network will require. Generation is for domestic consumption as well as for export to the UK and beyond, with new capacity helping to decarbonise heat, transport and industrial energy demand. This has the potential to support jobs and business investment, with wider economic benefits.

The electricity transmission grid will need substantial reinforcement including the addition of new infrastructure to connect and transmit the output from new on and offshore capacity to consumers in Scotland, the rest of the UK and beyond. Delivery of this national development will be informed by market, policy and regulatory developments and decisions.

Location

All Scotland.

Need

Additional electricity generation from renewables and electricity transmission capacity of scale is fundamental to achieving a net zero economy and supports improved network resilience in rural and island areas. Island transmission connections in particular can facilitate capturing the significant renewable energy potential in those areas as well as delivering significant social and economic benefits.

Designation and classes of development

A development contributing to 'Strategic Renewable Electricity Generation and Transmission' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) On and off shore electricity generation, including electricity storage, from renewables exceeding 50 megawatts capacity;
- b) New and/or replacement upgraded on and offshore high voltage electricity transmission lines, cables and interconnectors of 132kv or more; and
- c) New and/or upgraded Infrastructure directly supporting on and offshore high voltage electricity lines, cables and interconnectors including converter stations, switching stations and substations.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Local Living
- ✓ Rebalanced development
- ✓ Conserving and recycling assets
- ✓ Just transition

4. Circular Economy Materials Management Facilities

This national development supports the development of facilities required to achieve a circular economy. This sector will provide a range of business, skills and employment opportunities as part of a just transition to a net zero economy.

The range and scale of facilities required to manage secondary materials and their circulation back into the economy is not yet clear. However, sites and facilities will be needed to retain the resource value of materials so that we can maximise the use of materials in the economy and minimise the use of virgin materials in order to reduce greenhouse gas emissions. This is particularly significant for the construction and demolition industries and decommissioning industry.

Careful assessment of specific proposals will be required to ensure they provide sustainable low carbon solutions, include appropriate controls, manage any emissions and mitigate localised impacts including on neighbouring communities and the wider environment.

Location

All Scotland.

Need

This national development helps maximise Scotland's potential to retain the energy and emissions values within materials already in the economy.

Designation and classes of development

A development contributing to 'Circular Economy Materials Management Facilities' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#) is designated a national development:

- a) Facilities for managing secondary materials; and
- b) Recycling facilities.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Local Living
- ✓ Conserving and recycling assets
- ✓ Just transition

5. Urban Sustainable, Blue and Green Surface Water Management Solutions

This national development aims to build on the benefits of the Metropolitan Glasgow Strategic Drainage Partnership, to continue investment and extend the approach to the Edinburgh city region.

Our biggest cities and their regions will require improved infrastructure to ensure they are more resilient to climate change. A strategic, catchment scale approach to adaptation through surface water and drainage infrastructure investment will reduce impacts and risks for our urban population and is an example of an infrastructure first approach. Catchment scale nature-based solutions which may include blue and green infrastructure should be prioritised. Grey infrastructure should be optimised and only used when necessary to augment blue-green infrastructure solutions. Delivery of multiple climate, wellbeing and economic benefits should form the basis of the approach. Whilst this national development focuses on Edinburgh and Glasgow other cities and towns may benefit from similar approaches.

Location

Glasgow and Edinburgh City Regions and their wider water catchment areas.

Need

A large proportion of our population lives in our largest cities. The management of surface water drainage at scale across these city regions will help us to adapt to extreme weather events that will become more frequent as a result of climate change. A nature-based approach to surface water management has the potential to deliver multiple health, wellbeing, economic and climate adaptation and emissions reduction benefits and it may free up sewer capacity.

Designation and classes of development

A development contributing to 'Urban Sustainable, Blue and Green Surface Water Management Solutions' in the location described, within the Class of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#) is designated a national development:

- a) Spaces, infrastructure, works, structures, buildings, pipelines, and nature-based approaches, for surface water management and drainage systems.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Compact urban growth
- ✓ Local living
- ✓ Conserving and recycling assets
- ✓ Rural revitalisation
- ✓ Just transition

6. Urban Mass/Rapid Transit Networks

This national development supports low carbon mass/rapid transit projects for Aberdeen, Edinburgh and Glasgow.

To reduce transport emissions at scale, we will require low carbon transport solutions for these three major cities that can support transformational reduction in private car use.

Development of the Glasgow 'Metro' and Edinburgh Mass Transit in these cities and their associated regions plus the Aberdeen Rapid Transit system are recommendations from the Strategic Transport Projects Review 2.

This will support placemaking and deliver improved transport equity across the most densely populated parts of Scotland, improving access to employment and supporting sustainable investment in the longer term. It can function as part of a broader transport network that includes active travel, and this places importance on multi-modal hubs or transport interchange points.

The type of interventions will be determined through the on-going development of business cases and studies but could include the provision of new systems or extensions to existing sustainable and public transport networks.

Location

Aberdeen, Glasgow and Edinburgh City Regions.

Need

This national development will help reduce transport related emissions overall, improve air quality, reduce the demand for private vehicle use, support the roll out of 20 minute neighbourhoods and improve transport equity.

Designation and classes of development

A development contributing to 'Urban Mass/Rapid Transit Networks' in the location described, within one or more of the Classes of Development below and that is of a scale or type that would otherwise have been classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#) is designated a national development. This relates to development supported by the Strategic Transport Projects Review 2 consisting of new or upgraded:

- a) Track or road infrastructure;
- b) Fuelling or power infrastructure;
- c) Passenger facilities; and
- d) Depots servicing the networks.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Conserving and recycling assets
- ✔ Just transition

7. Central Scotland Green Network

This national development is one of Europe's largest and most ambitious green infrastructure projects. It will play a key role in tackling the challenges of climate change and biodiversity loss including by building and strengthening nature networks. A greener approach to development will improve placemaking, can contribute to the roll-out of 20 minute neighbourhoods and will benefit biodiversity connectivity. This has particular relevance in the more urban parts of Scotland where there is pressure for development as well as significant areas requiring regeneration to address past decline and disadvantage. Regeneration, repurposing and reuse of brownfield land should be a priority.

Priorities include enhancement to provide multi-functional green and blue infrastructure that provides greatest environmental, lifelong physical and mental health, social wellbeing and economic benefits. It focuses on those areas where greening and development can be mutually supportive, helping to improve equity of access to quality green and blue space, and supporting communities where improving wellbeing and resilience is most needed, including to help people adapt to future climate risks.

Nature-based solutions for climate change adaptation and mitigation may include woodland expansion and peatland restoration as a priority. The connectivity of biodiversity rich areas may be enhanced through nature networks, including corridors and stepping stones to provide enhanced natural capital and improved ecosystem services.

Location

Central Scotland local authorities within a boundary identified by the Green Action Trust.

Need

This national development is needed to improve quality of place and create new opportunities for investment. This will support delivery of our spatial strategy which highlights the importance of accelerating urban greening in this most densely populated part of Scotland.

Designation and classes of development

A development contributing to 'Central Scotland Green Network' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)', is designated a national development:

- Development to create and/or enhance multi-functional green infrastructure including for: emissions sequestration; adaptation to climate change; and biodiversity enhancement;
- Reuse of vacant and derelict land and buildings for greening and nature-based solutions;
- New and/or upgraded sustainable surface water management and drainage systems and the creation of blue space;
- Use of land for allotments or community food growing; and
- Routes for active travel and/or recreation.

Lifecycle Greenhouse Gas Emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Compact urban growth
- ✓ Local living
- ✓ Rebalanced development
- ✓ Conserving and recycling assets
- ✓ Rural revitalisation
- ✓ Just transition

8. National Walking, Cycling and Wheeling Network

This national development facilitates the shift from vehicles to walking, cycling and wheeling for everyday journeys contributing to reducing greenhouse gas emissions from transport and is highly beneficial for health and wellbeing.

The upgrading and provision of additional active travel infrastructure will be fundamental to the development of a sustainable travel network providing access to settlements, key services and amenities, employment and multi-modal hubs. Infrastructure investment should be prioritised for locations where it will achieve our National Transport Strategy 2 priorities and outcomes, to reduce inequalities, take climate action, help deliver a wellbeing economy and to improve health and wellbeing. This will help to deliver great places to live and work, including through connecting neighbourhoods, villages and towns, active freeways and long distance routes.

Location

All Scotland.

Need

Reducing the need to travel unsustainably is the highest priority in the sustainable transport investment hierarchy. This national development will significantly support modal shift and deliver multiple outcomes including our commitment to a 20% reduction in car kilometres by 2030, associated emissions reduction, health and air quality improvement. This will support the delivery of our spatial strategy by creating a more sustainable distribution of access across Scotland as a whole.

Designation and classes of development

A development contributing to 'National Walking, Cycling and Wheeling Network' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#) is designated a national development:

- a) New/and or upgraded routes suitable for a range of users for walking, cycling and wheeling that help create a national network that facilitates short and longer distance journeys and linkages to multi-modal hubs.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Compact urban growth
- ✓ Local living
- ✓ Rebalanced development
- ✓ Just transition

9. Edinburgh Waterfront

This national development supports the regeneration of strategic sites along the Forth Waterfront in Edinburgh.

The waterfront is a strategic asset that contributes to the city's character and sense of place and includes significant opportunities for a wide range of future developments.

Development will include high quality mixed use proposals that optimise the use of the strategic asset for residential, community, commercial and industrial purposes, including support for off-shore energy relating to port uses. Further cruise activity should take into account the need to manage impacts on transport infrastructure.

This will help maintain and grow Edinburgh's position as a capital city and commercial centre with a high quality and accessible living environment. Development locations and design will need to address future resilience to the risks from climate change, impact on health inequalities, and the potential to incorporate green and blue infrastructure.

Location

Leith to Granton.

Need

Waterfronts in our largest urban areas are frequently under-utilised and contain significant areas of brownfield land as well as existing infrastructure assets. Their location may be particularly vulnerable to climate change and likely risks will require careful management. This will support delivery of our spatial strategy, which recognises the importance of our urban coastline in supporting our sense of place, economy and wellbeing.

Designation and classes of development

A development contributing to 'Edinburgh Waterfront' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)', is designated a national development:

- a) New and/or upgraded buildings for mixed use and/or residential development;
- b) New and/or upgraded buildings for commercial, industrial, business use;
- c) New and/or upgraded utilities;
- d) New and/or upgraded green and blue infrastructure;
- e) New and/or upgraded active and sustainable travel routes; and
- f) New and/or upgraded port facilities for vessel berthing and related landside activities including for lay-down, and marine sector services.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Compact urban growth
- ✓ Local living
- ✓ Rebalanced development
- ✓ Conserving and recycling assets
- ✓ Just transition

10. Dundee Waterfront

This national development supports the redevelopment of the Dundee Waterfront Zones including: the Central Waterfront, Seabraes, City Quay, Dundee Port, Riverside Business Area and Nature Park, and the Michelin Scotland Innovation Parc.

Continued delivery of the waterfront transformation is crucial to securing the role of the city as a location for investment in the net zero economy. Supporting population growth alongside economic opportunities, and skills and career development, is important in continuing to demonstrate the sustainability of urban living in Scotland and a just transition to the net zero economy.

Further projects associated with this include: the Michelin Scotland Innovation Parc which will become an innovation hub for net zero emission mobility; the Eden Project; and an improvement of facilities at Dundee Port. This national development includes reusing land on and around the Dundee Waterfront to support the lifelong health and wellbeing of communities, deliver innovation and attract investment. As the development progresses it will be important to support sustainable and active transport options and to build in adaptation to future climate risks.

Location

Dundee Waterfront zones: Central Waterfront, Seabraes, City Quay, Dundee Port, Riverside Business Area and Riverside Nature Park; Michelin Scotland Innovation Parc.

Need

This national development supports the continued revitalisation of Dundee Waterfront, expanded to include Michelin Scotland Innovation Parc in support of the Tay Cities Region Economic Strategy and its continued use for economic purposes. Waterfront locations may be particularly vulnerable to climate change and so development requires to be carefully designed to manage likely risks.

Designation and classes of development

A development contributing to 'Dundee Waterfront' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)' is designated a national development:

- a) New and/or upgraded buildings for mixed use and/or residential development;
- b) New and/or upgraded buildings for commercial, industrial, business, storage, distribution, research, educational, and/or tourism use;
- c) New and/or upgraded utilities;
- d) New and/or upgraded active and sustainable travel routes;
- e) New and/or upgraded port facilities for vessel berthing and related landside activities including for lay-down, freight handling and marine sector services; and
- f) New and/or upgraded green and blue infrastructure.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Compact urban growth
- ✓ Local living
- ✓ Rebalanced development
- ✓ Conserving and recycling assets
- ✓ Just transition

11. Stranraer Gateway

This national development supports the regeneration of Stranraer.

Stranraer is a gateway town. It is located close to Cairnryan, a key port connecting Scotland to Northern Ireland, Ireland and beyond to wider markets.

High quality place-based regeneration will help address socio-economic inequalities in Stranraer and to support the wider population of south west Scotland by acting as a hub and providing a platform for future investment. This will be supported by any strategic transport interventions including road and rail that emerge from the second Strategic Transport Projects Review which embeds the National Transport Strategy's sustainable travel and investment hierarchies.

Location

Stranraer and associated transport routes.

Need

Loch Ryan and Stranraer act as a gateway to Scotland. Reusing the assets in this location will support the wellbeing, economy and community in line with the regional growth deal. It will help to deliver our spatial strategy by driving forward regeneration of a key hub.

Designation and classes of development

A development contributing to 'Stranraer Gateway' in the location described within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) Development contributing to Stranraer Waterfront regeneration;
- b) Marina expansion;
- c) Redevelopment of Stranraer harbour east pier;
- d) Sustainable, road, rail and freight infrastructure for access to Stranraer and/or Cairnryan;
- e) New and/or upgraded infrastructure for the transportation and use of low carbon fuels; and
- f) Reuse of vacant and derelict buildings and brownfield land, including regeneration of Blackparks industrial estate.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Compact urban growth
- ✓ Local living
- ✓ Rebalanced development
- ✓ Conserving and recycling assets
- ✓ Rural revitalisation
- ✓ Just transition

12. Digital Fibre Network

This national development supports the continued roll-out of world-class broadband across Scotland.

Our strategy requires enhanced digital connectivity to provide high speed broadband or equivalent mobile services, prioritising those areas with weaker networks as part of the Reaching 100% (R100) programme and Project Gigabit, including urban, island specific and rural enhancements. This is a significant utility including 4G and 5G mobile infrastructure facilitating home based working, renewable energy development, rural repopulation and access to services. The data transmission network can also support the availability and use of 'big data.' Digital capability is a feature of a number of City Region and Growth Deals.

Opportunities should be taken to deliver the infrastructure as part of other infrastructure upgrades or installation works such as energy transmission, transportation, and travel networks where appropriate.

Location

All Scotland.

Need

This is a fundamentally important utility, required to support development, community wellbeing, equal access to goods and services, and emissions reduction from reduced demand for travel. This will help to deliver our spatial strategy by complementing a new emphasis of living locally, and by helping to sustain and grow rural and island communities.

Designation and classes of development

A development contributing to 'Digital Fibre Network' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) Installation of new and/or upgraded broadband cabling on land and sub-sea for fixed line and mobile networks; and
- b) Green data centres.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall negligible impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Local living
- ✓ Rebalanced development
- ✓ Rural revitalisation
- ✓ Just transition

13. Clyde Mission

This national development is a national, place-based Mission to make the Clyde an engine of economic success for Glasgow, the city region and Scotland.

The Clyde Mission is focused on the River Clyde and the riverside from South Lanarkshire in the east to Inverclyde and Argyll and Bute in the west and focusing on an area up to around 500 metres from the river edge. This footprint includes the parts of the Clyde Gateway, River Clyde Waterfront, North Clyde River Bank and River Clyde Corridor frameworks, and Glasgow Riverside Innovation District.

Across this area significant land assets are under-utilised, and longstanding inequality, in relation to poor environment and health outcomes require to be tackled as a national priority. An ambitious redevelopment programme is being taken forward under [Five Missions](#). It is a collective, cross-sector effort and partnership working will help bring forward assets and sites that are ready for redevelopment to sustain a range of uses. This will repurpose and reinvigorate brownfield and supporting local living as well as adapting the area to the impacts of climate change, where nature-based solutions would be particularly supported.

Location

The river and land immediately next to it (up to around 500 metres from the river) along its length.

Need

These classes of development revitalise a major waterfront asset which is currently under-utilised. This will support the delivery of our spatial strategy by attracting investment and reuse of brownfield land in west central Scotland where there is a particular need to improve quality of place, generate employment and support disadvantaged communities. It will also support adaptation to climate risks.

Designation and classes of development

A development contributing to 'Clyde Mission' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) Mixed use, which may include residential, redevelopment of brownfield land;
- b) New, reused and/or upgraded buildings and facilities for residential, commercial, business and industrial uses on brownfield land;
- c) Upgrade of existing port and harbour assets for servicing marine functions including freight and cruise uses and associated landside commercial and/or industrial land for supporting services;
- d) New and/or upgraded active and sustainable travel and recreation routes and infrastructure; and
- e) New and/or upgraded infrastructure for climate adaptation, including nature-based, green and blue solutions.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net negative impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets

14. Aberdeen Harbour

This national development supports the continued relocation and repurposing of Aberdeen Harbour. The harbour is a strategically important asset supporting the economy of the north east of Scotland.

The south harbour can act as a cluster of port accessible offshore renewable energy research, manufacturing and support services. The facilities are also important for international connections.

At the south harbour the focus should be on regenerating existing industrial land and reorganising land use around the harbour in line with the spatial strategy of the LDP. By focusing future port activity here, parts of the existing harbour in the city centre will become available for mixed use development, opening up development land to help reinvigorate Aberdeen city centre.

This can help provide significant economic opportunities, in line with the objectives of the Aberdeen City Region Deal. Environmental benefits, for example to enhance access and improve the quality of green space and active travel options should be designed-in to help offset any potential impacts on the amenity of local communities with relevant projects addressing environmental sensitivities through careful planning, assessment and implementation.

The extent to which this should include additional business and industrial development outwith the existing north and south harbours is a matter to be determined in the relevant LDP, and is outwith the scope of this national development.

Location

Port of Aberdeen North and South Harbours.

This national development supports the optimisation of Aberdeen Harbour to support net zero and stimulate economic investment. It is also a significant opportunity to support better placemaking including city centre transformation, and regeneration of existing land by optimising the use of new and existing assets. This will

deliver our spatial strategy by helping the north east of Scotland to achieve a just transition from a high carbon economy whilst improving quality of place.

Designation and classes of development

A development contributing to 'Aberdeen Harbour' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#) is designated a national development:

- Mixed use development reusing land at the existing (north) Aberdeen Harbour;
- Upgraded port facilities at Aberdeen Harbour and completion of South Harbour;
- New and/or upgraded green infrastructure;
- Buildings and facilities for commercial, manufacturing and industrial uses;
- Infrastructure for the production, storage and transportation of low carbon and renewable hydrogen and related chemicals including ammonia, with carbon capture as necessary; and
- Transport infrastructure, including for sustainable and active travel, for the South Harbour as supported by the Aberdeen City Region Deal.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Local living
- ✓ Rebalanced development
- ✓ Conserving and recycling assets
- ✓ Just transition

15. Industrial Green Transition Zones

To secure a just transition to a net zero economy, the decarbonisation of nationally important industrial sites in a way that ensures continued jobs, investment and prosperity for these areas and the communities that depend on them is essential. Industrial Green Transition Zones (IGTZ) will support the generation of significant economic opportunities while minimising carbon emissions. Technologies that will help Scotland transition to net zero will be supported at these locations, with a particular focus on low carbon and zero emissions technologies including renewables and the generation, storage and distribution of low carbon hydrogen.

The deployment of hydrogen and CCUS at these locations must demonstrate decarbonisation at pace and cannot be used to justify unsustainable levels of fossil fuel extraction or impede Scotland's just transition to net zero. Hydrogen and CCUS are emerging industries, both government and industry in Scotland wish to accelerate and maximise the deployment of green hydrogen. For projects that utilise carbon capture and storage, we want to ensure the highest possible carbon capture rates in the deployment of these technologies. While there are examples internationally where CCUS projects have been associated with offshore Enhanced Oil Recovery, we understand there to be no plans for offshore Enhanced Oil Recovery as part of the Scottish Cluster. However, if any IGTZ is found to be incompatible with Scotland's transition to net zero, Scottish Government policy, along with designations of and classes of development, will change accordingly.

Industrial Green Transition Zones are:

- **The Scottish Cluster** encompasses a carbon capture and storage (CCS) projects network and is a key strategic vehicle for industrial decarbonisation, energy generation, and the transportation and storage of captured carbon. The designation relates to projects that form a Scottish Cluster in the first instance specifically Peterhead, St Fergus and Grangemouth. Further industrial transition sites are expected to emerge in the longer

term and benefit from the experience gained within the Scottish Cluster but do not form part of this national development. This national development will support the generation of significant economic opportunities for low carbon industry as well as minimising carbon emissions at scale, and will play a vital part in maintaining the security and operability of Scotland's electricity supply and network. The creation of hydrogen and deployment of negative emissions technologies, utilising CCUS, at commercial scale will establish the opportunities to decarbonise industry, transport and heat, as well as other sectors, and pave the way for the transportation and storage infrastructure to support the growing hydrogen economy in Scotland.

- **Grangemouth investment zone** currently hosts strategic and critical infrastructure, high value employment and manufacturing of materials that are currently vital for every-day life. This role will continue in the long-term but must seek to decarbonise given the significant contribution of the industrial activities to Scotland's emissions. It is a key location in the Scottish Cluster for carbon capture and storage, and hydrogen deployment. The Grangemouth Investment Zone will be a focus for transitioning the petro-chemicals industry and associated activities into a leading exemplar of industrial decarbonisation, significantly helped through the coordination activities of the Scottish Government's Grangemouth Future Industry Board. Decarbonisation could include opportunities for: renewable energy innovation; bioenergy; hydrogen production with carbon capture and storage; and repurposing of existing strategic and critical infrastructure such as pipelines.

Location

St Fergus, Peterhead, and Grangemouth.

Need

This national development is required to meet our targets for emissions reduction. It also supports a just transition by creating new jobs in emerging technologies and significant economic opportunities for lower carbon industry. It will help to decarbonise other sectors, sites and regions, paving the way for increasing demand

to be complemented by the production of further hydrogen in the future. This will also help to deliver our spatial strategy by supporting investment in the North East and the Central Belt where there has been a relatively high level of output from fossil fuel industries.

Designation and classes of development

A development contributing to 'Industrial Green Transition Zones' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)' is designated a national development.

- a) Carbon capture with high capture rates and negative emission technologies, transportation and storage of captured carbon forming part of or helping to create an expandable national network;
- b) Pipeline for transportation and storage of captured carbon and/or hydrogen;
- c) Onshore infrastructure including compression equipment, supporting pipeline transportation and shipping transportation of captured carbon and/or hydrogen;
- d) Offshore storage of captured carbon;
- e) New and/or upgraded buildings and facilities for the utilisation of captured carbon;
- f) Infrastructure for the production of hydrogen on shore or off shore where co-located with off shore wind farms within 0-12 nautical miles;
- g) Infrastructure for the storage of hydrogen on shore or off shore, including on or near-shore geological storage;
- h) Port facilities for the transport and handling of hydrogen and carbon dioxide;
- i) The application of carbon capture and storage technology to existing or replacement thermal power generation capacity;
- j) Production, storage and transportation with appropriate emissions abatement of: bioenergy; hydrogen production related chemicals including ammonia;
- k) New and/or upgraded buildings for industrial, manufacturing, business, and educational or research uses related to the industrial transition;
- l) Town centre regeneration at Grangemouth;
- m) Grangemouth flood protection scheme;
- n) New and/or upgraded green and blue infrastructure;
- o) New and/or upgraded utilities and/or local energy network; and
- p) New and/or upgraded facilities at the port for inter-modal freight handling at Grangemouth.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive effect on lifecycle greenhouse gas emissions reductions targets.

Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Rural revitalisation
- ✔ Just transition

16. Hunterston Strategic Asset

This national development supports the repurposing of Hunterston port as well as the adjacent former nuclear power station sites and marketable business land of the Hunterston Estate. Hunterston has long been recognised as a strategic location for the port and energy sectors given its deepwater access and existing infrastructure. Hunterston is a key site, anchoring other opportunities around the Firth of Clyde.

The location and infrastructure offers potential for electricity generation from renewables, and a variety of commercial uses including port, research and development, aquaculture, the circular economy, and environmental and economic opportunities around nuclear decommissioning expertise.

New development will need to optimise the capacity of the transport network, include active travel links and be compatible with a location adjacent to sites with nuclear power uses. Designated biodiversity sites will require protection and enhancement where possible, and sustainable flood risk management solutions will be required for the area. Aligned with the Ayrshire Growth Deal, jointly funded by the Scottish and UK Governments, investment in this location will support a wellbeing economy by opening up opportunities for employment and training for local people. A community wealth building approach has been embedded within the Deal and Regional Economic Strategy within Ayrshire, and would be expected to form a part of future development proposals to ensure the economic benefits are retained locally as far as possible, strengthening local supply chains and supporting businesses and communities across Ayrshire.

Location

Hunterston Port, nuclear power station sites and marketable employment land at Hunterston Estate.

Need

These classes of development support the redevelopment and reuse of existing strategic assets and land contributing to a net zero economy. It also supports delivery of our spatial strategy by stimulating investment in the west of Scotland, potentially contributing to the wider aim of tackling inequalities.

Designation and classes of development

A development contributing to 'Hunterston Strategic Asset' in the location described within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) Infrastructure to support a multi-modal deep water harbour;
- b) Land and buildings for bulk handling, storage, processing and distribution;
- c) Facilities for marine energy generation technology fabrication and decommissioning;
- d) Facilities for marine energy servicing;
- e) Land and buildings for industrial, commercial, research and development, and training uses;
- f) Infrastructure for the capture, transportation and long-term storage of greenhouse gas emissions, where transportation may be by pipe or vehicular means;
- g) Infrastructure for the production, storage and transportation of low carbon and renewable hydrogen; and hydrogen production related chemicals including ammonia;
- h) Infrastructure for the generation and storage of electricity from renewables exceeding 50 megawatts; and
- i) Electricity transmission infrastructure of 132kv or more.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Rural revitalisation
- ✔ Just transition

17. Chapelcross Power Station Redevelopment

This national development supports the redevelopment of Chapelcross, a former nuclear power station site of significant scale regionally and nationally, and our strategy supports the reuse of the site to help deliver on net zero and provide opportunities for communities in the South of Scotland.

Final uses for the site remain to be agreed, but the site has locational advantage to act as an energy hub with opportunities including: business development with a particular focus on energy and energy supply chain; energy generation from solar; electricity storage; generation of heat; production and storage of low carbon and renewable hydrogen. This could link to ambitions for low carbon heat and vehicle fuel at Stranraer.

The proposal aims to create new job opportunities, including high value employment. A community wealth building approach will ensure that benefits are retained locally as far as possible, and this in turn will help to sustain and grow the local population. We also support opportunities to reduce the fuel costs for local communities to tackle fuel poverty. Sustainable access to the site for workers and commercial vehicles will be required.

Location

Site of the former Chapelcross power station.

Need

This national development supports the reuse of a significant area of brownfield land in a rural area with economically fragile communities. It will also support the just transition to net zero.

Designation and classes of development

A development contributing to 'Chapelcross Power Station Redevelopment' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) Commercial, industrial, manufacturing, and office related development occurring on the Chapelcross development site;
- b) Generation of electricity from renewables exceeding 50 megawatts capacity;
- c) Infrastructure for the production, storage and transportation of low carbon and renewable hydrogen and related chemicals including ammonia, with carbon capture as necessary; and
- d) Active and sustainable travel connection to the site.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✓ Local living
- ✓ Rebalanced development
- ✓ Conserving and recycling assets
- ✓ Rural revitalisation
- ✓ Just transition

18. High Speed Rail

This national development supports the implementation of increased infrastructure to improve rail capacity and connectivity on the main cross-border routes, the east and west coast mainlines.

Rail connectivity that can effectively compete with air and road based transport between the major towns and cities in Scotland, England and onward to Europe is an essential part of reducing transport emissions, making best use of the rail network and providing greater connectivity opportunities. There can be significant emissions savings of approximately 75% to be made when freight is transported by rail instead of road.

Enhancement would be in addition to and in conjunction with High Speed 2 (HS2) and other enhancements identified by the UK Government.

Scottish Ministers have an agreement with the UK Government to develop infrastructure enhancements 'North of HS2' and Scottish Ministers continue to press the UK Government on the imperative that all nations and regions of Britain benefit from the prosperity that HS2 will deliver both in its construction and its implementation. The Strategic Transport Projects Review 2 is appraising through recommendation 45 and will provide the strategic case for investment in the rail network in Scotland, over and above the commitments within HS2.

Location

Central and southern Scotland to the border with England.

Need

This national development aims to ensure a low emissions air-competitive journey time to cities in the UK as well as connectivity with European cities and benefits to freight. This will support Scotland's ability to attract and compete for investment.

Designation and classes of development

A development contributing to 'High Speed Rail' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) New and/or upgraded railway track and electrification solution (overhead cabling and pylons or on track);
- b) New and/or upgraded multi-modal railway stations to service high-speed lines; and
- c) Depot facilities for high speed trains and/or related to the construction and onward maintenance of the UK high-speed rail infrastructure.

Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

Policy impact:

- ✔ Compact urban growth
- ✔ Conserving and recycling assets

Annex C – Spatial Planning Priorities

This information is intended to guide the preparation of Regional Spatial Strategies and LDPs to help deliver Scotland's national spatial strategy.

North and West Coast and Islands

This area broadly comprises the island communities of Shetland, Orkney, the Outer Hebrides, and parts of Highland and Argyll and Bute, and the north and west coastline of the Scottish mainland.

To deliver sustainable places, Regional Spatial Strategies and Local Development Plans should maximise the benefits of renewable energy whilst enhancing blue and green infrastructure, decarbonising transport and building resilient connections.

This area's natural and cultural assets will require careful planning and management so that their special qualities can continue to form a strong foundation for future development and investment. There are opportunities for local projects across this area to come together and create an enhanced nature network which benefits quality of life and contributes to biodiversity recovery and restoration as well as carbon sequestration.

Resilience and a growing green economy will depend on delivery of improved grid connections, including high voltage grid cables connecting the three island groups to the mainland. This will be complemented by the innovation in low and zero carbon fuels and the roll out of locally distributed energy systems to reduce emissions from buildings, address significant fuel poverty and secure longer term resilience.

Significant peatland restoration and woodland creation and restoration, along with blue carbon opportunities will secure wider biodiversity benefits and be a focus for investment to

offset carbon and secure existing natural carbon stores. The Lewis Peatlands and the Flow Country are internationally recognised as accounting for a significant proportion of the world's blanket bog habitat, and there are opportunities to protect and expand Scotland's temperate rainforest, including some of the best remaining rainforest sites in Europe. Access to the outdoors, as well as active travel, can benefit from continued investment in long distance walking and cycling routes with a range of projects emerging at a regional scale.

Communities in this area will need resilient transport connectivity to maintain accessibility and lifeline links, and further innovation will be required to help modernise connections and decarbonise transport systems. A net zero islands air network and decarbonisation of ferry services will help to secure the viability and service stability of island and remote coastal communities. Communities are keen to explore long-term ambitions for fixed links for example across the Sound of Harris and Sound of Barra, and potentially to connect the Outer Hebrides to mainland Scotland. An Islands Connectivity Plan will consider the role of ferries, fixed links and low carbon aviation in securing lifeline links and marine access for both leisure and freight. In addition to the investment potential of the area's ports and harbours, the strategic location of the Northern Isles as a hub for future shipping using long distance trade routes has significant potential for investment and growth over the longer term. There is also potential to consider decarbonisation of fishing fleets and the aquaculture industry in the future.

Electric vehicle ownership is already high in some parts of the area and continued expansion of charging networks will support further decarbonisation. Key routes and hubs are emerging – examples include the aspiration for an electric spinal route that extends across the Outer Hebrides. This should be viewed as one part of a wider system response to net zero that also strengthens active travel across the area.

Improved digital connectivity is a priority to sustain current businesses and create ‘smart’ communities. We are committed to investment in ultrafast broadband to ensure every property is connected and to improve mobile coverage. This will unlock opportunities for rural businesses and remote working, and make future community growth more feasible. Full benefits will be realised by actively tackling the digital divide by building skills, literacy and learning and addressing the financial barriers to internet access. Key projects include the Outer Hebrides Giga Fibre Network and the North Isles Fibre Project.

To deliver liveable places, Regional Spatial Strategies and Local Development Plans in this area should support coastal and island communities to become carbon neutral, thus contributing to net-zero commitments and reducing fuel poverty.

Future-proofing local liveability will benefit people as well as the planet. Island and coastal communities can apply the concept of local living, including 20 minute neighbourhoods, in a flexible way and find local solutions to low carbon living, for example by identifying service hubs in key locations with good public transport links. The aim is to build long-term resilience and self-reliance by minimising the need to travel whilst sustaining dispersed communities and rural patterns of development. Communities in this area will continue to rely to an extent on the private car, and low carbon solutions to the provision of services will need to be practical and affordable. Innovation including electric vehicle charging and digital connectivity will play an important role.

Increased coastal flooding and erosion arising from future climate change will need to be considered along with impacts on associated infrastructure such as bridges and transport networks. The majority of island populations live in coastal locations and there is a need for a pro-active and innovative approach that works with local communities to address this issue.

Regionally and locally driven plans and strategies will identify areas for future development that reflect these principles – for example planned population growth on the Western Seaboard of Argyll and in a growth corridor from Tobermory to Oban and on to Dalmally. Community hubs, where people can easily access a variety of services, will need to evolve and grow to support communities and sustain a range of functions. Ports and harbours can be a focal point for electric vehicle charging as well as employment. Sustainable and fair access to affordable healthier food will support future resilience and broader objectives including reduced child poverty and improved health outcomes. Innovative and equitable service provision, including digital solutions, will be needed to support dispersed communities in a low carbon way.

Communities will need greater choice and more flexible and affordable homes to support varying needs. This can be achieved to an extent by refurbishing the existing building stock to reduce the release of embedded carbon, as well as by delivering more affordable, energy efficient homes. The additional costs of island homebuilding and development generally, as well as in delivering net zero, is a challenge that needs to be factored into a planned approach.

There is a clear need for affordable housing provision across the region to improve choice and access to homes, to support local economies, and in some areas to help offset the impact of second home ownership and short term lets on the market. Local solutions may include key worker housing, temporary homes for workers in remote areas, and self-provided homes including self-build and custom-build. Continued innovation of holistic place-based solutions, such as the Rural and Islands Housing Fund, will be required to create homes that meet diverse community needs, including homes for an ageing population and to help young people to stay in or return to their communities. Greater efforts to ensure young people have more influence in decisions that affect their future places could support this, as well as helping more people access land and crofts and the reuse of abandoned sites where appropriate.

To reverse past depopulation and support existing settlements, planning can help to sustain communities in more peripheral and fragile areas in a way that is compatible with our low carbon agenda and resilient to climate change impacts. Further action should be taken where appropriate to encourage economically active people to previously inhabited areas. This will also need to reflect climate commitments and wider aspirations to create sustainable places that incorporate principles of 20 minute neighbourhoods and active travel networks. Coasts will continue to evolve, and development will be needed to sustain and grow communities in a sustainable way. Collaboration and strong alignment of terrestrial and marine planning, at all levels, will also be needed.

To deliver productive places, Regional Spatial Strategies and Local Development Plans in this area should seize the opportunities to grow the blue and green economy, recognising the world-class environmental assets that require careful management and the opportunities to develop skills and diversify employment.

This area has significant opportunities for investment that capitalise on its natural assets and further strengthen the synergies between people, land and sea. This will require strong collaboration and alignment of terrestrial and marine planning, especially as further development of related blue economy activities in the terrestrial environment may increase competition for marine space and resources offshore. To significantly reduce greenhouse gas emissions, more onshore and offshore renewable energy generation will be needed, bringing unprecedented opportunities to strengthen local economies, build community wealth and secure long-term sustainability. The island authorities have set targets for creating green jobs and for rolling out clean and efficient energy systems to build local resilience. We expect to see continued innovation to unlock the infrastructure and business opportunities arising from a blue and green prosperity agenda.

As a result of its natural advantages, the area is growing its research excellence, and driving low-carbon is a core theme of the Islands Growth Deal. This will support the emergence of the planned joint Islands Centre for Net Zero, alongside island-specific initiatives. Orkney has been home to the European Marine Energy Centre since 2003 and the Orkney Research and Innovation Campus (ORIC) in Stromness provides a focus for Orkney's renewable and low carbon industries and research facilities. There are plans to grow the role of Orkney's ports and harbours to support net zero. The Outer Hebrides Energy Hub plans to establish the initial infrastructure necessary to support the production of low carbon hydrogen from renewable energy and conduct a 'large village' trial for Stornoway, and there may also be co-benefits to be gained for aquaculture in the area. Shetland aims to grow its net zero contribution including through a planned ultra-deep water port development, which would support servicing the energy sector, oil and gas decommissioning and large-scale offshore renewables. In addition, Oban is developing as a university town, and the European Marine Science Park is a key opportunity to build the local economy and provide education locally.

Sea ports are a focus for investment in the blue economy and further diversification of activities could generate additional employment across the area. Potential for business development ranges from long distance freight to supporting the cruise and marine leisure sectors and decommissioning opportunities. There may also be opportunity for ports in the islands to establish themselves as near-Arctic marine transport and logistics hubs, including for transshipment operations.

There is an aspiration for the servicing of ultra large container ships with associated facilities within Scapa Flow. The potential for such development to adversely affect European site(s) has been identified through the HRA of NPF4. Therefore, this would need to be considered carefully at project level, including through the Habitats Regulations Appraisal process, to ascertain that there will be no adverse effects on

the integrity of European sites, or if this is not the case, whether there are imperative reasons of over-riding public interest and relevant statutory tests can be met.

New infrastructure and repurposing of land will help to shift industrial activity towards supporting the offshore renewables sector. Key strategic sites for industrial investment and associated port infrastructure and facilities include plans for: Dales Voe and Scapa Flow as part of the Islands Growth Deal; Cullivoe; Arnish in Stornoway; Wick; Scrabster; Gills Bay; Kishorn; Oban; Port Askaig; and Hatston, Kirkwall. Other key nodes on the ferries network, including Ullapool, Uig and Mallaig, will continue to act as important hubs to support communities, investors and visitors.

Proposed space ports, which make use of the area's relatively remote location and free airspace, could support our national ambitions to grow this sector. This includes plans for an Outer Hebrides Spaceport 1 in Scolpaig, North Uist and an emphasis on space research and skills development in Shetland as part of the Islands Growth Deal, a space port at Machrihanish and ancillary buildings at Benbecula. Planning permission has been granted for a space port at Melness in Sutherland, making use of its location away from populated areas to provide a vertical launch facility that could link with wider opportunities for manufacturing, research and development across Scotland.

Food and drink is a key sector, with aquaculture, distilleries, commercial fishing, and seaweed farming providing a crucial and growing source of employment for many local communities. This sector is of national significance, with whisky generating an estimated £5 billion to the UK economy and salmon accounting for more than 40% of total food exports. By improving the resilience of existing infrastructure we will ensure continued access to international markets. There are significant opportunities to build on experience and expertise through associated research and development. A development hub at Machrihanish to support aquaculture research in association with Stirling University could open up wider opportunities to expand

onshore aquaculture at sites across Scotland. Within Orkney, farming is still the main industry providing products for local consumption and for Scotland's food and drink sector.

Targeted investment in tourism infrastructure will ensure the coast and islands can capitalise on their rich natural assets, heritage and culture to support better quality and more stable jobs in the sector whilst providing a positive experience for visitors and residents. This sector has been significantly impacted by the pandemic and a short term focus on recovery can be underpinned by efforts to secure longer term sustainability. Planning can help to ensure that the Rural Tourism Infrastructure Fund is targeted to places where the pressure is most significant. Priorities include visitor management of the area's World Heritage Sites. Through the Islands Growth Deal, plans are in place for the Orkney World Heritage Site Gateway that will manage and disperse visitors to the Heart of Neolithic Orkney UNESCO World Heritage Site; and the Outer Hebrides Destination Development Project will support the strategic development of tourism infrastructure, bringing together key assets including St Kilda World Heritage Site, the Iolaire Centre, the Hebridean Way, Food and Drinks trail and the Callanish standing stones. Other ongoing projects, including long distance routes such as the Kintyre Way and the Argyll Sea Kayak Trail and Crinan Canal can help to expand a high quality offer of exceptional marine tourism across the area as a whole.

Regionally and locally there is a need for smaller scale investment across the area to put in place low maintenance, carefully designed facilities which better support and manage the impact of informal tourism including camping, campervans and day trips. This should reflect the scale and nature of operators including community trusts, which can have broad impact and influence. Efforts to provide access to education and build skills locally will also support this, with key projects including plans for the redevelopment of the Shetland Campus. Additionally, the lessons we have learned from the pandemic about remote working could also help to grow communities by extending the range of high quality jobs available locally.

North

This area broadly includes parts of Highland with parts of Argyll and Bute, Moray, Cairngorms National Park, as well as the north of Loch Lomond and The Trossachs National Park, Stirling and Perth and Kinross, with links west and north to coastal and island communities.

Priorities

To deliver sustainable places, Regional Spatial Strategies and Local Development Plans in this area should protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient connections.

The area's natural capital will play a vital role in locking in carbon and building our resilience by providing valuable ecosystem services. This includes sustainable flood risk management, biodiversity, access and education.

Land and sea assets will play an internationally significant role in renewable energy generation and carbon sequestration. The area can act as a strategic carbon and ecological 'mitigation bank' that can make a major contribution to our national climate change commitments. A programme of investment in forestry, woodland creation, native woodlands and peatland restoration will play a key role in reducing our national emissions, providing investment opportunities, supporting ecosystems and biodiversity and benefiting current and future generations. There are also opportunities to explore the decarbonisation of the forestry sector, processing and the transport of timber, and to build community wealth through new businesses, such as a nationally important tree nursery in Moray.

Wider but closely related priorities include continuing conservation at a landscape-scale, to develop resilient nature networks, deer and moorland management, visitor management and recreation, rural housing, community empowerment and economic development. This will provide good quality local employment,

strengthen and diversify local economies and help to secure a sustainable future for local people. The area's rivers are also strategic assets that will continue to benefit from aligned land use, climate adaptation and biodiversity enhancement.

The Cairngorms National Park is bringing together conservation, the visitor experience and rural development to provide benefits that extend well beyond the park boundary. Landscape-scale solutions to build resilience to climate change, to manage sustainable tourism and outdoor access, and a commitment to reversing biodiversity decline and increasing woodland expansion and peatland restoration, are all key priorities. Demand for development, including in pressured areas, will require a planned response to minimise the impact of second homes on local communities and ensure new homes are affordable and meet local needs.

This area also makes an important contribution to our climate change targets by supporting renewable energy generation. Repowering and extending existing wind farms will optimise their productivity and capitalise on the area's significant natural energy resources, and there is potential to increase offshore wind energy capacity. A carefully planned approach can reduce environmental and other impacts and retain more benefits locally. Community ownership of renewable energy projects at all scales could play a key role in improving resilience, empowering local people to take control of their own assets and helping tackle fuel poverty. **Pumped hydro storage** at Cruachan and other sites such as Coire Glas can support the energy network, as well as providing tourism and recreation opportunities, and we expect to see a growth in solar power. As technologies continue to develop, storage and other forms of generation will grow. The electricity distribution and transmission network will require upgrading to support the large increase in onshore and offshore electricity generation required to achieve net zero, as well as to meet new demand from heat and transport. There will also be a need for more community-scale energy generation to serve the needs of local communities directly and build resilience.

The transport system as a whole will need to be planned to support a shift to more sustainable transport whilst maintaining access to markets and facilities. In line with the transport sustainable investment hierarchy, development should first be focused in locations which make the best use of existing infrastructure and services before building new infrastructure or providing new services.

Improvements to the Highland Main Line through electrification and delivery of new stations including at Inverness Airport, will help to create a sustainable commuter network for Inverness and open up more rural areas to lower carbon development. Our rolling programme of efficient electrification is also a key enabler for growth in rail freight, creating improved connectivity and providing additional capacity with faster journey times, better use of track capacity and lower unit costs. A continued modal shift to rail for both passengers and freight will bring significant environmental benefits over time.

Roads will continue to be arteries upon which local communities and businesses depend. There will be a need to adapt key routes due to the impacts of climate change alongside creating a strong network of charging points, including improvements to the A96 to improve safety and to the A9 to maintain a resilient road link from Thurso and Inverness to the central belt. Remote and rural areas including islands are dependent on reliable accessibility by road including connecting to ferries and ports, facilitating reliable public transport by road, access to essential services and transporting of goods. There is an urgent need for improvements to the A83 to ensure the resilience of the economy and communities of wider Argyll, as well as resilience challenges for other key routes such as the A82.

Continued investment in the national long distance walking and cycling network provides an opportunity to assist in decarbonising tourism and recreation across the area, whilst also providing, and acting as a spine for, sustainable active travel connections for everyday travel in the vicinity of towns and villages.

Inverness and Oban airports are hubs for air connections to dispersed communities and Wick John O'Groats Airport and Broadford Airstrip on Skye are key connections. Oban Airport is also an opportunity for investment in compliance operations and future drone technology. The Highlands and Islands are aiming to become the world's first net zero aviation region by 2040 by pioneering new approaches including electric aircraft. Investment in technology and facilities will be required to achieve this. The proposed Moray Aerospace Advanced Technology and Innovation Campus (MAATIC) at Lossiemouth intends to create a skilled workforce for the Moray region through focusing on aviation sector and supply chain.

To deliver liveable places, Regional Spatial Strategies and Local Development Plans in this area should maintain and help to grow the population by taking a positive approach to rural development that strengthens networks of communities.

We will do all we can to help reverse depopulation across rural Scotland. Here, as with other more rural areas of Scotland, 20 minute neighbourhoods can be tailored to work with both larger towns and more dispersed settlement patterns.

Inverness plays a vital role as a regional centre for services, health, justice, employment, education, sport, culture and tourism and has seen significant expansion in recent years. Key sites for its growth are located primarily to the east along the Moray coast. A sustainable and adaptive growth strategy will continue to be supported by planned investment in education and health and social care services, as well as employment uses. The new railway station serving Inverness Airport will help to connect local communities with growing employment opportunities in the wider area. Inverness Castle, as part of the Inverness and Highland City Region Deal, will be redeveloped and opened up to the public, attracting national and international tourists and encouraging visits to the wider Highlands and Islands.

Fort William, Dingwall, Grantown-on-Spey and Aviemore are key settlements, and the area has strong relationships with adjacent, more coastal settlements such as Mallaig, Oban, Wick and Thurso. Moray also has a strong network of towns including Forres, Elgin and Nairn. In more remote communities there is a need to reverse population decline. A place-based approach (as demonstrated by Fort William 2040), including work to improve town centres and reuse redundant buildings, will support recovery in a way which responds to the strong character and identity of each of the area's towns and villages. Such an approach is evident in Growth Deal projects such as Moray's Cultural Quarter proposal.

A positive approach to rural development could support the development of a network of hubs, and future service provision will require imaginative solutions so that places can be resilient and self-supporting. Investment in strategic health, justice and education facilities is already planned. In the longer term, digital solutions, including mobile and remote health services and virtual education, as well as continued investment in improved connectivity, will play an increasingly important role.

As with other parts of Scotland, more homes will be needed to retain people and attract new residents of all ages. Many communities have taken ownership of their land and this could form the foundations for future development by unlocking further development sites. Refurbishment of existing rural buildings and halting the loss of crofts could help to sustain the area, and new homes should align with infrastructure and service provision. They should also be located and designed to minimise emissions and to complement the distinctive character of existing settlements and wider landscapes. As climate change continues to have an impact, water supplies and drainage will need to be secured and maintained. Flood risk management and changing ecosystems will need to be factored into future plans to ensure nature-based adaptation solutions complement local living. Addressing fuel poverty will require

greater energy efficiency and affordable, low carbon, distributed heat and electricity networks, with a model for increased local generation, having potential to bring benefits. Maintaining connectivity will be essential, particularly through public transport that includes rail access and other active travel networks.

We will continue to support further investment in digital connectivity but will need to go further to adapt to climate change and make use of emerging technologies. Priorities include satellite and mobile solutions to address 'not spots', and to support local living by reducing the need to travel unsustainably. To complement existing physical connections, smart solutions, local hubs, demand responsive transport, and active travel networks will help people to access services and employment and make low carbon local living a more viable option.

To deliver productive places, Regional Spatial Strategies and Local Development Plans in this area should support local economic development by making sustainable use of the area's world-class environmental assets to innovate and lead greener growth.

Natural assets and environmental quality underpin the area's main economic sectors and must therefore be protected, restored and used sustainably. Planning will help to attract investment, grow and diversify businesses and enable local entrepreneurship, micro enterprises, self-employment and social enterprises to flourish. Remote working can be capitalised on to build economically active local communities. This will require the continued roll out of high quality digital infrastructure and maintenance and decarbonisation of transport routes to wider markets. Food miles can be reduced over time with the help of local community-led food growing networks, by supporting locally driven public procurement and, from a land use perspective, protecting higher quality agricultural land.

Ideas are emerging for the area to secure a low carbon future for tourism. Assets such as the North Coast 500 and, more recently, the Kintyre 66 in the adjacent coastal area, as well as the area's high quality environment and associated food and drink products, attract visitors. However, they also require investment in improvements to infrastructure to support local communities and visitors. This will maintain the quality of the experience and the environment, facilitate lower carbon transport, promote 'leave no footprint' and encourage longer stays. This could involve extending the availability of transport services. There are also many regionally significant opportunities to create jobs by growing support services for outdoor activities such as mountain biking, climbing, walking and angling and in support of the country's winter sport and recreation sector that is primarily focussed in this area.

Investment in research and development, business opportunities and local centres of expertise will help to retain benefits locally and broaden the range of skilled jobs. There will also be opportunities to build on and repurpose existing assets to create greener jobs, such as the former nuclear installation at Dounreay and development at Fort William associated with the Lochaber Smelter.

The area's coastline contributes to the beauty and experience of the area and is also a hub for economic activity including fishing, the cruise and marine leisure sectors, and the offshore renewable energy sector. Key ports include the Cromarty Firth (including Port of Cromarty, Nigg and Highland Deephaven), Corpach, Ardersier, Gills Bay, Inverness, Kishorn and Buckie. Through Opportunity Cromarty Firth and other projects, new facilities and infrastructure will help ports to adapt, unlocking their potential to support the transition from fossil fuels through oil and gas decommissioning, renewable energy (including the significant opportunities for marine energy arising from Scotwind) and low carbon hydrogen production and storage, and the expansion of supply chain and services. This will in turn benefit communities by providing employment and income for local businesses.

North East

This area focuses on Aberdeen City and Aberdeenshire with cross-boundary links to Moray, and south towards Angus and the Tay estuary.

Priorities

To deliver sustainable places, Regional Spatial Strategies and Local Development Plans in this area should plan infrastructure and investment to support the transition from oil and gas to net zero, whilst protecting and enhancing blue and green infrastructure and decarbonising connectivity.

Action is required to tackle industrial emissions and transition towards a greener future that benefits existing communities and attracts further investment.

Greener energy choices, including hydrogen and on and offshore renewables, have a natural home here and will be at the heart of the area's future wellbeing economy. Investment opportunities focus on the green and blue economy and energy innovation. Significant infrastructure will be required to deliver a hydrogen network for Scotland, including repurposing of existing facilities and the creation of new capacity. £62 million in the Energy Transition Fund is supporting four projects to protect existing jobs and create new jobs in the North East, and across Scotland, by opening up opportunities through energy transition and harnessing private sector funding. This funding aligns with the Aberdeen City Region Deal and continuing support for retraining and skills development. Ports and harbours throughout the area are key assets in the blue economy. As offshore renewables are an important part of Scotland's energy transition, there will be a need to align terrestrial and marine development so as to maximise the potential of this sector.

The area's growth strategy includes a commitment to building with nature by creating multi-functional blue and green networks and improving green spaces in and around settlements, connecting with the national long distance cycling and walking network

and facilitating active travel. Community-led climate action will help to provide locally-driven solutions. A new water supply and waste-water systems will play an important role in building long-term resilience.

Aberdeen is a key transport hub providing vital connections internationally, as well as lifeline services to Orkney and Shetland. Congestion will be reduced as a result of the construction of the Aberdeen Western Peripheral Route, and the A92/A96 Haudagain Improvement project. In the city, work is ongoing to lock in the benefits and prioritise sustainable transport, including Aberdeen Rapid Transit. More widely the Aberdeen to Central Belt Rail Improvements will bring benefits to both passengers and freight.

The area can lead the way in promoting low emissions vehicles, active travel and public transport connectivity as part of its contribution to net zero. Links south to the Central Belt and west towards Inverness remain vital. Work is progressing on the £200m investment being made to improve journey times and capacity between Aberdeen and the Central Belt for passengers and freight. Continuing improvements to digital connectivity and active travel will reduce the need to travel by unsustainable modes and facilitate further remote, home or hub based working.

To deliver liveable places, Regional Spatial Strategies and Local Development Plans in this area should focus on continued regeneration and encourage more 20 minute neighbourhoods to sustain the skilled workforce and improve local liveability.

A new focus on local living could help to address the high levels of car ownership and respond to the area's dispersed settlement pattern. Growth corridors extending from Aberdeen to Peterhead, Huntly and Laurencekirk will be a focus for future development, and strategic sites include new communities at Chapelton, Grandhome and Countesswells. There is significant potential to promote more compact growth by making better use of brownfield sites and increasing density.

There will be benefits for people of all ages arising from an increase in local living and a shift towards 20 minute neighbourhoods and the creation of connected, walkable, liveable and thriving places, in both urban and rural contexts. The aim is to encourage sustainable travel options, provide communities with local access to the wider range of facilities, services and amenities to support healthier and flourishing communities. In rural places, social and community infrastructure can be designed with different settlements working in clusters as a 'network of places', providing services and amenities that best meet the needs of local rural communities.

The area's towns contribute to its sense of place and further town centre regeneration will help communities to adapt to current challenges and future change. Service provision also needs to reflect the area's character. Several new or extended primary and secondary schools and community facilities are planned and the area will support wider rural communities by hosting a new centre of excellence for rural and remote medicine and social care. Access to good quality open space and opportunities for local food growing, including allotments and community orchards, can benefit health and wellbeing and tackle inequalities as an integral part of placemaking.

The area benefits from a productive coastline that will be a focus for future economic activity and investment associated with offshore renewable energy and the blue economy. The coast is home to communities who will benefit from continued regeneration and a move towards 20 minute neighbourhoods that reduces the need to travel. Key regional priorities include the regeneration of Banff, Macduff, Fraserburgh and Peterhead. Future coastal vulnerability to erosion, sea level rise and flood risk will need to be factored into development strategies. The fishing industry will continue to contribute to the area's strong sense of place and shared heritage, communities and economy, with some ports and harbours also having opportunities in the cruise and marine leisure sectors.

To deliver productive places, Regional Spatial Strategies and Local Development Plans in this area should support continued economic diversification and innovation.

The relocation of some activity at [Aberdeen Harbour](#) to the south harbour has been an important element in planning for the future. Further investment will help to realise its full potential as a low carbon hub and gateway, and there may be opportunities for development at the South Harbour to support the carbon capture and storage and hydrogen innovation work at St Fergus and Peterhead in Northern Aberdeenshire. This is also a significant opportunity to improve urban liveability by unlocking waterfront sites for mixed use development close to the city centre. Local people will need to be involved in deciding how potentially significant industrial and business activity can be accommodated, alongside regenerating a vibrant, redesigned city centre in the coming years.

It is essential that environmental impacts arising from relocation of the harbour and any onward reorganisation of the land uses around it are carefully managed in a way that recognises the location's natural assets and sensitivities. We expect the LDPs and consenting processes to be informed by the required impact assessments, to play a crucial role in guiding future development and addressing environmental sensitivities.

Central

This area broadly covers central Scotland from the Glasgow city region and the Ayrshires in the west to Edinburgh city region in the east, including the Tay cities, the Forth Valley and Loch Lomond and The Trossachs National Park.

Priorities

To deliver sustainable places, Regional Spatial Strategies and Local Development Plans in this area should support net zero energy solutions including extended heat networks and improved energy efficiency, together with urban greening and improved low carbon transport.

Blue and green infrastructure

The greening of the built environment, including former industrial areas, is a long held ambition that we now need to expedite to significantly reduce emissions, adapt to the future impacts of climate change and tackle biodiversity loss. Investment in green infrastructure will support urban sustainability, help to restore biodiversity, contribute to our overall targets for reducing emissions and improve health and wellbeing.

There is much that we have already learned from past work, for example initiatives to naturalise former mining features, reclaiming canals as a cultural heritage and natural asset, and extensive woodland creation. Wider woodland expansion across more urban areas could make a significant contribution to improving air quality and quality of life by reducing pollution, managing water and cooling urban environments. Blue and green networks can help to deliver compact and liveable cities.

Many initiatives will come together to achieve urban greening:

- The [Central Scotland Green Network](#) will continue to bring together environmental enhancement projects. Initiatives such as the John Muir Pollinator Way demonstrate how nature networks can help restore and better connect biodiversity and enhance green infrastructure at a landscape scale.

- The Glasgow City Region Green Network, a long-term transformational programme of environmental action, can achieve a step change in the quality and benefits of green places across west central Scotland and bring enhanced biodiversity closer to communities. As part of this, the Clyde Climate Forest is proposing natural solutions at scale across the Glasgow city region.
- The Inner Forth Futures Partnership is tackling the effects of climate change and providing recreation benefits through projects such as peatland restoration and woodland expansion, and supporting the creation of habitat networks.
- The River Leven Project in Fife is a holistic place-based approach to development. Blue and green infrastructure will support investment and provide environmental, health and wellbeing benefits for communities.
- The Tayside strategic green and active travel network also aims to create regionally significant assets that contribute to the quality of the area.
- Perthshire Nature Connections Partnership (PNCP) encompasses a long-term, nature-based vision for Perth and Kinross that aims to create a distinct connection between the Cairngorms and Loch Lomond and The Trossachs National Parks.
- There is a particular opportunity to build on the successful regeneration of our canals to provide an invaluable strategic greenspace that connects communities across the area as a whole, contributes to its strong post-industrial heritage and provides wider functions such as water management to support future resilience to climate change. The potential of a canal asset should be recognised as a shared priority.

There is a continuing need to invest in renewing and improving the capacity of flooding, water and drainage infrastructure to build the resilience of communities. A catchment-scale approach, using nature-based solutions, can also provide benefits for the health and quality of life of Scotland's urban communities, particularly where solutions seek to deliver multiple benefits, including biodiversity gain and active travel

routes. This approach can also be more cost-effective than hard engineering solutions and create lasting jobs. For example, the Glasgow city region recognises the challenges for future adaptation and is identifying sustainable solutions to sea level rise, urban overheating, and water management.

Engineered solutions to adapt our water and drainage infrastructure will be required in some circumstances, but should support more natural benefits as far as possible. There is scope to continue, and extend, the lessons from the Metropolitan Glasgow Strategic Drainage Partnership to future proof infrastructure in support of the long-term growth and development of Edinburgh. The Lothian Drainage Partnership is taking this forward with projects emerging within Edinburgh and at the ClimatEvolution Zone in East Lothian.

At a local scale there is significant potential to expand raingardens and sustainable urban drainage systems to help manage surface water as part of blue and green infrastructure for our future cities and towns.

Whilst predominantly urban, this part of Scotland benefits from a rich and diverse rural area and there are many areas where town meets countryside. These green areas and natural spaces are key assets, sustaining communities that could become better places to live if we can achieve this in a way that is compatible with our wider aims for climate change, nature restoration and 20 minute neighbourhoods. The pandemic has demonstrated that many people are looking for more space at home and in their communities. It will be important to plan positively and imaginatively to make sustainable use of the countryside around our cities and towns.

These areas have important functions – productive agricultural land, providing vital ecosystem services and spaces for local food growing, outdoor access and recreation. They support carbon sequestration, including through peatland restoration, woodland creation and conserving natural habitats, and there is scope for innovation in key sectors including sustainable food production.

Planning has the potential to address the impact of climate change on communities whilst also generating renewable heat and facilitating urban cooling from our rivers. Mine water, solar and onshore support for offshore renewables, including development that makes use of existing infrastructure at strategic hubs, all provide opportunities for decarbonisation.

Loch Lomond and The Trossachs National Park has landscape-scale opportunities to restore and enhance nature and respond to climate change, including through woodland creation and peatland restoration, as well as natural flood risk management. The National Park will continue to support the quality of life and health of the urban population and its future priorities include new infrastructure provision to provide a quality visitor experience and support people to connect with nature, as well as a greener tourism sector supported by innovative low carbon transport solutions. Long distance active travel and rail routes have untapped potential to provide sustainable tourism solutions. The area's communities can adapt to support more localised living and working opportunities, with improved digital connectivity and affordable housing. More integrated planning and land management offers opportunities to support land use change and reduction of greenhouse gas emissions. The approach also links with and relates to the action area to the north.

Urban accessibility

A focus on community wealth building, together with growing opportunities for longer term remote working, could address the high levels of transport movement by private car and challenges of congestion and air pollution across the area. Local living, including 20 minute neighbourhoods, will help to minimise future commuting and ensure jobs and income can be spread more evenly across the area. Accessibility and transport affordability can support more resilience which benefits communities who are less connected.

By putting in place [mass/rapid transit systems](#) for Edinburgh through plans to extend the tram network, and for Glasgow including the Clyde Metro and multi-modal connectivity, we have an

opportunity to substantially reduce levels of car-based commuting, congestion and emissions from transport at scale.

Connections to the rest of the UK will be strengthened in the longer term through [high speed rail](#) connectivity, with stations expected in Glasgow and Edinburgh. Decarbonisation of freight will require the construction of new hubs and associated facilities to support logistics. This will also support growing interest in express logistics from rail operators that would see passenger Electrical Multiple Units converted to carry small freight, targeting the UK parcel market. Ports on the Clyde, Forth and Tay coasts will also play a key role in this transition.

Digital connectivity will facilitate remote working, supporting the growth of towns and villages outwith the larger cities and potentially leading to a renaissance in more rural living. It will be crucial to address digital inequality, whether through cost, infrastructure or skills development, as virtual service provision continues to grow.

To deliver [liveable places](#), Regional Spatial Strategies and Local Development Plans in this area should pioneer low carbon, resilient urban living by rolling out networks of 20 minute neighbourhoods, future proofing city and town centres, accelerating urban greening, investing in net zero homes, and managing development on the edge of settlements.

20 minute neighbourhoods

The diversity of this area, from metropolitan districts to rural and dispersed settlements, will require concerted effort to develop networks of places that meet the principles of local living and 20 minute neighbourhoods, and with fair access to a range of services that support sustainable living. Planning should focus on revitalising cities and towns at scale, supporting a finer grained approach to placemaking, and a more intricate mix of land uses and density. This should incorporate networks of natural spaces and blue and green infrastructure, to create health and wellbeing benefits, increase resilience to climate change and support the growth of green job opportunities.

The car-based design of some of our places, including many suburban areas and new towns, mean that a significant shift to a more people centred approach will be required. Planning can help retrofit facilities and services into areas where they are scarce, such as predominantly residential areas, to enable better integrated, mixed-use areas. City, town and neighbourhood centres can be at the heart of this if they are planned to strengthen self-sufficiency and bring services and jobs closer to homes. The recommendations of the recent town centre review can be delivered by supporting a wider range of uses and making the most of their assets.

Accessibility will be a key part of the transition and will involve investment in infrastructure and services in line with the sustainable travel and investment hierarchies, to improve fair access and reduce carbon emissions. Active travel networks will need to expand to make walking, wheeling and cycling an attractive, convenient, safe, and sustainable choice for everyday travel. There are significant opportunities for investment in heat networks, energy storage and the circular economy to create more sustainable neighbourhoods.

Energy efficient, affordable homes

As well as building new homes to net zero standards, more will need to be done to meet the bigger challenge of upgrading the existing housing stock to reduce emissions and adapt to future climate impacts. Emissions from our homes need to be very substantially reduced – by 2030, they must fall by 68% from 2020 levels.

Improved energy efficiency will be needed, by providing zero emissions heating solutions and more sustainable water management practices for existing settlements and homes. Improving sustainable travel options and reliability will help to reduce transport based emissions associated with our homes.

There is a particular pressure for housing solutions, including provision of affordable homes that meet future needs, in the south east of Scotland. Edinburgh has committed to building affordable homes at scale, and will

need to work with the region to accommodate wider need and demand in a strategic way. Seven strategic sites, supported through the Edinburgh and South East Scotland City Region Deal, could accommodate up to 45,000 homes and associated economic and employment benefits including: Blindwells, Calderwood, Dunfermline, Edinburgh Waterfront, Shawfair, Tweedbank and Winchburgh. The need for proposals to be supported by low carbon transport solutions, in line with the Infrastructure Investment Plan and National Transport Strategy investment hierarchies and infrastructure first approach, will be critical to their success. The Edinburgh and South East Scotland City Deal identifies infrastructure investment as part of this. These interventions and commitments, taken with the additional transport investment made through the Deal, will ensure the city region continues to grow and flourish. Regionally significant services, including healthcare and social care facilities and investment in the learning estate, is also planned to support future growth and sustain the wellbeing of existing, new and expanding communities.

Waterfront regeneration

The region's coasts and firths define the area's history and shape its sense of place. There is potential to unlock the strategic importance of coasts, estuary and river corridors for climate mitigation, resilience, and positive environmental change. Coastal change, driven by climate change, will need to be managed to build long-term resilience and future-proof our waterfronts, where this is feasible. Progress has been made to create long distance walking and cycling routes to open up access to waterfront spaces and reclaim them as a resource for people as well as industry. There will be a need to anticipate and mitigate risk from coastal erosion, flood risk and storm surges, with a focus on natural solutions which work with the unique biodiversity and landscape character of these important places.

These coasts are rich in cultural and natural heritage. Along the Inner Forth, various projects provide multiple benefits, including flood management, cultural landscape enhancement, habitat creation, access and

tourism. Edinburgh's waterfront regeneration is ongoing, with Granton benefiting from an ambitious masterplan, the tram extension to Leith progressing and potential development at Seafield helping to redefine the city's relationship with its coastline. This is reusing existing assets and helping Edinburgh to become a more liveable city. A masterplanned approach to regenerating the [Edinburgh Waterfront](#) can take into account opportunities for the Port of Leith to service the offshore energy sector. More broadly, port facilities should continue to be capable of servicing freight traffic within the Firth of Forth given the importance of east coast freight links.

The successful regeneration of [Dundee Waterfront](#) has demonstrated the potential to make sustainable use of our urban coasts, and ongoing proposals include the creation of a marina at Victoria Dock and further development of central waterfront sites. Dundee port has an aspiration to expand its operational area into the Firth of Tay. The HRA of NPF4 has identified that such development would have a high probability of resulting in adverse effects on the integrity of European site(s). This would therefore need to be considered carefully at project level, including through the HRA process to ascertain that there will be no adverse effects on European sites, or if this is not the case, whether there are imperative reasons of over-riding public interest and relevant statutory tests are met.

Reuse of brownfield land

A more liveable Central Belt means that we will need to do more to reuse empty buildings and brownfield land, including vacant and derelict land, particularly spaces which have not been used for decades and can be accessed by sustainable modes. This will reduce further urban sprawl and improve local environments. Around 40% of Scotland's vacant and derelict land is concentrated in the Glasgow city region and its reuse for a range of uses is a key priority. Edinburgh has committed to building a significant share of future housing development on brownfield sites and progress is being made in Dundee to repurpose disused sites, including the creation of a new innovation park on the former Michelin site.

A combination of incentives, investment and policy support for productively reusing brownfield land and buildings at risk will be required to steer development away from greenfield locations, whilst also acknowledging their biodiversity value and potential for urban greening. Public-sector led development can shape future markets and deliver development in places where change is needed the most and can deliver multiple benefits. Redevelopment should include, but not be limited to, housing development. By de-risking sites and taking an infrastructure first approach, this land can help to achieve a better distribution of new homes to meet our future needs. This will also reduce pressure in places where growth is no longer sustainable. Key projects include the Eden project on the sites of the former Dundee gasworks, and the redevelopment of Ravenscraig, a longstanding post-industrial site where new development, including improved transport connectivity, can bring new models of low carbon living at scale.

To deliver [productive places](#), Regional Spatial Strategies and Local Development Plans in this area should target economic investment and build community wealth to overcome disadvantage and support a greener wellbeing economy.

This area has a diverse business base and is a key engine of growth for Scotland as a whole. There are many clusters of sites and businesses which form the basis of regional propositions for investment. In line with our aspirations to build a wellbeing economy, opportunities for investment and development should be designed to maximise economic, social and environmental wellbeing, rather than focusing on growth alone. A planned approach can help to target future development in areas of significant economic disadvantage so that new and better jobs are more fairly distributed to help address national, regional and more localised inequality.

City and town centres

The pandemic has brought obvious challenges for our city centres, but has also unlocked opportunities to take forward new models of working that could better support wellbeing and improve our places in the longer term. The continued growth of remote and local working and the creation of hubs within groups of settlements could significantly reduce the need to travel, whilst also helping to grow local businesses and communities.

This raises significant questions for the future of city centres. Existing offices have the potential to be repurposed to achieve higher density mixed use neighbourhoods with a lower carbon footprint and require careful planning to ensure future communities are properly supported by appropriate services.

Glasgow city centre, an exceptional asset and a primary location and cultural destination, has been significantly impacted by unprecedented changes in working patterns, service provision and the retail sector. Whilst these changes may not be sustained in the long-term, now is the time to accelerate work to diversify the city centre and invest in maintaining and re-using existing buildings so that it can evolve to be a more carbon conscious place. Existing connections mean the centre could sustain many more homes to meet a commitment to doubling the city centre population, revitalising places and creating a 24 hour city that is safe and open to everyone. Significant investment in schools, community services and greenspace will be needed to achieve this and more creative use of the public realm and a low emission zone will help to make this a safer and healthier environment for people of all ages. Innovative solutions, such as retrofitting energy efficiency measures to social housing across the city, could be extended to help improve the built fabric of the city centre's commercial properties.

Edinburgh has similar challenges and opportunities for positive change. High interest in investment and associated demand for new homes means that planning will need to help deliver sustainable development that supports the quality of life of existing and future residents.

As a capital city with a World Heritage Site at its core, it will be crucial that future development takes into account the capacity of the city itself and its surrounding communities and makes the most of its exceptional heritage assets, places and cultural wealth. The City Centre Transformation Plan supports a move away from a car-based city centre to create a more liveable and attractive place to live, work and visit. The Forth Bridge is also an inscribed UNESCO World Heritage Site, and our rich industrial and cultural heritage remains apparent across the area.

Dundee is well on the way towards reinventing itself through regeneration of the waterfront, unlocking strategic sites for new homes and new opportunities for innovation and economic development arising, such as the Michelin Scotland Innovation Park and at the port. Continued regeneration in this area, building on the city's rich culture, sense of place and appetite to innovate will also contribute to the overall aims for this part of Scotland. The V&A will continue to be a focal point for this, evolving to become a National Centre for Design within this UNESCO City of Design.

Town centres throughout this area will also play a critical role in driving a new economic future. The recent town centre review highlights opportunities to expand the range of services and facilities they offer, reuse redundant buildings and provide new homes for a wide range of people. This in turn will ensure their crucial role in defining our sense of place is protected and enhanced, future proofing a key asset for Scotland as a whole.

Strategic sites

Many business and investment sites are located along key transport corridors and new approaches may be required as investment transitions away from locations that can only be reached by car towards more accessible areas that are connected by low carbon and active travel options.

The [Clyde Mission](#) will stimulate investment in sites along the Clyde to build a wellbeing economy and achieve a step-change in the quality of the environment for communities. This

ambitious project will reuse extensive areas of vacant and derelict land in accessible locations and requires a sustainable approach to manage the future impact of climate change. Key sites extend from Greenock Ocean Terminal to Queens Quay, Tradeston, the Broomielaw and Glasgow City Centre, to Clyde Gateway – a longstanding regeneration project which has made exceptional progress in transforming communities and overcoming inequality. A national collaboration to support delivery of the project has significant potential to accelerate change, attract investment and achieve wider benefits for communities. The wider Clyde Coast, an iconic area rich in cultural heritage and natural assets, can be reimagined through collective efforts on regeneration in nearby coastal communities, such as Dunoon and Rothesay. The area's accessibility by train and water means that it is an ideal location for low carbon tourism and leisure.

Aligning with the Clyde Mission, the Ayrshire Councils are working together through their Ayrshire Growth Deal and Community Wealth Building programme to build economic resilience and address unemployment, poverty and inequality across their area, with town centres at the heart of communities. This includes proposals for advanced manufacturing and aerospace engineering which will make use of the existing infrastructure and investment opportunities available at Glasgow and Prestwick airports. Glasgow is already a centre of expertise for manufacturing satellites and will benefit from the associated development of a network of spaceports across the country, whilst supporting wider industry and employment. The Ardeer peninsula is also a significant site for redevelopment of the wider Ayrshire area. [Hunterston](#) is a strategic asset with deepwater access, where there are plans for new economic development and employment uses. Development of the site will need to take account of future vulnerability to climate change. A planned marine centre at Ardrossan will provide further opportunities.

The Edinburgh City Region supports investment in significant clusters including the Bioquarter, Mid Fife, Dunfermline, Guardbridge St. Andrews,

Galashiels, Cockenzie, Midlothian and the M8 corridor. A strategy for West Edinburgh is emerging which guides a wide range of uses to create a sustainable extension to the city, with added benefit from associated improvements to the quality of place of existing communities. Proposals focus on locating development on and around existing transport corridors and work is ongoing to improve accessibility including the Edinburgh tram extension. Further investment should take into account the impact of new development on potentially compounding existing capacity constraints and congestion, and prioritise sustainable choices.

As the highest single source of industrial emissions in Scotland, and a key part of our future resilience and manufacturing base, continued investment at Grangemouth, and the strategic sites it includes, will be required. Plans are emerging for innovative industry in the Falkirk/Grangemouth Investment Zone, building on the area's strengths in chemicals and making the most of strategic assets including the port and rail connection. There is great potential, not only to reduce emissions at the Grangemouth complex, but also to grow the cluster into a hub of low carbon manufacturing that can help unlock wider decarbonisation across the country, with its strategic location, infrastructure, assets and skills base. Opportunities include renewable energy innovation, bioenergy hydrogen production with carbon capture and storage, and repurposing of existing strategic and critical infrastructure such as pipelines. The skills, knowledge and experience that is currently situated there for the petro-chemicals sector is a prime resource for the transition to net zero. This can form a focal point in a wider masterplan for Forth Valley that brings together opportunities for energy with the circular economy to support wider investment in green economic opportunities.

Coastal sites formerly used for baseload power generation – specifically Longannet and Cockenzie – benefit from existing assets and infrastructure that can be repurposed to form the basis of new proposals. At Cockenzie, work is ongoing to develop an opportunity for a Climate Evolution Zone to generate employment and

provide essential infrastructure for net zero, linked with the potential to expand the new sustainable settlement at Blindwells, within the Greater Blindwells Development Area. There is scope to build on the strategic location and rail connectivity of Longannet to benefit local communities around this part of the Forth. There are further opportunities for a range of economic activities and investment in ports associated with a green economy at Montrose, Dundee, Rosyth, Burntisland, and Methil.

The Levenmouth rail link will reconnect Leven to the mainline rail network with new stations at Leven and Cameron Bridge by 2024 subject to consenting processes. This will enhance the communities it serves and contribute positively to the lives of people who live there by unlocking access to social, cultural, employment and educational opportunity.

The Tay Cities Region has a strong regional proposal for developing clusters of investment in research and innovation supporting a range of sectors in both urban and rural areas including life sciences, energy, digital, and food production. Perth is managing housing development in strategic development areas and transport infrastructure investment and the creation of a bus and rail interchange to support modal shift and establish a new gateway to the city. Work is underway to deliver local heat and energy networks, Perth West Regional Innovation Park and to make Perth the 'Biodiversity Capital of Scotland'. Angus Council is progressing its Mercury Programme to support clean growth, low carbon transport and housing and agri tech which will contribute to future food security and reduce emissions. Key sites include Montrose Port, and the Angus Rural Mobility Hub in Brechin.

Stirling is bringing forward new opportunities for innovation and investment, building on the city's strong heritage and supported by the area's educational institutions. Within Forth Valley, a National Tartan Centre, the Canal corridor, the Frontiers of the Roman Empire: Antonine Wall World Heritage Site, Ochil Hills and Whisky Trail create a unique heritage offering which will support local employment and strengthen the

area's sense of place. Tourism is a key theme in the emerging regional economic strategy for the Forth Valley and both the Falkirk Growth Deal and Stirling and Clackmannanshire City Region Deal.

Ports

Key ports in this area can play a central role in supporting the expansion of renewable energy, in particular offshore wind energy. It will also be important to make use of the infrastructure to reduce road haulage and secure a more sustainable freight sector which directly links to international markets. There are opportunities for enhanced cruise facilities for the Forth, as well as the Clyde where Greenock Ocean Terminal, supported by the Glasgow City Region Deal, can build on its role as a key gateway. There may be opportunities to make use of harbour facilities to support the marine leisure industry.

Development of ports on the Firth of Forth will also need to take account of the potential for a substantial increase in freight and passenger traffic between Scotland and continental Europe, linked to the Scottish Government's objective that Scotland should accede to the EU as an independent Member State at the earliest possible opportunity.

South

This area broadly includes Dumfries and Galloway and the Scottish Borders, South and East Ayrshires, South Lanarkshire in the west, with links to the Lothians towards the east.

Priorities

To deliver sustainable places, Regional Spatial Strategies and Local Development Plans in this area should protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient physical and digital connections.

This area's forests and woodland are a nationally significant asset and its extensive peatland will need to support carbon storage and sequestration. The Borderlands Natural Capital Programme will develop trials and sector strategies to restore biodiversity, build resilience and make the most of the area's natural assets to support climate change mitigation and adaptation. This will build on the successes of a range of nature restoration projects in the area, such as the Carrifran Wildwoods project.

The UNESCO Galloway and Southern Ayrshire Biosphere is a crucial environmental asset which can contribute to the area's future sustainability, liveability and productivity. The South of Scotland Regional Land Use Pilot is providing significant opportunity to work with landowners, landed interests and others to look at the multi-benefits from land use and to maximise natural capital opportunities.

The South of Scotland is an important centre for renewable energy generation. Proposals for consolidating and extending existing wind farms and associated grid improvements and supply chain opportunities will require a carefully planned approach. The Solway Firth has significant potential for renewable energy generation in the future, but development will require careful planning given the sensitivity of the environment and its international importance for nature conservation.

The area's low carbon future will depend on supporting modal shift and reducing car use, given current dependence on the car and need to improve access to services, education and employment. Low emissions vehicles will only go some of the way towards addressing future challenges. Enhancing public transport and improving connectivity between communities in the east and west will help to support thriving and distinct communities.

Public transport, including the bus network, will play an important role in decarbonisation and developing innovative solutions and linkages to the rail system. Active travel should be supported with wheeling, walking and cycling within and between towns and other communities linked to strategic routes for residents and visitors. This is important not only for local sustainability but also as a strategic attraction to take advantage of major outdoor recreation opportunities.

There is also a need to secure better digital links to unlock the potential of rural living and home or hub working. The Borderlands Digital Infrastructure Programme will play a key role in supporting connectivity and responding to future technology and innovation.

To deliver liveable places, Regional Spatial Strategies and Local Development Plans in this area should increase the population by improving local liveability, creating a low carbon network of towns and supporting sustainable rural development.

Quality of life for people living in the area will depend on the network of settlements in the future and existing communities should form the basis of a tailored response to the local living concept. Town centres can be strengthened as they recover from the pandemic. New measures to build resilience to climate change will be required including flood risk management in key settlements.

Housing provision will play a key role in supporting the area's aspirations for economic development as well as in maintaining

and growing a working age population. Decarbonisation of existing homes will be required, as well as a strategic approach to rolling out electric vehicle charging. Communities themselves will have a critical role to play in shaping their future development.

The area is already investing in regenerating and future proofing its towns and wider communities. The [Stranraer Gateway](#) Project is an opportunity to consolidate and bring new impetus to regenerate this strategically located settlement. Plans include expansion of the marina, supported by the Borderlands Inclusive Growth Deal, and low carbon heating can be incorporated as part of the transformation of the wider town. Nearby Cairnryan is a crucial gateway to Scotland, with a need to make best use of existing connections.

Regeneration innovation extends across the area. The HALO Kilmarnock project focuses on the reuse of vacant industrial land to create a low carbon community urban village, acting as an exemplar for innovative transformation of future places. The Ayrshire Manufacturing Investment Corridor project supports the economic generation of Kilmarnock and the wider region, whilst the CoRE (Community Renewable Energy) project in Cumnock seeks to explore, develop and provide solutions to energy supply and storage challenges in urban and non-urban areas, and to help in the development of a new, more flexible energy grid to complement existing power systems.

To deliver productive places, Regional Spatial Strategies and Local Development Plans in this area should support local economic development whilst making sustainable use of the area's world-class environmental assets to innovate and lead greener growth.

The future sustainability of the area will depend on the creation of high quality and green jobs for local people. The local economy will need to diversify from its focus on land based industries (agriculture and forestry), to sustain a wider range of businesses and jobs. An emphasis on

community wealth building will help to reduce dependence on public sector employment and a relatively low wage economy associated with rural and primary sectors.

The current approach to investment focuses on strategic growth corridors linking economic hubs with transport routes. Whilst the strategic road network is an asset and contributes to the area's connections north and south, a long-term strategy will require innovation and fresh thinking to ensure that future growth reflects our commitment to reducing greenhouse gas emissions and reducing inequality.

The future growth of the east of the area aims to consolidate existing settlements, capitalise on the strong sense of place of its towns and ensure accessibility by locating new development close to the Borders Rail Line. The Borderlands Place Programme, Borderlands Natural Capital Project, future Regional Land Use Partnerships and other strategic initiatives can support an integrated approach to protecting and restoring the area's natural assets, enhancing the built environment and achieving a greener, fairer and more inclusive wellbeing economy across the area.

Employment opportunities can support population growth, help to retain more young people and transition the area away from its current dependence on low wage sectors. New ways of working, including remote working could attract more people to live here, supporting the economy and sustaining local services and facilities. This will also benefit from continued support for local skills development and centres of further and higher education including the Galashiels campus of Heriot Watt University and Glasgow University at the Crichton Campus, Dumfries.

Significant investment sites include the former nuclear power station at Chapelcross which benefits from existing grid connections and is an opportunity to repurpose the land by establishing a green energy park that contributes to national ambitions and innovation. Low carbon accessibility will be a key challenge, as the site is remote from Annan and not served by public

transport. Providing access to wider markets, the port at Cairnryan could create further strategic growth opportunities. The expansion of Tweedbank and an inclusive approach to economic development in the Central Borders and Tweeddale are also strategic opportunities.

The area has aspirations to become a prime outdoor recreation and green tourism destination. Key projects include the South West Coastal Path, and projects supported by the Borderlands Inclusive Growth Deal; the Mountain Biking Innovation Centre at Innerleithen, updating the cycling experience and facilities at some of the 7stanes sites, and Destination Tweed which will deliver a multi-user path and cycle route from Moffat to Berwick upon Tweed. More could be made of the area's border location and attractions to ensure visitors make better use of local services and support the economy and communities.

The west of the area has a close relationship, and strategic connection to, Northern Ireland and Ireland via Cairnryan, as well as across the English border to Carlisle and onwards to European markets. The connection to Northern Ireland and Ireland is already a focus for freight movements as a result of EU Exit.

In the east, the Scottish Borders has a role to play as part of the Edinburgh City Region, with the Borders Railway opening up new sites for sustainable development towards the north, and the south sustaining rural industries. Work is ongoing to assess the feasibility of extending the Borders Railway from Tweedbank to Carlisle.

Annex D – Six Qualities of Successful Places

1. Healthy: Supporting the prioritisation of women's safety and improving physical and mental health

Designing for:

- **lifelong wellbeing** through ensuring spaces, routes and buildings feel safe and welcoming e.g. through passive surveillance and use of physical safety measures.
- **healthy and active lifestyles**, through the creation of walkable neighbourhoods, food growing opportunities and access to nature and greenspace
- **accessibility and inclusion** for everyone regardless of gender, sexual orientation, age, ability and culture
- **social connectivity** and creating a sense of belonging and identity within the community
- **environmentally positive places** with improved air quality, reactivating derelict and brownfield land, removing known hazards and good use of green and blue infrastructure

2. Pleasant: Supporting attractive natural and built spaces

Designing for:

- **positive social interactions** including quality of public realm, civic spaces, streets and ensuring a lively and inclusive experience
- **protection** from the elements to create attractive and welcoming surroundings, including provision for shade and shelter, mitigating against noise, air, light pollution and undesirable features, as well as ensuring climate resilience, including flood prevention and mitigation against rising sea levels
- **connecting with nature** including natural landscape, existing landforms and features, biodiversity and eco-systems, integrating blue and green infrastructure and visual connection
- **variety and quality** of play and recreation spaces for people of all ages and abilities
- **enjoyment**, enabling people to feel at ease, spend more time outdoors and take inspiration from their surroundings

3. Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Designing for:

- **active travel** by encouraging more walking, wheeling and cycling together with reliable, accessible, public transport and shared transport hubs that allow for simple modal shifts
- **connectivity** including strategic cycle routes, local cycle routes, footpaths, pavements, active travel networks, desire lines, destinations, permeability, accessibility and catering for different needs and abilities
- **convenient connections** including local and regional interconnection, infrastructure, sustainable travel, interchange between public transport and active travel and supporting easy modal shifts in transport
- **pedestrian experience** including safe crossing, pedestrian priority, reduced vehicular speed and noise, inclusive design and surfaces, assistive technology, reduced street clutter, catering for suitable vehicular parking and management of loading/unloading and deliveries and refuse collections

4. Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity

Designing for:

- **scale** including density, building heights, massing, orientation, building lines and legibility
- **built form** including mix of typologies, types, uses, sizes and tenures
- **sense of place** including design influences, architectural styles, choice of materials and finishes, detailing, landscape design, active frontages and cultural context

5. Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions

Designing for:

- **transition to net-zero** including energy/carbon efficient solutions, retrofitting, reuse and repurposing and sharing of existing infrastructure and resources
- **climate resilience and nature recovery** including incorporating blue and green infrastructure, integrating nature positive biodiversity solutions
- **active local economy** including opportunities for local jobs and training, work spaces, enabling working from home, supporting community enterprise and third sector
- **community and local living** including access to local services and facilities, education, community growing and healthy food options, play and recreation and digital connectivity

6. Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time

Designing for:

- **quality and function**, ensuring fitness for purpose, design for high quality and durability
- **longevity and resilience** including recognising the role of user centred design to cater for changing needs over time and to respond to social, economic and environmental priorities
- **long-term maintenance** including effective engagement, clarity of rights and responsibilities, community ownership/stewardship, continuous upkeep and improvements

Place Standard Tool and the delivery of successful places

The Place Standard contains 14 themes that support the Six Qualities of Successful Places, providing a consistent framework to consider and to assess the quality of new and existing places. The Place Standard tool Design Version is specifically created to support the consideration of development planning and design within the framework of the 14 Place Standard themes and to deliver on the Six Qualities of Successful Places.

Annex E – Minimum All-Tenure Housing Land Requirement

This Annex sets out the Minimum All-Tenure Housing Land Requirement (MATHLR) for each planning authority in Scotland. This is to meet the requirement of Section 3A(3)(d) of the Town and Country Planning (Scotland) Act 1997, as amended. The MATHLR is the minimum amount of land, by reference to the number of housing units, that is to be provided by each planning authority in Scotland for a 10 year period. The MATHLR is expected to be exceeded in each Local Development Plan's Local Housing Land Requirement.


Local and National Park Authority	MATHLR
Aberdeen City	7,000
Aberdeenshire	7,550
Angus	2,550
Argyll & Bute	2,150
Cairngorms National Park	850
City of Edinburgh	36,750
Clackmannanshire	1,500
Dumfries & Galloway	4,550
Dundee City	4,300
East Ayrshire	4,050
East Dunbartonshire	2,500
East Lothian	6,500
East Renfrewshire	2,800
Eilean Siar	192
Falkirk	5,250
Fife (Central and South)	5,550
Fife (North)	1,750
All Fife*	7,300
Glasgow City	21,350
Highland	9,500
Inverclyde	1,500
Loch Lomond & The Trossachs National Park	300
Midlothian	8,850
Moray	3,450
North Ayrshire	2,950
North Lanarkshire	7,350
Orkney	1,600
Perth & Kinross	8,500
Renfrewshire	4,900
Scottish Borders	4,800
Shetland	850
South Ayrshire	2,000
South Lanarkshire	7,850
Stirling	3,500
West Dunbartonshire	2,100
West Lothian	9,850

* The total consists of Fife North and Fife Central and South. This reflects that Fife was formerly part of two Strategic Development Plan areas and contributed to separate Housing Need and Demand Assessments.

Annex F – Glossary of definitions

20 minute neighbourhood	A flexible approach to assessing our places against the concept of local living. A method of achieving connected and often compact neighbourhoods designed in such a way that people can meet the majority of their daily needs within a reasonable distance of their home preferably by sustainable and active travel methods. The principle can be adjusted to include varying geographical scales from cities and urban environments, to rural and island communities. Housing would be planned together with local infrastructure including schools, community centres, local shops and health and social care to significantly reduce the need to use unsustainable methods of travel, to prioritise quality of life, help tackle inequalities, increase levels of health and wellbeing and respond to the climate emergency.
4G	4G is the fourth generation of mobile phone technology, following 2G and 3G. 2G technology was suitable for making calls and sending text messages, while 3G makes it possible to access the internet more effectively through devices such as a mobile, tablet or laptop. It's ideal for services that demand more capacity, like video streaming, mapping and social networking sites.
5G	<p>5G is much faster than previous generations of wireless technology. 5G also offers greater capacity, allowing thousands of devices in a small area to be connected at the same time.</p> <p>The reduction in latency (the time between instructing a wireless device to perform an action and that action being completed) means 5G is also more responsive. Together these features make 5G highly relevant for industrial applications.</p> <p>The connectivity and capacity offered by 5G is opening up the potential for new, innovative services while mobile spectrum can be used in more effective ways.</p>
Affordable home/affordable housing	Good quality homes that are affordable to people on low incomes. This can include social rented, mid-market rented, shared-ownership, shared-equity, housing sold at discount (including plots for self-build), self-build plots and low cost housing without subsidy.
Agent of change principle	Where an application is made for development which is likely to be affected by noise from existing development such as, but not limited to, music venues, manufacturing or industrial sites, large retail outlets, etc., the applicant is required to demonstrate both that they have assessed the potential impact on occupants of the proposed development and that the proposed design incorporates appropriate measures to mitigate this impact.
Ancient woodland	Land that has maintained continuous woodland habitat since at least 1750.
Appropriate assessment	Regulation 48 of The Conservation (Natural Habitats, &c.) Regulations 1994, as amended, requires an authority, before deciding to undertake, or give any consent, permission or other authorisation for certain plans or projects likely to have a significant effect on a European site in Great Britain (either alone or in combination with other plans or projects), to make an 'appropriate assessment' of the implications for the site in view of that site's conservation objectives.

Biodiversity	The variability in living organisms and the ecological complexes of which they are part. This includes diversity within species, between species and of ecosystems (UN Convention on Biological Diversity, 1992).
Blue economy	The Blue Economy is sustainable use of ocean resources for economic growth, improved livelihoods and jobs, while preserving the health of marine and coastal ecosystem.
Blue infrastructure	Water environment features within the natural and built environments that provide a range of ecosystem services. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving, sustainable urban drainage systems and raingardens.
Brownfield	Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.
Buildings at risk register	The Buildings at Risk Register (BARR) for Scotland (buildingsatrisk.org.uk) has been in operation since 1990 and highlights properties of architectural or historic merit that are considered to be at risk. Buildings at risk are not necessarily in poor condition, they may simply be standing empty with no clear future use or be threatened with demolition.
Business and industry	Business, general industrial and storage and distribution uses and smaller scale business uses such as home-working, live-work units and micro-businesses.
Carbon capture utilisation and storage	Carbon capture, utilisation and storage (CCUS) encompasses the methods and technologies used to capture the carbon dioxide generated by large-scale energy intensive processes, such as power generation and industrial processes, and transport that captured carbon dioxide for safe and permanent storage deep underground in a geological formation. In some applications, the captured carbon dioxide can be recycled and used to manufacture useful products, thus giving it economic value.
Carbon-rich soils	Organo-mineral and peat soils are known as carbon-rich soils. A peat soil is defined in Scotland as when soil has an organic layer at the surface which is more than 50cm deep. Organo-mineral soil or peaty soil is soil which has an organic layer at the surface less than 50cm thick and overlies mineral layers (e.g. sand, silt and clay particles). There is also a relatively rare group of soils in Scotland known as humose soils. These have organic rich layers with between 15 and 35% organic matter. These are mineral soils but also considered to be carbon rich.
Carbon sequestration	The long-term removal, capture, or sequestration of carbon dioxide from the atmosphere to slow or reverse atmospheric carbon dioxide (CO ₂) pollution and to mitigate or reverse climate change.
Carbon sink	A carbon sink is a natural or artificial reservoir that accumulates and stores CO ₂ for an indefinite period.

Circular economy	<p>A circular economy is one that is designed to reduce the demand for raw material in products; to encourage reuse, repair and manufacture by designing products and materials to last as long as possible in line with the waste hierarchy.</p>  <p>The diagram is a funnel-shaped hierarchy with five levels, each in a light blue rounded rectangle. From top to bottom: 1. 'Prevention' with the subtext 'If you can't prevent, then ...'; 2. 'Prepare for reuse' with 'If you can't prepare for reuse, then ...'; 3. 'Recycle' with 'If you can't recycle, then ...'; 4. 'Recover other value (e.g. energy)' with 'If you can't recover value, then ...'; 5. 'Disposal' with 'Landfill if no alternative available'. The funnel narrows as it goes down. Below the funnel is the text 'Waste Hierarchy'.</p>
Climate change adaptation	Climate change adaptation is about responding to the changes that we have seen in our climate over the last few decades, and preparing for the challenges that we will face as our climate continues to change.
Climate change mitigation	Climate change mitigation refers to efforts to reduce or prevent emissions of greenhouse gasses, which have a direct impact on global average temperatures, and reducing the current concentration of carbon dioxide by enhancing carbon sinks (for example, increasing the area of forest).
Commercial centre	Centres which have a more specific focus on retailing and/or leisure uses, such as shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres.
Community	A body of people. A community can be based on location (for example people who live or work in or use an area) common identity (for example a shared ethnicity, language, age) or common interest (for example the business community, amenity, sports, social or heritage groups).
Community facilities	Buildings or services used by the community, including community halls, recreation centres and libraries.
Community hub	A community hub is a multi-purpose centre, such as a community centre, medical centre or school, that provides a range of high quality and cost effective services to the local community.
Community wealth building	A people-centred approach to local economic development, which redirects wealth back into the local economy, and places control and benefits into the hands of local people.
Conservation area	Conservation areas are areas which have special architectural or historic interest that are considered worthy of protection. Their selection, assessment and designation is carried out by the planning authority. To be designated as a conservation area it must meet the criteria of 'special architectural or historic interest the character or appearance of which is desirable to preserve or enhance', as set out in Section 61 of the Planning Listed Buildings and Conservation Areas (Scotland) Act 1997.

Cultural significance	Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations. Cultural significance can be embodied in a place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.
Cumulative impact	Impact in combination with other development. That includes existing developments as appropriate, those which have permission, and valid applications which have not been determined. The weight attached to undetermined applications should reflect their position in the application process.
Cumulative impacts (in the context of the strategic transport network)	The effect on the operational performance of transport networks of a number of developments in combination, recognising that the effects of a group of sites, or development over an area may need different mitigation when considered together than when considered individually.
Custom-build housing	Where a person tasks a house builder to tailor a home to their preferences before it is built.
Decarbonisation	Reducing the amount of gaseous carbon compounds released by buildings, activities or operations.
Deliverable housing land pipeline	The expected sequencing of the Local Housing Land Requirement over the short (1-3 years), medium (4-6 years) and long-term (7-10 years), set out in the local development plan delivery programme.
Deliverable land	Land that is free from constraints or there is a commitment to overcome constraints, and development is able to be delivered in the period identified for the site within the Deliverable Housing Land Pipeline.
Derelict land	Previously developed land which is un-remediated and/or which has a constraint caused by its previous use which hampers its redevelopment or naturalisation.
Design flood	Magnitude of the flood adopted for the design of a site, usually defined in relation to the severity of the flood in terms of its return period.
Ecosystem services	The benefits people obtain from ecosystems.
Egress (safe, flood free pedestrian access and egress)	A route for the movement of people (not vehicles) of all abilities (on foot or with mobility assistance) between the development and a place of safety outwith the design flood level.
Enabling development	Enabling development is development that would otherwise be unacceptable in planning terms, but is essential, to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss.

Essential infrastructure	Essential infrastructure includes digital communications infrastructure; telecommunications infrastructure; all forms of renewable, low-carbon and zero emission technologies for electricity generation and distribution and transmission electricity grid networks and primary sub stations; water and waste water infrastructure; and transport proposals and travel networks identified in the local development plan.
Evidence report	A supporting document to the local development plan. An evidence report summarises the evidence base for those proposals and policies set out in the development plan and demonstrates that appropriate consultation has been undertaken and regard given to the views of the community.
Facilities for managing secondary materials	<p>Facilities where materials can be collected and sorted into the various component parts or consolidated into bulk quantities for re-use either in their original or an alternative function and for recovery.</p> <p>‘Recovery’ means any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.</p> <p>‘material recovery’ means any recovery operation, other than energy recovery and the reprocessing into materials that are to be used as fuels or other means to generate energy. It includes, inter alia, preparing for re-use, recycling and backfilling; ‘preparing for re-use’ means checking, cleaning or repairing recovery operations, by which products or components of products that have become waste are prepared so that they can be re-used without any other pre-processing.</p>
Flood	The temporary covering by water from any source of land not normally covered by water, but not including the overflow of a sewage system.
Flooding from all sources	<p>Includes:</p> <p>Watercourse /Fluvial Flooding – caused by excessive rainfall or snow melt within a limited period, which overwhelms the capacity of the watercourse or river channel, particularly when the ground is already saturated. It can also arise as a result of the blockage of a channel and/or associated structures such as small bridges and culverts;</p> <p>Pluvial Flooding – occurs when rainwater ponds or flows over the ground (overland flow) before it enters a natural or man-made drainage systems (e.g. a river or sewer/drain). It can also occur when drainage systems are at full capacity. It is often combined with sewer flooding and groundwater flooding;</p> <p>Sewer Flooding – occurs when the sewerage infrastructure has to deal with loads beyond its design capacity. This occurs most often as a result of high intensity rainfall events;</p> <p>Groundwater Flooding – occurs when the water table rises above ground level. In Scotland this is most commonly associated with the movement of water through sands and gravels, often connected to the rise and fall of river levels; and</p> <p>Coastal Flooding – occurs as a result of high tide, storm surge and wave activity raising the level of the sea above adjoining land.</p>


Flood risk	The combination of the probability of a flood and the potential adverse consequences associated with a flood, for human health, the environment, cultural heritage and economic activity.
Flood risk area or at risk of flooding	<p>For planning purposes, at risk of flooding or in a flood risk area means land or built form with an annual probability of being flooded of greater than 0.5% which must include an appropriate allowance for future climate change.</p> <p>This risk of flooding is indicated on SEPA's future flood maps or may need to be assessed in a flood risk assessment. An appropriate allowance for climate change should be taken from the latest available guidance and evidence available for application in Scotland. The calculated risk of flooding can take account of any existing, formal flood protection schemes in determining the risk to the site.</p> <p>Where the risk of flooding is less than this threshold, areas will not be considered 'at risk of flooding' for planning purposes, but this does not mean there is no risk at all, just that the risk is sufficiently low to be acceptable for the purpose of planning. This includes areas where the risk of flooding is reduced below this threshold due to a formal flood protection scheme.</p>
Forestry and woodland strategy	A strategy prepared by a planning authority either singly or in collaboration with other planning authorities, which sets out policies and proposals for the development of forestry and woodlands in their area, according to [section A159] of the Town and Country Planning (Scotland) Act 1997.
Freeboard	Freeboard is the difference between the design flood level and either the finished floor levels, solum level, or deck level of a specific development. It is a safety margin designed to allow for the uncertainties involved in flood estimation and physical factors that cannot be assessed and vary between sites e.g., post construction settlement and wave action. In many cases an adequate freeboard allowance is 600mm above the design flood level ² (in some situations a more detailed assessment of appropriate freeboard will need to be carried out).
Gardens and designed landscapes	The Inventory of Gardens and Designed Landscapes recognises sites where garden grounds and landscapes have been intentionally laid out for artistic effect which are of national importance. Their selection, assessment and designation is carried out by Historic Environment Scotland. Designed landscapes are managed primarily through the planning process by the appropriate planning authority.
Green infrastructure	Features or spaces within the natural and built environments that provide a range of ecosystem services.
Green networks	Connected areas of green infrastructure and open space, that together form an integrated and multi-functional network.
Green recovery	An economic recovery that helps us work toward net zero emissions in a way that is fair and that maximises the opportunities to deliver a thriving, sustainable economy.

² In line with CIRIA Guidance C624 Development and Flood Risk – Guidance for the Construction Industry 2004.

Green space	Space, other than agricultural land, which serves a recreational or an amenity function for the public, or provides aesthetic value to the public such as areas of— (a) grass, (b) trees, (c) other vegetation, (d) water.
Historic battlefields	The Inventory of Historic Battlefields recognises sites where a nationally important battle took place, soldiers fought and died, and where significant military activities happened. Their selection, assessment and designation is carried out by Historic Environment Scotland. Battlefields are managed primarily through the planning process by the appropriate planning authority.
Historic environment	The historic environment is ‘the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand’.
Historic environment asset	An asset (or ‘historic asset’ or ‘heritage asset’) is a physical element of the historic environment – a building, monument, site, place, area or landscape identified as having cultural significance.
Historic marine protected areas	Historic Marine Protected Areas are areas designated in Scottish territorial waters (0-12 miles) under the Marine (Scotland) Act 2010 for the purpose of preserving marine assets of national importance. These can be wrecks of boats or aircraft or more scattered remains, such as groups of artefacts on the seabed from a submerged prehistoric landscape. Their designation is carried out by Marine Scotland based on advice from Historic Environment Scotland.
Huts	A simple building used intermittently as recreational accommodation (i.e. not a principal residence); having an internal floor area of no more than 30 square meters ; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life. Huts may be built singly or in groups.

Infrastructure first	<p>Putting infrastructure considerations at the heart of placemaking. For the purpose of applying the Infrastructure First policy, the following meaning of infrastructure will apply:</p> <ul style="list-style-type: none"> • communications – including digital and telecommunications networks and connections; • existing and planned transport infrastructure and services; • water management – supply, drainage systems and sewerage (including flood risk management); • energy supplies/energy generation – including electricity and heat networks, distribution and transmission electricity grid networks, and gas supplies; • health and social care services – including both services provided in the community directly by Health Boards and services provided on their behalf by contractors such as GPs, dentists and pharmacists; • education – including early years, primary, secondary, further and higher education services; • green and blue infrastructure; and • spaces for play and recreation.
Infrastructure investment hierarchy	<p>Scottish Government-wide common hierarchy to aid planning and decision-making, which prioritises enhancing and maintaining our assets over new build. See Infrastructure Investment Plan for Scotland 2021-22 to 2025-26 for further details. To support the Infrastructure Investment Plan and its Infrastructure Investment Hierarchy, also see ‘A guide to Property Asset Strategy in the Scottish Public Sector’</p>
Just transition	<p>Ending our contribution to climate change in a way that is fair and leaves no one behind</p>
Landbank (construction aggregates)	<p>A landbank is calculated by a Planning Authority and is a means of gauging whether there is sufficient consented construction aggregates (sand/gravel and hard rock) within their relevant market area, to avoid possible disruption and/or delays to supply. The calculation is primarily based on annual extraction figures, sales trends and the known reserves within existing consented sites.</p>
Lifeline links	<p>A lifeline ferry service required in order for a community to be viable.</p>
Listed building	<p>A listed building is a built structure of ‘special architectural or historic interest’. The term ‘building’ can be defined as ‘anything made by people’ such as houses, schools, factories, boundary walls, bridges and sculptures. Listing covers the whole of a building or structure including its exterior, interior and any ancillary structures within its curtilage (provided these were constructed before 1 July 1948). Their selection, assessment and designation is carried out by Historic Environment Scotland under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed Buildings are managed primarily through the Listed Building Consent process by the appropriate planning authority.</p>

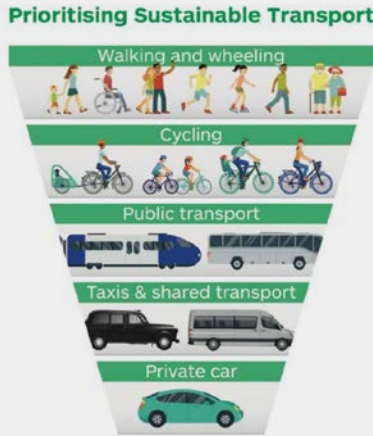
Local authority supported affordable housing plan	Plans or strategies for housing approved by a local authority e.g. Local Housing Strategy, Strategic Housing Investment Plan or future versions of such documents.
Local housing land requirement	The amount of land required for housing, as identified by the local development plan. The Local Housing Land Requirement (LHLR) is expected to exceed the 10 year Minimum All-Tenure Housing Land Requirement (MATHLR) set out in the National Planning Framework.
Local housing strategy	Local Housing Strategies were introduced as part of the Housing (Scotland) Act 2001 to widen the strategic and enabling role for local authorities in relation to housing in their area. The Local Housing Strategy (LHS) sets out the outcomes the Council and its partners want to achieve, and the actions they will take, to address housing need and demand in their area
Local outcomes improvement plan	A local outcomes improvement plan (LOIP) is produced by a community planning partnership (CPP), and describes its local priorities, what improvements the CPP plans for its local communities, and when it will make these improvements. The LOIP covers the whole of the council area that the CPP is responsible for.
Locality plan	A locality plan is produced by a CPP, and describes its local priorities, what improvements the CPP plans for its local communities, and when it will make these improvements. A locality plan covers a smaller area within a whole CPP area, or may also be produced for groups who share common interests or features, for example, young people leaving care or vulnerable adults.
Locations of concern	A location of concern has been defined as a specific, usually public, site that is used as a location for suicide and which provides either means or opportunity for suicide.
Masterplan	A strategic scheme within which a location is proposed to be regenerated or changed in order to meet a perceived challenge or strategic need.
Masterplan consent area	A masterplan consent area scheme can grant authorisation for the type of development set out in the scheme, within the geographic location (area) to which the scheme relates. In setting out the type of development that the scheme authorises, this can be either expressly specified or described as type of development that is specified in the scheme.
Minimum all-tenure housing land requirement	There is a statutory requirement for the National Planning Framework to contain targets for the use of land in different areas of Scotland for housing. To meet this, the National Planning Framework includes a Minimum All-Tenure Housing Land Requirement (MATHLR) for each planning authority in Scotland. The MATHLR is the minimum amount of land, by reference to the number of housing units, that is to be provided by each planning authority in Scotland for a 10 year period, as set out in Annex E. The MATHLR is expected to be exceeded in the local development plans Local Housing Land Requirement.

Mitigation hierarchy	<p>The mitigation hierarchy indicates the order in which the impacts of development should be considered and addressed. These are:</p> <ul style="list-style-type: none"> i. Avoid – by removing the impact at the outset ii. Minimise – by reducing the impact iii. Restore – by repairing damaged habitats iv. Offset – by compensating for the residual impact that remains, with preference to on-site over off-site measures. <div data-bbox="1077 224 1497 577">  <p style="text-align: center;">Mitigation Hierarchy</p> </div>
National transport strategy 2	<p>The National Transport Strategy sets out an ambitious vision for Scotland's transport system for the next 20 years. The vision is underpinned by four priorities: Reduces Inequalities, Takes Climate Action, Helps Deliver Inclusive Economic Growth and Improves our Health and Wellbeing, each with three associated outcomes.</p> <p>The Strategy sets out the strategic framework within which future decisions on investment will be made, including the sustainable travel and investment hierarchies.</p>
Nature-based solutions	<p>Nature-based solutions are actions to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously providing human wellbeing and biodiversity benefits.</p>
Nature network	<p>A Nature Network is a joined-up system of places important for wild plants and animals, on land and in water. It allows plants, animals, seeds, nutrients and water to move from place to place and enables the natural world to adapt to change, providing plants and animals with places to live, feed and breed. Effectively functioning nature networks will connect existing nature rich areas through habitat corridors, habitat 'stepping stones', or habitat restoration areas.</p> <p>Scotland's Nature Networks will enable opportunities for achieving ecological connectivity that meet local priorities for biodiversity and nature; whilst building and strengthening an evolving regional and national connectivity. Opportunities for implementation may be identified through, e.g. LDPs and/or Local Biodiversity Action Plans and/or other existing or new mechanisms such as those developed under the Scottish Biodiversity Strategy Delivery Plan, to achieve connectivity within and across urban, peri-urban and rural landscapes.</p>
Negative emissions technologies	<p>Negative Emissions Technologies (NETs) are an emerging field of technologies that remove greenhouse gases from the atmosphere and utilising carbon capture and storage sequester them permanently.</p> <p>NETs can include forms of Direct Air Capture with Carbon Storage (DACCS), Bioenergy with Carbon Capture and Storage (BECCS) or other more experimental means such as enhanced weathering or biochar.</p> <p>NETs can be considered one form of Greenhouse Gas Removals (GGRs), which also includes natural sequestration methods such as afforestation. It can also be used interchangeably with Carbon Dioxide Removal technologies (CDR).</p>

Net zero	Scotland has set a target to become ‘ Net Zero ‘ by 2045. This means the amount of greenhouse gas emissions we put into the atmosphere and the amount we are able to take out will add up to zero.
Open space	Space within and on the edge of settlements comprising green space or civic areas such as squares, market places and other paved or hard landscaped areas with a civic function
Open space strategy	An open space strategy is to set out a strategic framework of the planning authority’s policies and proposals as to the development, maintenance and use of green infrastructure in their district, including open spaces and green networks. It must contain; an audit of existing open space provision, an assessment of current and future requirements, and any other matter which the planning authority consider appropriate.
Outdoor sports facilities	Uses where sportscotland is a statutory consultee under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, which establishes ‘outdoor sports facilities’ as land used as: (a) an outdoor playing field extending to not less than 0.2ha used for any sport played on a pitch; (b) an outdoor athletics track; (c) a golf course; (d) an outdoor tennis court, other than those within a private dwelling, hotel or other tourist accommodation; and (e) an outdoor bowling green.
Peatland	Defined by the presence of peat soil or peaty soil types. This means that “peat-forming” vegetation is growing and actively forming peat or it has been grown and formed peat at some point in the past.
Placemaking	Placemaking is the process of creating good quality places that promotes people’s health, happiness and wellbeing. It concerns the environment in which we live; the people that inhabit these spaces; and the quality of life that comes from the interaction of people and their surroundings. Placemaking is a collaborative approach involving the design and development of places over time, with people and communities central to the process.
Place principle	All those responsible for providing services and looking after assets in a place need to work and plan together, and with local communities, to improve the lives of people, support inclusive and sustainable economic growth and create more successful places.
Play sufficiency assessment	A play sufficiency assessment is the assessment of the sufficiency of play opportunities for children in their area, carried out by a planning authority under the duty as set out in Section 7(5) Part 16D(1) of Planning (Scotland) Act 2019. The assessment forms part of the evidence report for the preparation of the Local Development Plan.
Prime agricultural land & land of lesser quality that is culturally or locally important for primary use	<p>Prime agricultural land is that identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute).</p> <p>However, for land of lesser quality that is culturally or locally important for primary use (i.e. for example food production, flood management, water catchment management and carbon storage), this value should be recognised in decision-making.</p>

Priority peatland habitat	Peatland habitats can be divided into four broad classes (blanket bog, upland raised bog, lowland raised bog, and fen), depending on the types of plants that formed the peat. Priority peatland habitats are sub-sets of these broad habitats which have been recognised under the Scottish Biodiversity Framework as being important to protect for their conservation and biodiversity value.
Protected characteristics	The Equality Act defines the following as protected characteristics: <ul style="list-style-type: none"> • age • disability • gender reassignment • marriage and civil partnership • pregnancy and maternity • race • religion or belief • sex • sexual orientation
Public benefits	Public benefits as defined by the current Scottish Government policy on woodland removal.
Ramsar sites	Wetlands designated under the Ramsar Convention on Wetlands of International Importance.
Remedial notice (forestry)	<p>A Remedial Notice is a notice issued by Scottish Ministers if it appears to them that a person has failed or is failing to comply with a condition on felling permission, a felling direction (including any condition imposed on it), a restocking direction (including any condition imposed on it), or a registered notice to comply.</p> <p>A Remedial Notice requires the person to take such steps or stop such activity as may be specified in the notice on order to comply with or otherwise give effect to the condition, direction or (as the case may be) registered notice to comply, and, to take steps or stop the activity within the period specified in the notice.</p>
Restocking direction	A Restocking Direction is a notice issued by Scottish Ministers, in response to an unauthorised felling or a failure to comply with a continuing condition on a felling permission. A restocking direction requires an owner of the land on which the felled tree was located or the land to which the continuing condition relates, to stock the land in question.
Recycling facilities	Facilities for the purpose of recycling. Recycling means any recovery operation by which waste materials are reprocessed into products, materials or substances whether for the original or other purposes. It includes the reprocessing of organic material but does not include energy recovery and the reprocessing into materials that are to be used as fuels or for backfilling operations. It does not include nuclear reprocessing.
Self-build housing	Where a person builds their own house or appoints their own builder.
Self-provided housing	Includes self-build housing, custom-build housing and collective build housing.

Setting	<p>Setting is more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape or townscape, the view from it or how it is seen from areas round about, or areas that are important to the protection of the place, site or building.</p> <p>‘Setting’ is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced.</p>
Scheduled monument	<p>Scheduled monuments are archaeological sites or monuments of national importance that are legally protected under the Ancient Monuments and Archaeological Areas Act 1979. Their selection, assessment and designation is carried out by Historic Environment Scotland who maintains the schedule. Works to Scheduled Monuments are regulated by Historic Environment Scotland through their Scheduled Monument Consent process.</p>
Short term let	<p>The use of a dwellinghouse (a residential house or flat) for rental by persons other than the owner for short periods and for financial or other remuneration.</p> <p>Typically includes properties advertised as being available for holiday let, although can apply to other situations.</p>
Strategic transport network	<p>Includes the trunk road and rail networks. Its primary purpose is to provide the safe and efficient movement of strategic long distance traffic between major centres, although in rural areas it also performs important local functions.</p>
Sustainable development	<p>Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. (The Brundtland Definition. Our Common Future, The World Commission on Environment and Development, 1987).</p>
Sustainable investment hierarchy	<p>The National Transport Strategy 2 Sustainable Investment Hierarchy will be used to inform future investment decisions and ensure transport options that focus on reducing inequalities and the need to travel unsustainably are prioritised. We also need to focus on maintaining and safely operating existing assets, taking due consideration of the need to adapt to the impacts of climate change. Investment promoting a range of measures, including innovative solutions, to make better use of existing capacity will then be considered, ensuring that existing transport networks and systems are fully optimised. Only following these steps should investment involving targeted infrastructure improvements be considered.</p>
Sustainable tourism	<p>Sustainable tourism is defined by the United Nation World Tourism Organisation as “tourism that takes full account of its current and future economic, social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities.”</p>

Sustainable travel	<p>Sustainable travel includes travel by the top three modes in the sustainable travel hierarchy. It is recognised that in some locations, particularly in rural areas, where the top three modes have been judged as unfeasible for day to day travel, low emissions vehicles and shared transport options will play an important role.</p>	
Sustainable travel hierarchy	<p>The National Transport Strategy 2 Sustainable Travel Hierarchy should be used in decision making by promoting walking, wheeling, cycling, public transport and shared transport options in preference to single occupancy private car use for the movement of people. The efficient and sustainable freight transport for the movement of goods, particularly the shift from road to rail should also be promoted.</p>	
Town centre	<p>Centres which display:</p> <ul style="list-style-type: none"> - a diverse mix of uses, including shopping; - a high level of accessibility; - qualities of character and identity which create a sense of place and further the well-being of communities; - wider economic and social activity during the day and in the evening; and - integration with residential areas. 	
Town centre first	<p>The Town Centre First Principle asks that government, local authorities, the wider public sector, businesses and communities put the health of town centres at the heart of decision making. It seeks to deliver the best local outcomes, align policies and target available resources to prioritise town centre sites, encouraging vibrancy, equality and diversity.</p>	
Town centre vision	<p>Towns and town centres are for the wellbeing of people, the planet and the economy. Towns are for everyone and everyone has a role to play in making their own town and town centre successful.</p>	
Transport appraisal	<p>A Transport Appraisal should inform the spatial strategy by appraising the impact of the potential spatial strategy options on the transport network, in line with Transport Scotland's Development Planning and Management Transport Appraisal Guidance. It should determine the potential impacts of development on the transport network and mitigation to address adverse impacts, how they will be funded and who should deliver these. This should inform the Proposed Plan.</p>	

Transport assessment	A Transport Assessment report should aim to provide supporting evidence to accompany the planning application to demonstrate that the development is sited in a location where current and likely future travel behaviour will produce a desired and predicted transport output. The Transport Assessment should provide information in a suitable form to enable the local authority and, if necessary, Transport Scotland to assess and determine the planning application, seek any changes to the proposal and devise necessary planning conditions or negotiate planning or other legal agreements.
Travel plan	A Travel Plan (TP) is a document that sets out a package of positive and complementary measures for the overall delivery of more sustainable travel patterns for a specific development. Their ability and success in influencing travel patterns is dependent upon the commitment of the developer or occupier of a development and the enforcement of travel plan monitoring by the local authority. Travel plans should be implemented to encourage a shift in transport mode for those travelling to and from a development.
Unused or under-used land	An area of land that is stalled awaiting development, or a pocket of land within neighbourhood that is not developed or cannot be developed for other meaningful use or does not have particular identified long-term use.
Vacant land	Previously developed land, without physical constraint, which the Planning Authority has indicated is currently available for redevelopment.
Veteran tree	A veteran tree can be classified as such due to age (including relative age for its species) or for its biological, aesthetic, or cultural interest. Veteran trees are usually mature and provide additional habitat from natural damage, environmental conditions or management (e.g. coppice, decay hollows, fungal fruiting bodies, cavities).
Water compatible uses	<p>Comprise:</p> <ul style="list-style-type: none"> - flood control infrastructure - environmental monitoring stations - water transmission infrastructure and pumping stations - sewage transmission infrastructure and pumping stations - sand and gravel workings - docks, marinas and wharves - navigation facilities - Ministry of Defence (MOD) defence installations - ship building, repairing, and dismantling - dockside fish processing and refrigeration and compatible activities requiring a waterside location - water-based recreation (excluding sleeping accommodation) - lifeguard and coastguard stations - amenity open space - nature conservation and biodiversity - outdoor sports and recreation and essential facilities such as changing rooms - essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific operational warning and evacuation plan.

Wellbeing economy	Building an economy that is inclusive and that promotes sustainability, prosperity and resilience, where businesses can thrive and innovate, and that supports all of our communities across Scotland to access opportunities that deliver local growth and wellbeing.
Wheeling	Travelling by wheelchair.
Woodland	Land under stands of trees with a canopy cover of at least 20%, or having the potential to achieve this, including integral open space, and including felled areas that are awaiting restocking (replanting). The minimum area is 0.1 ha and there is no minimum height.
World heritage sites	World Heritage Sites are internationally important cultural and/or natural heritage sites which have been inscribed for their “Outstanding Universal Value”. Though no additional statutory controls result from world heritage designation, the impact of proposed development upon the outstanding universal value, including its authenticity and integrity of a World Heritage Site and its setting, is a material consideration in determining planning applications. Their assessment and designation is carried out by United Nations Educational, Scientific and Cultural Organisation (UNESCO) based on advice from State Parties and the relevant devolved Government.

Annex G – Acronyms

BARR	Buildings at Risk Register
BECCS	Bioenergy with Carbon Capture and Storage
CCS	Carbon Capture and Storage
CCUS	Carbon Capture Utilisation and Storage
CDR	Carbon Dioxide Removal technologies
CO ₂	Carbon Dioxide
CoRE	Community Renewable Energy
CPP	Community Planning Partnership
CWB	Community Wealth Building
DACCS	Direct Air Capture with Carbon Storage
EIA	Environmental Impact Assessment
EU	European Union
GGRs	Greenhouse Gas Removals
HNZ	Heat Network Zones
HRA	Habitats Regulations Appraisal
HS2	High Speed 2
IGTZ	Industrial Green Transition Zones
IIP	Infrastructure Investment Plan
kv	Kilovolts
LDPs	Local Development Plans
LHEES	Local Heat & Energy Efficiency Strategy
LHLR	Local Housing Land Requirement
LOIP	Local Outcomes Improvement Plan
LPPs	Local Place Plans
MATHLR	Minimum All-Tenure Housing Land Requirement
MOD	Ministry of Defence
NETs	Negative Emissions Technologies
NPF	National Planning Framework
NPF4	National Planning Framework 4
ORIC	Orkney Research and Innovation Campus
ORION	Opportunity for Renewable Integration with Offshore Networks
PNCP	Perthshire Nature Connections Partnership
RSS	Regional Spatial Strategies
SDGs	Sustainable Development Goals
SEPA	Scottish Environment Protection Agency
TP	Travel Plan
UK	United Kingdom
UN	United Nations
UNESCO	United Nations Educational, Scientific and Cultural Organisation



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This publication is available at www.gov.scot

Any enquiries regarding this publication should be sent to us at
The Scottish Government
St Andrew's House
Edinburgh
EH1 3DG

ISBN: 978-1-80525-482-9 (web only)

Published by The Scottish Government, February 2023

Produced for The Scottish Government by APS Group Scotland, 21 Tennant Street, Edinburgh EH6 5NA
PPDAS1221422 (02/23)

7. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Miss Catriona McPhaden

Address: 44 Stein Square Bannockburn Stirling FK78JF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this.

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Miss Claire Saunderson

Address: 24 mid avenue Port glasgow Pa14 6pl

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Would be a lovely addition to the area. A home for someone who would have the luxury of stunning views to look out at everyday.

I fully support this.

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Miss Linzi Burrows

Address: 76 west barmoss ave Port glasgow Pa14 6ht

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Would be a lovely house for the area .. which I think is the right thing to do what lovely views you would get

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Miss Moira Crighton

Address: 51 cullins avenue Port glasgow Inverclyde Pa146lu

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I fully support the application for the said dwelling. I personally think using the spare bit of land is a excellent idea and would definitely enhance the surrounding areas. This would also address the housing shortage in inverclyde. . And I'm sure the house will be of a high standard and cultivate a otherwise baren piece of land

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Miss Nicola Anderson

Address: 31 Kirkwall Road Greenock PA16 0YE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Cameron Crighton

Address: 44 Stein Square Bannockburn Fk7 8jf

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this request. Well deserved, also it is their own land, so it will have no effect on the rest of Inverclyde.

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Charles McLatchie

Address: 11g Margret street Greenock PA16 8AS

Comment Details

Commenter Type: Council Department

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr David Hendry

Address: 6 Glen Kinglas road Greenock Pa16 9nw

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I think this will be a great addition to this land . Good for the community as it could create some jobs for local people. And in addition the people that live there have a bit more support close by incase of emergency. Over all it's a positive application. I wish them the best of luck with it

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr David Murdoch

Address: 10 Findhorn Road Inverkip Greenock PA160HX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I am writing to express my strong support for the planning application to build a new house on the brownfield site owned by Mr Crighton. The location is ideal for the proposed development for several reasons.

Firstly the site is perfectly situated to accommodate new housing.

It's redevelopment will make use of previously underutilised land.

Secondly the construction will significantly benefit local trade and business.

I fully support this application and believe it will contribute positively to the community.

Yours sincerely David Murdoch.

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Don mckay

Address: 29 Moray Road Port Glasgow PA14 5QH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I think this would make an excellent addition to what is sadly a barren area of port glasgow ,I would certainly welcome this profoundly & have absolutely no objections whatsoever & I'd also like to see more activity in this particular area of port glasgow in the near future as I live close by ,as a kid I had plenty of great memories of playing nearby at the disused reservoir which sadly has become just a barren land now ,so the more activity in this area the better for all concerned & for the future generations to enjoy.

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Eric Bryant

Address: 15 kilearn road Paisley Paisley Pa3 4qy

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fantastic place for a new home and well deserving local applicant

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Grant Quigley

Address: 7 Hollybush Lane Port Glasgow Pa14 6qz

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I would like to make my support known for the building of a bungalow at Valley View Farm.

I know Kenny Crighton and his wife Tricia very well. Kenny is somewhat of a local hero and has helped many people through the Port Glasgow Victoria boxing club, Myself included.

Kenny was like a second father to me he was my boxing coach and also my boss, Kenny gave me an apprenticeship with his company when i was 16 and i have went on to make a prosperous living.

Kenny is a good man who takes cares of those in his life.

He looks after the land he currently resides on very well and will continue to do so as he remains there.

It would be of no intrusion to anyone or anything for the building of this bungalow to go ahead.

I hope the council can see this.

Kind Regards

Grant Quigley

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Ian Munro

Address: 1 Alderwood Crescent Port Glasgow PA14 5AH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This makes sense to use an existing site for another house, fantastic views, the house will be set in a quite area. We need more houses like this in Port Glasgow to keep people staying local.

.

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr James Quigley

Address: Ravenswood, Barrs Brae Lane Port Glasgow PA14 5QA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Ideal place for a family home. Port Glasgow lacking in detached family housing. This area is ideal for development and will only increase the areas appeal.

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Jamie Thomson

Address: 26 Slaemuir Avenue Port Glasgow PA14 6LW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be fantastic for the area and would bring improvements. This would also bring work for local business's that's going to complete the work.

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr john jamieson

Address: 12 benclutha port glasgow pa14 5sn

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Kyle Wilson

Address: 23 Arran Avenue Port Glasgow PA146BH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I fully support this application and don't see why anyone should have any objections to this proposal.

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Michael McDonagh

Address: 9 Spence Street Glasgow G20 0AW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Peter OHara

Address: 81 Fabian Road Middlesbrough Cleveland TS6 9AP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this proposal

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Shaun Law

Address: 34b Dunvegan Avenue gourock PA19 1AE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I am in support of this application and see no reason for refusal

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Stephen Mcmurtrie

Address: 6 g2 markinch road Port glasgow Pa146jq

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Great place to put land to use I fully support this idea to build bungalow In brownfield land

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mr Thomas Hopkins

Address: 1/1, 23 Brisbane St Greenock PA16 8LL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mrs Caroline O'Hagan

Address: 23 Arran Avenue Port Glasgow PA14 6BH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application as I think it would be beneficial and also don't see any reasons why this should be objected to.

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mrs Christine Struthers

Address: 50 Douglichill Road Port Glasgow PA14 5DL

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I have no objection to this application being approved

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mrs Frank Struthers

Address: 50 Douglichill Road Port Glasgow PA14 5DL

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I'm in full support of this planning application being approved. In my opinion it would be good for the area.

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Mrs Linda Boyland

Address: 57 Arran Avenue Port Glasgow PA14 6BB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Hello Planning Department,

I would like to support this application after reading the recent article in the Greenock Telegraph.

I think its good use of brownfield land.

Kind regards,

Linda

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Ms Julie Crighton

Address: 80 Rankin street Greenock PA167JN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 24/0246/IC

Application Summary

Application Number: 24/0246/IC

Address: Valleyview House 396 Douglichill Road Port Glasgow PA14 5XF

Proposal: Erection of dwellinghouse and domestic garage (planning permission in principle)|cr|

Case Officer: David Sinclair

Customer Details

Name: Ms Natalie Mckay

Address: 29 moray road Port Glasgow PA14 5QH

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I don't see any issue with these plans to extend the extra bungalow due to the large scale of wasted land on the property this would be a wise extension to the property.

**8. DECISION NOTICE DATED 10 FEBRUARY 2025
ISSUED BY HEAD OF REGENERATION AND
PLANNING**

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

**Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY**

Planning Ref: 24/0246/IC

Online Ref: 100691619-001

***TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013***

**Mr. & Mrs. K & P Crighton
Valleyview House
396 Dougliethill Road
PORT GLASGOW
PA14 5XF**

**Derek Scott Planning
Derek Scott
21 Lansdowne Crescent
EDINBURGH
EH12 5EH**

With reference to your application dated 14th November 2024 for planning permission under the above-mentioned Acts and Regulations for the following development:

Erection of dwellinghouse and domestic garage (planning permission in principle)

at

Valleyview House, 396 Dougliethill Road, Port Glasgow.

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

The reasons for the Council's decision are:

1. The proposal is for a detached dwellinghouse within the Green Belt which has not been justified under Policy 8 of National Planning Framework 4, Policy 14 of the adopted 2019 Local Development Plan or Policies 15 and 19 of the proposed 2021 Local Development Plan. It is considered to be incompatible with the surrounding established landscape and countryside character and would undermine the purpose of the green belt at the proposed location, contrary to Policy 8 of National Planning Framework 4, Policy 14 of the adopted Local Development Plan and Policies 15 and 19 of the proposed Local Development Plan.
2. The proposal is contrary to National Planning Framework 4, Policy 16, in particular criterion (f), as the proposal is not consistent with the plan spatial strategy or with policy on rural homes, is not a smaller scale opportunity within an existing settlement boundary, and is not for the delivery of affordable housing as part of a local authority supported affordable housing plan.

3. The proposal is for a detached dwellinghouse in a rural location with no safe and convenient links to the wider walking or cycling networks or to public transport nodes. It is unlikely to promote sustainable and active travel, contrary to Policy 13 of National Planning Framework 4, Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan.
4. The site is considered to have poor accessibility for the nature of development proposed as it is not easily accessible by public transport or easily walkable from nearby settlements and would be heavily dependent on access by car or other private vehicle. As such it fails to meet the qualities of being 'Connected' in Policy 14 of National Planning Framework 4 and 'Easy to Move Around' in Policy 1 of the Inverclyde Local Development Plan.
5. The proposal fails to contribute to local living as by being located outwith the settlement boundary it does not reflect the existing settlement pattern and would have poor levels of interconnectivity that would encourage private car use, contrary to the aims of Policy 15 of National Planning Framework 4.
6. The proposal would create new residential development in an area which is poorly connected to local facilities and this is considered to fail to successfully integrate into nearby existing communities, as required under the quality of being 'Welcoming' in Policy 1 of the Inverclyde Local Development Plan.
7. The site has undergone a degree of naturalisation and the return of the site to a natural state will happen without the need for intervention, providing biodiversity value to the green belt. As such the reuse of the land for residential development is not considered to be sustainable under Policy 9 of National Planning Framework 4.
8. The proposal does not meet any of the specific locational requirements for new homes in rural areas listed under Policy 17, criterion a) of the National Planning Framework 4 and the transport needs of the development would not contribute towards local living, as required under Policy 17, criterion b) of the National Planning Framework 4.
9. The proposal does not provide any specific locational benefit that would justify the need for a rural location and would not contribute towards local living, as required under Policy 29 of the National Planning Framework 4.
10. The application site is not a brownfield site located within an identified settlement boundary and is not considered to be sustainable development. It therefore cannot be justified against Policy 18 of the proposed 2021 Inverclyde Local Development Plan.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 10th day of February 2025

Mr Stuart W. Jamieson
Director Environment and Regeneration

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission, or to grant permission subject to conditions, the applicant may seek a review of the decision by submitting a Notice of Review within three months beginning with the date of this notice. A Notice of Review shall be addressed to Head of Legal, Democratic, Digital & Customer Services, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY
- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
L(--001		01.10.2024

**9. NOTICE OF REVIEW FORM DATED 20 MARCH 2025
TOGETHER WITH STATEMENT OF APPEAL**



Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100701333-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Derek Scott Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Derek	Building Name:	
Last Name: *	Scott	Building Number:	21
Telephone Number: *	0131 535 1103	Address 1 (Street): *	Lansdowne Crescent
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH12 5EH
Email Address: *	enquiries@derekscottplanning.com		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr. & Mrs."/>	Building Name:	<input type="text" value="Valleyview House"/>
First Name: *	<input type="text" value="K & P"/>	Building Number:	<input type="text" value="396"/>
Last Name: *	<input type="text" value="Crighton"/>	Address 1 (Street): *	<input type="text" value="Dougliehall Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Port Glasgow"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Inverclyde"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA14 5XF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="enquiries@derekscottplanning.com"/>		

Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Valleyview House, 396 Dougliehill Road, Port Glasgow, Inverclyde PA14 5XF

Northing	<input type="text" value="673828"/>	Easting	<input type="text" value="231732"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of Dwelling House and Domestic Garage (Planning Permission in Principle) at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF

Type of Application

What type of application did you submit to the planning authority? *

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☒ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to attached Appeal Statement/Letter

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Please refer to attached Appeal Statement/Letter

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/0246/IC

What date was the application submitted to the planning authority? *

21/11/2024

What date was the decision issued by the planning authority? *

10/02/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

It is important that members of the Review Body visit the site in advance of determining the application to appreciate its proximity to the existing settlement and due to a number of inaccurate statements in the Planning Officer's Report in describing the site and the context within which it is located.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Our clients would like to be in attendance at the site visit and an opportunity provided to them to point out features of importance in the determination of the request made.

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Derek Scott

Declaration Date: 20/03/2025



Our Ref: ep852/2025/let001/DS

20th March 2025

Head of Legal, Democratic, Digital & Customer Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LY

To whom it may concern

24/0246/IC - Erection of dwellinghouse and domestic garage (planning permission in principle) at Valleyview House, 396 Douglichill Road, Port Glasgow, PA14 5XF

- (1) We write on behalf of our clients, Mr. and Mrs. K & P Crighton to request a review of your Planning Department's decision to refuse an application, submitted under the terms of Planning Application Reference Number 24/0246/IC, which had sought planning permission in principle for the erection of a dwelling house and domestic garage within the grounds of Valleyview House, 396 Douglichill Road, Port Glasgow PA14 5XF. A copy of the planning application submitted to and subsequently refused by your Council is attached as **Appendix 1**; a copy of the Decision Notice as **Appendix 2**; and a copy of the Planning Officer's Report of Handling as **Appendix 3**.
- (2) The application site, which measures in the region of 0.88 hectares (c2.17 acres), is located on the northern side of Douglichill Road to the south of Port Glasgow. As the crow flies it is located only 225 metres from the settlement boundary and by road some 450 metres. The site, which was formerly part of the Douglichill Water Treatment Works, accommodates, in the northwestern corner, an existing 3 storey dwelling house and a range of ancillary outbuildings and containers. Part of the site was previously used in association with a poultry facility, on the back of which, the principle of erecting the original existing house on the site had been granted in 2004. The poultry enterprise referred to became unviable and ceased to operate in or around 2011 although features associated with that earlier use, including areas enclosed by fencing and former shipping containers remain. It is important to note that no part of the application site forms part of a farm as erroneously stated in the Planning Officer's Report of Handling (**Appendix 3**). Planning permission has however been granted for a dog/run exercise business within the southern part of the site under the terms of Planning Permission Reference Number 24/0102/IC (See **Appendix 1 – Document 2**). The site, which slopes gently downwards in a northerly direction is accessed off Douglichill Road with a line of conifer trees defining the southern boundary. Due to the historical use and associated characteristics of the site, it is recognised and accepted by all parties as being brownfield in nature. Indeed, the brownfield status of the site was confirmed in the Planning Officer's Report of Handling on Planning Application Reference Number 24/0102/IC (Refer to **Document 2 in Appendix 1**) which states that *'the site previously contained hen houses and other buildings in conjunction with the farming of chickens and can be considered brownfield in nature.'*
- (3) The site to the immediate west of the application site contains a further dwelling house which has a number of outbuildings associated with it. These are in use as dog kennels. To the east of the site is a live water storage tank; to the north is land planted by the Forestry Commission which falls steeply northwards towards Port Glasgow; and to the south, beyond Douglichill Road, lies grazing land containing the former Douglichall

Reservoir. Another derelict dwelling house exists on the southern side of Douglichill Road approximately 75 metres further west which we understand has planning permission to convert along with other outbuildings to two dwelling houses (Planning Application Reference Number **19/0022/IC**).

- (4) The application submitted to the Council and refused by the appointed Planning Officer had sought planning permission in principle for the erection of a single storey dwelling house and domestic garage on the site. The need for the dwelling house has arisen and is supported by Mrs Crighton's health conditions which are detailed in the accompanying letter from her Doctor (**Appendix 1 - Document 1**). In short, Mrs. Crighton [REDACTED] and could encounter difficulties in climbing stairs as she ages – a situation which would necessitate a move to a more suitable property. The single storey dwelling house proposed within this application would address that situation and allow Mrs. Crighton and her husband to 'age in place.' Whilst our clients have a preference to position the dwelling house proposed to the south of the site they are open to considering any other suggestions within the overall site.
- (5) The planning application was refused by the appointed Planning Officer on 10th February 2025 (Report Finalised 17th January 2025) for ten separate, albeit, related reasons. Members of the Review Body will be aware that decisions on planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In Inverclyde, the relevant development plan comprises National Planning Framework 4 adopted by the Scottish Government on 13th February 2023 and the Inverclyde Local Development Plan which was adopted by Inverclyde Council on 26th August 2019. Section 24(3) (i) of the Town and Country Planning (Scotland) 1997 Act states that 'in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.' This means that if there exists a policy in the Inverclyde Local Development Plan that is deemed to be incompatible with a comparable provision in NPF4, it is the provision in NPF4 that must be taken into consideration by the Council in its decision-making, with the LDP policy in question being treated as having been effectively superseded. The Planning Officer's Report of Handling on the application (See **Appendix 3**) correctly states that conflicts between national and local policies are to be expected. We would add to this that conflicts also exist between policies within NPF4 itself and within the Local Development Plan itself. In such situations, factors for and against any development proposed require to be weighed up in the balance of planning judgement with other material considerations also taken into account when doing so. Such material considerations in this instance include the 28 no. representations which have been submitted in support of the application proposals. Within the decision-making context so described we have responded to each of the reasons for the refusal of the application in subsequent paragraphs below.

Reason One - The proposal is for a detached dwelling house within the Green Belt which has not been justified under Policy 8 of National Planning Framework 4, Policy 14 of the adopted 2019 Local Development Plan or Policies 15 and 19 of the proposed 2021 Local Development Plan. It is considered to be incompatible with the surrounding established landscape and countryside character and would undermine the purpose of the green belt at the proposed location, contrary to Policy 8 of National Planning Framework 4, Policy 14 of the adopted Local Development Plan and Policies 15 and 19 of the proposed Local Development Plan.

- (6) Setting aside Mrs. Crighton's health condition and the locational requirement deriving from that to enable her and her husband to age in the place where they have resided for the best part of the past 24 years, no other locational justification or requirement has been submitted in support of the application. That is a situation similar to two other locations within the Council Area (albeit without a supporting health condition) where planning permission has been granted for dwelling houses within Green Belt locations. The applications referenced are noted below with further details contained in **Appendix 1 – Documents 3 & 4**.

23/0053/IC - Proposed erection of detached dwelling house within the grounds of the Bell House (planning permission in principle) at The Bell House, Langhouse Road, Inverkip PA16 0DE (**Appendix 1 – Document 3**)

23/0293/IC - Erection of detached dwellinghouse on Land Adjacent to Langhouse Mews, (opposite The Langhouse), Inverkip (**Appendix 1 – Document 4**)

The examples referenced create a precedent within the Council Area for setting aside the absence of a locational requirement for the erection of a dwelling house in Green Belt locations when other considerations provide

support – such considerations in these instances included the brownfield nature of both sites and the ease of accessibility from the sites to Inverkip.

- (7) The Planning Officer has also claimed within the first reason for refusal that the erection of a dwelling house would be incompatible with the surrounding established landscape character and countryside character and would undermine the purpose of the green belt at the proposed location. According to Policy 8 in NPF4, the policy outcomes and therefore the purpose of any designated Green Belt ensures that:
- (a) Development is directed to the right locations, urban density is increased and unsustainable growth is prevented.
 - (b) The character, landscape, natural setting and identity of settlements is protected and enhanced.
 - (c) Nature networks are supported and land is managed to help tackle climate change.
- (8) Insofar as we are concerned, the development is proposed in the right location as it involves the redevelopment of a brownfield site in close proximity to the existing settlement envelope, to which it is sustainably accessible, thus satisfying the requirements of Point (a). The erection of a dwelling on the site in association with the accompanying landscaping and planting proposed will not only protect the character, landscape, natural setting and identity of Port Glasgow but it will substantially enhance it and in the process satisfy the requirements of Point (b). The complimentary landscaping and planting measures will also significantly add to the site's biodiversity credentials and in the process contribute to addressing and tackling the effects of climate change and the nature crises, thus satisfying the requirements of Point (c).

Reason Two - The proposal is contrary to National Planning Framework 4, Policy 16, in particular criterion (f), as the proposal is not consistent with the plan spatial strategy or with policy on rural homes, is not a smaller scale opportunity within an existing settlement boundary, and is not for the delivery of affordable housing as part of a local authority supported affordable housing plan.

- (9) We disagree with the Planning Officer's Assessment of the proposal against the terms of Policy 16, Criterion (f) in NPF4 and would once again cite the Council's granting of planning permissions under the terms of Planning Application Reference Numbers 23/0053/IC and 23/0293/IC previously referenced in Paragraph 6 as supporting precedents in that regard. As evidenced in the Planning Statement accompanying the application (**Appendix 1**) and in our responses to subsequent reasons for its refusal within this statement, the proposed dwelling house is, in our opinion, considered to be consistent with the terms of policy on the development of rural homes and with other policies including those on local living and 20 minute neighbourhoods. Insofar as Policy 16 is concerned we would draw particular attention to Criterion (b) as noted below, which we presume, due to it not being referenced in the decision notice, the Planning Officer considers the proposal to be compliant with.

'Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- (i) *self-provided homes;*
- (ii) *accessible, adaptable and wheelchair accessible homes;*
- (iii) *build to rent;*
- (iv) *affordable homes;*
- (v) *a range of size of homes such as those for larger families;*
- (vi) *homes for older people, including supported accommodation, care homes and sheltered housing;*
- (vii) *homes for people undertaking further and higher education; and*
- (viii) *homes for other specialist groups such as service personnel.'*

Reason Three - The proposal is for a detached dwellinghouse in a rural location with no safe and convenient links to the wider walking or cycling networks or to public transport nodes. It is unlikely to promote sustainable and active travel, contrary to Policy 13 of National Planning Framework 4, Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan.

(10) The intent of Policy 13 in NPF4 is *‘to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.’* As noted in Paragraph 2 previously, the application site is located some 450 metres from the settlement boundary and within 960 and 1050 metres of bus stops on Dubbs Road and Muirdykes Avenue respectively. McGill’s 532 provides regular services from these bus stops to the following major stops and many others in between them - Montrose Avenue/Millport Road, Greenock Tesco, Kilblain Street, Gallagher Retail Park, Port Glasgow Church Street, Glen Huntly and Cardross Avenue thus offering sustainable access modes to a range of local facilities and services in Port Glasgow and beyond.

(11) The Planning Officer claims that the site has no safe or convenient links to the wider walking or cycling networks or to public transport nodes in this reason of refusal. This position contradicts entirely with the position formed in granting planning permission for the creation of a dog run/exercise business within the southern part of the application site under the terms of Planning Permission Reference Number 24/0102/IC (See **Document 2 in Appendix 1**) when the following was stated:

‘the proposed location for the dog run is approximately 500m from the edge of Port Glasgow, within walking distance of the settlement boundary. As such it would be a sustainable location for such an activity given its proximity to the local population.’

It is quite astonishing that the Planning Officer can claim on one hand that the proposed dwelling house is not safely or conveniently linked to the wider walking or cycling networks, but on the other hand can claim that a dog run/exercise business, which he has granted planning permission for on the same site, is within walking distance of the settlement and represents a sustainable location given its proximity to the local population. In our view the application site represents a safe and convenient location for both the dwelling house and the dog business and there is no logical justification for differentiating between the two scenarios.

(12) It would be remiss, to not again mention, in the context of this reason for refusal, the two applications for dwellings in the Green Belt previously granted by your Council under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC as referenced in Paragraph 6. Both of these sites are positioned in the region of 600 metres from the Inverkip settlement boundary (although the distance is claimed to be 800 metres in the Report of Handling on 23/0053/IC) and some 1100 metres from the nearest bus stop, further in both instances than our client’s site to Port Glasgow and the nearest bus stop in it. The sites referenced and our client’s site are both serviced from the edge of the settlements to which they relate via a rural road network non dissimilar in character. Given the situation described, it is difficult to comprehend how the two Inverkip sites are considered to promote sustainable and active travel whereas our client’s site is not – unless of course it involves walking with a dog!

Reason Four - *The site is considered to have poor accessibility for the nature of development proposed as it is not easily accessible by public transport or easily walkable from nearby settlements and would be heavily dependent on access by car or other private vehicle. As such it fails to meet the qualities of being 'Connected' in Policy 14 of National Planning Framework 4 and 'Easy to Move Around' in Policy 1 of the Inverclyde Local Development Plan.*

(13) The fourth reason for the refusal of the application is essentially the same as the third, the only material difference relating to the policy quoted – on this occasion referring to Policy 14 in NPF4 which relates to *‘Design, Quality and Place.’* As noted and referenced in Paragraphs 11 and 12 above, the application site lies within 960 and 1050 metres of bus stops which are easily and safely accessible from the application site and which, as detailed in Paragraph 11 previously, provide access to a range of locations within which local facilities and services are located. Given the characteristics described and giving due cognisance to the fact that the Council are unable to exert control over who or what type of vehicle someone owns or uses, the point of importance here is that there are choices available to connect with and move around the settlement without reliance on the use of the private car or other private vehicle. In short, the site is no more dependent on access by car or other private vehicles than many housing areas within the settlement – a characteristic shared with the applications approved under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC referenced in Paragraph 6.

Reason Five – *The proposal fails to contribute to local living as by being located outwith the settlement boundary it does not reflect the existing settlement pattern and would have poor levels of interconnectivity that would encourage private car use, contrary to the aims of Policy 15 of National Planning Framework 4.*

- (14) The fifth reason for the refusal of the application is again essentially the same as the third and fourth reasons for refusal. As noted in our responses to those reasons, our client's site lies in closer proximity to Port Glasgow and in closer proximity to bus stops offering public transport services than the sites approved for the erection of dwelling houses under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC are to Inverkip. In short, our client's site lies within 960 metres of the closest bus stop which provides public transport services to all of the local facilities referenced within Policy 15 in NPF4 including employment, shopping, health and social care facilities, childcare, schools and lifelong learning opportunities, playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, and sport and recreation facilities. Such characteristics, by providing an alternative travel mode choice, discourages rather than encourages private car usage.

Reason Six – *The proposal would create new residential development in an area which is poorly connected to local facilities and this is considered to fail to successfully integrate into nearby existing communities, as required under the quality of being 'Welcoming' in Policy 1 of the Inverclyde Local Development Plan.*

- (15) The sixth reason for the refusal of the application essentially replicates the principles underpinning the third, fourth and fifth reasons for the refusal but citing in this instance Policy 1 of the Inverclyde Local Development Plan. Our responses to those previously referenced reasons, which have conclusively demonstrated that the current application site benefits from excellent connections to local facilities, and better than those existing to the sites for which planning permission has been granted for dwelling houses under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC, are equally applicable to the sixth reason for refusal.

Reason Seven - *The site has undergone a degree of naturalisation and the return of the site to a natural state will happen without the need for intervention, providing biodiversity value to the green belt. As such the reuse of the land for residential development is not considered to be sustainable under Policy 9 of National Planning Framework 4.*

- (16) Policy 9 (a) of NPF4 states that 'Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.' In assessing the sustainability credentials of brownfield land, it is clear that the biodiversity value only needs to be taken into account when a site has completely naturalised. This reason for the refusal of the application and the Planning Officer's Report of Handling (**Appendix 3**) clearly note that the site has not naturalised but is rather undergoing a degree of naturalisation. These in themselves are quite different concepts. Whilst the term 'naturalised,' as it appears within Policy 9 is not defined in the Glossary to NPF4, 'naturalisation,' in the botanical sense of the word, relates to the situation in which an exogenous plant reproduces spores and disperses on its own in a new environment. That process has not occurred on the application site and whilst parts of it have greened over, that is a very different botanical process to naturalisation. It is also important to note that there are parts of the site, as evidenced in the photographs displayed above which have clearly not greened over.



- (17) Irrespective of the interpretation and application of the naturalisation term referred to, Policy 9 requires, in assessing whether the reuse is sustainable, to take into account the biodiversity value of the site. The application site, and particularly that part of it where our client wishes to erect the proposed dwelling house, has little or no

biodiversity value. However, with the erection of a dwelling house and associated landscaping and planting proposals, biodiversity credentials pertaining to the site can be substantially enhanced.

- (18) It would be remiss of us not to make reference to Planning Application Reference Numbers 23/0053/IC and 23/0293/IC as referenced in Paragraph 6 in responding to the seventh reason for the refusal of the application. Insofar as Planning Application Reference Number 23/0053/IC is concerned the Report of Handling (**Appendix 1 – Document 3**) describes the site in the following terms:

‘The site forms a relatively level platform where the old concrete foundations, which form a ‘U’ shape, remain on the site. The site is overgrown with grass and is unbounded and visible from Langhouse Road.

‘The site is brownfield and given its accessible location close to the centre of Inverkip and to the settlement boundary it can be considered as being sustainable. Whilst the site has naturalised to a limited extent, as it is overgrown with grass, the concrete foundations from a previous building still exist on the site and it is therefore accepted that the return of the site to a natural state will not happen without intervention.’

It is again, quite remarkable, in light of the similar characteristics applying to our client’s site to those described above that such contrasting conclusions can be arrived at in terms of the naturalisation process as interpreted and applied by different officials within the same Planning Department. One of those officials was Mr. Sinclair (23/0293/IC) who was responsible for processing our client’s application to refusal.

- (19) The dwelling house approved under the terms of Planning Application Reference Number 23/0293/IC was described in the Report of Handling relating to that scheme (**Appendix 1 – Document 4**) as follows:

‘The site has a mixture of unmaintained grassed areas along the north, east and south-west edges and compacted gravel surfacing with some areas topped with loose gravel.’

‘The proposal will reuse an area of brownfield land which is unlikely to return to its natural state without intervention.’

Setting aside our clearly different interpretation of the naturalisation process, we have no issue with the description of either site as referred to in the Reports of Handling or the interpretation and application of Policy 9 referred to in the context of the proposals advanced. Our issue relates to the fact that our client’s application has not, for whatever reason, been progressed on an equitable basis to the two applications referenced.

- (20) Whilst we have addressed the ‘naturalisation’ issue within Paragraphs 17 to 20 above, it is debatable whether it needs to be addressed at all within the context of the application proposals. Under the terms of Class 3C of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) our clients could, without needing to apply for planning permission and were they so inclined, replace all ‘green’ areas on the site with hard standing and by doing so address the issue for once and for all. Whilst ‘the sledge hammer to crack a nut approach’ is not their intention, the fact they could do so in theory, knocks any issues relating to naturalisation as advanced in the Report of Handling, completely on its head.

Reason Eight - *The proposal does not meet any of the specific locational requirements for new homes in rural areas listed under Policy 17, criterion a) of the National Planning Framework 4 and the transport needs of the development would not contribute towards local living, as required under Policy 17, criterion b) of the National Planning Framework 4.*

- (21) Policy 17(a) in NPF4 sets out the circumstances under which development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development. The Report of Handling accepts that the site could accommodate a suitably scaled, sited and designed house – a position we would concur with given the visual benefits to be derived from redeveloping the site and erecting a dwelling house on it. One such circumstance supporting the development of houses in rural areas (17 (a) (ii)) is where it involves the ‘reuse of brownfield land where a return to a natural state has not or will not happen without intervention.’ As noted in our response to the seventh reason for refusal within Paragraphs 17-21 previously we are firmly and unequivocally of the view that the application site has not

and will not return to a naturalised state without intervention thus rendering our client's proposal for the erection of a dwelling house on the site entirely compliant with the terms of Policy 17a.

- (22) Policy 17(b) of NPF4 states that *'Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.'* It has been conclusively demonstrated in our responses to the third, fourth, fifth and sixth reasons for refusal previously that a dwelling house on the site will contribute to local living through its proximity and ease of accessibility to bus based public transport services which provide sustainable opportunities for accessing a range of local facilities and services as an alternative to the private car.

Reason Nine - *The proposal does not provide any specific locational benefit that would justify the need for a rural location and would not contribute towards local living, as required under Policy 29 of the National Planning Framework 4.*

- (23) Whilst Policy 29 in NPF4 on *'Rural Development,'* is more applicable to development proposals relating to employment creation than to housing development, the criteria within the policy are remarkably similar to the criteria we have just assessed and analysed in our response to the eighth reason for refusal in respect of Policy 17 on *'Rural Homes.'* Development proposals which Policy 29 advocates support for also include the *'reuse of brownfield land where a return to a natural state has not or will not happen without intervention,'* circumstances under which we have already demonstrated the proposal to be compliant with. As far as local living and the transportation requirements of the development are concerned, we have already demonstrated that the site's proximity and ease of accessibility to bus based public transport services which provide sustainable opportunities for accessing a range of local facilities and services as an alternative to the private car render it entirely compliant with the principles of sustainable development. As far as locational benefits are concerned, the application proposals involve the redevelopment of a brownfield site, which in association with landscaping and planting proposals, provide an opportunity to improve the character and appearance of the area and contribute to biodiversity enhancement. The proposal will also provide an opportunity for our clients to *'age in place,'* which due to Mrs. Crighton's health conditions will not be possible if the application for the dwelling proposed is not approved. In that scenario she will be forced to relocate and leave the area she has resided in for the best part of the past twenty years.

Reason Ten - *The application site is not a brownfield site located within an identified settlement boundary and is not considered to be sustainable development. It therefore cannot be justified against Policy 18 of the proposed 2021 Inverclyde Local Development Plan.*

- (24) The application site may not be a brownfield site within an identified settlement envelope, but it is a brownfield site outside a settlement envelope. Policies 9 and 17 in NPF4 are supportive of redeveloping brownfield sites for residential purposes both within and outwith settlement boundaries subject to demonstrating compliance with a number of criteria which we, through the course of this statement have demonstrated compliance with. As noted in Paragraph 3 previously, Section 24(3) (i) of the Town and Country Planning (Scotland) 1997 Act states that *'in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.'* Whilst Policy 18 on *'Land for Housing,'* in the proposed 2021 Inverclyde Local Development Plan identifies a strong preference for the development of appropriate brownfield sites within identified settlement boundaries, it is not an absolute requirement. Were it to be applied as such, its application would contravene the terms of Policies 9 and 17 in NPF4. As a consequence, it should be ascribed no weight whatsoever in the determination of our client's application/review request.

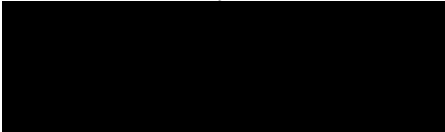
Summary and Conclusions

- (25) The application submitted to your Council has sought planning permission in principle for the erection of a dwelling house and domestic garage on the application site. Whilst the application has been refused for a total of ten reasons there are essentially three themes underpinning those reasons, namely; the absence of a locational requirement for the dwelling; the accessibility arrangements between the site and the settlement (Port Glasgow); and the perceived naturalisation and biodiversity value of the application site. As far as the locational requirement

is concerned, that is supported through our client's health condition and the benefits to be derived from regenerating a brownfield site. As far as accessibility arrangements are concerned, the site lies within 960 metres of a bus stop providing regular services to local facilities and services in Port Glasgow and beyond. As far as naturalisation and biodiversity issues are concerned, the site has clearly not naturalised and even if it is perceived to have done so, its very limited biodiversity interest can be substantially enhanced through the redevelopment of the site for the dwelling house and associated landscaping and planting proposals.

- (26) Our clients are not seeking any sort of preferential treatment in the determination of their application. They are simply seeking equitable treatment to that afforded to the applicants who received planning permission for the erection of dwelling houses on the outskirts of Inverkip under the terms of Planning Permission Reference Numbers Planning Application Reference Numbers 23/0053/IC and 23/0293/IC. Had such equitable treatment been provided, our client's application should, without question, have been granted planning permission. In light of these circumstances, it is respectfully requested that this review request be upheld and permission granted for the dwelling house and garage proposed.
- (27) Kindly acknowledge receipt and registration of this application. We reserve the right to provide additional information in support of it or to respond to any representations made in connection with it in advance of its determination.

Yours faithfully



Derek Scott Planning

enc.

List of Documents

- Appendix 1 –** Copy of Planning Application submitted under the terms of Planning Application Reference Number 24/0246/IC.
- Appendix 2 –** Copy of Decision Notice relating to Planning Application Reference Number 24/0246/IC.
- Appendix 3 –** Copy of Report of Handling relating to Planning Application Reference Number 24/0246/IC.

Appendix 1

Copy of Planning Application submitted under the
terms of Planning Application Reference Number
24/0246/IC



Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100691619-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☐ Application for planning permission (including changes of use and surface mineral working).
- ☒ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of Dwelling House and Domestic Garage (Planning Permission in Principle) at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

☐ Yes ☒ No

(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Derek Scott Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Derek	Building Name:	
Last Name: *	Scott	Building Number:	21
Telephone Number: *	0131 535 1103	Address 1 (Street): *	Lansdowne Crescent
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH12 5EH
Email Address: *	enquiries@derekscottplanning.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr. & Mrs.	Building Name:	Vallyview House
First Name: *	K & P	Building Number:	396
Last Name: *	Crighton	Address 1 (Street): *	Dougliehall Road
Company/Organisation		Address 2:	Port Glasgow
Telephone Number: *		Town/City: *	Inverclyde
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA14 5XF
Fax Number:			
Email Address: *	enquiries@derekscottplanning.com		

Site Address Details

Planning Authority:

Inverclyde Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF

Northing

673821

Easting

231741

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

0.88

Please state the measurement type used:

☒ Hectares (ha) ☐ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Residential - part used formerly in association with poultry enterprise - historically formed part of Douglichill Water Treatment Works

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2> <p>Will your proposal require new or altered water supply or drainage arrangements? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *</p> <p><input type="checkbox"/> Yes – connecting to public drainage network</p> <p><input checked="" type="checkbox"/> No – proposing to make private drainage arrangements</p> <p><input type="checkbox"/> Not Applicable – only arrangements for water supply required</p>
<p>As you have indicated that you are proposing to make private drainage arrangements, please provide further details.</p> <p>What private arrangements are you proposing? *</p> <p><input checked="" type="checkbox"/> New/Altered septic tank.</p> <p><input type="checkbox"/> Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).</p> <p><input type="checkbox"/> Other private drainage arrangement (such as chemical toilets or composting toilets).</p>
<p>What private arrangements are you proposing for the New/Altered septic tank? *</p> <p><input checked="" type="checkbox"/> Discharge to land via soakaway.</p> <p><input type="checkbox"/> Discharge to watercourse(s) (including partial soakaway).</p> <p><input type="checkbox"/> Discharge to coastal waters.</p>
<p>Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *</p> <div style="border: 1px solid black; padding: 10px; min-height: 80px;"> <p>Dwelling to be connected to existing septic tank on site. Refer to supporting planning statement for further details</p> </div>
<p>Do your proposals make provision for sustainable drainage of surface water?? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>(e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>
<p>Are you proposing to connect to the public water supply network? *</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Derek Scott

On behalf of: Mr. & Mrs. K & P Crighton

Date: 14/11/2024

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☐ Site Layout Plan or Block plan.
- ☐ Elevations.
- ☐ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Planning Statement

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Derek Scott

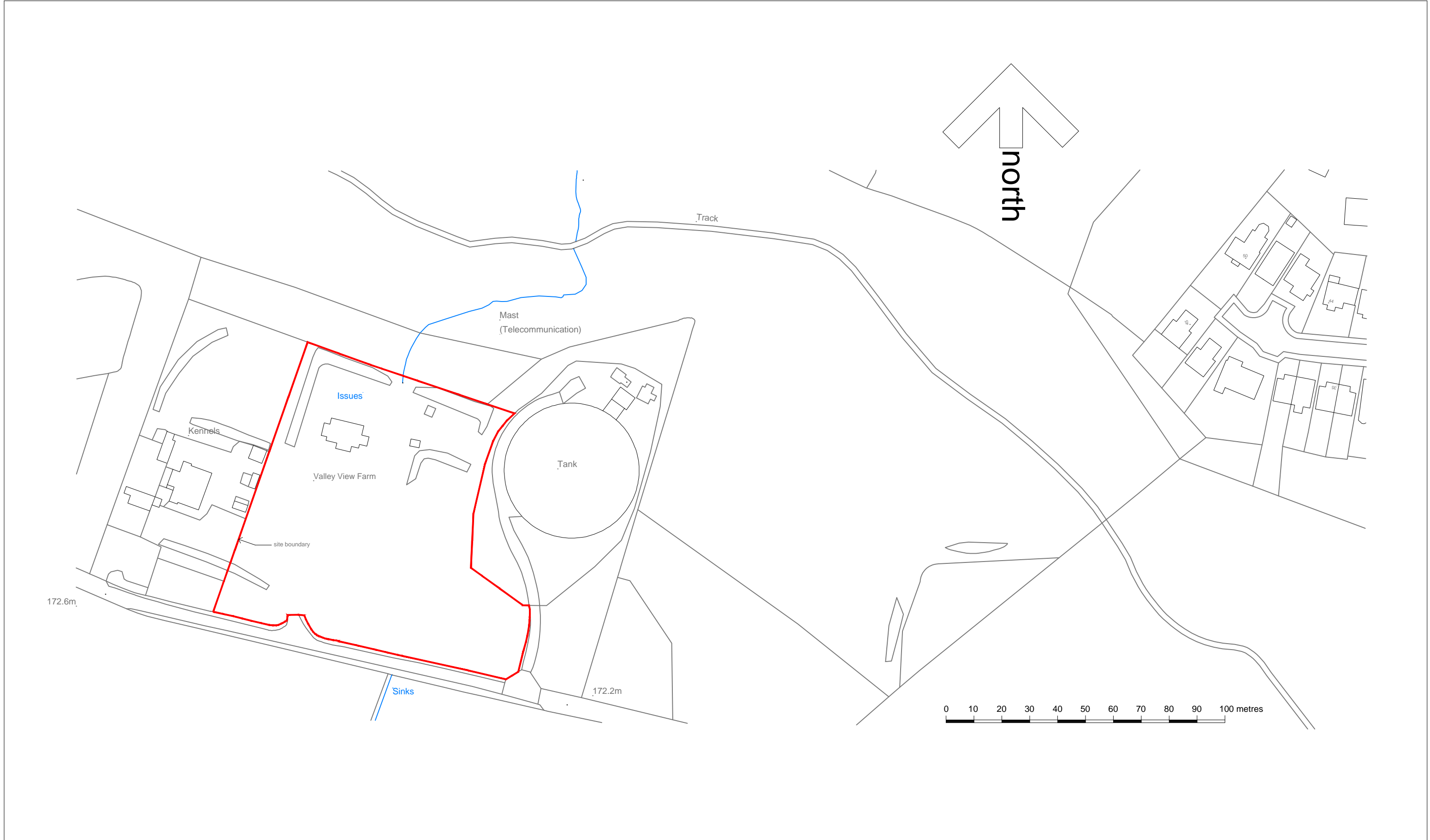
Declaration Date: 14/11/2024

Payment Details

Online payment:

Payment date:

Created: 14/11/2024 12:52



Project	Valleyview House 396 Dougiehill Road Port Glasgow Inverclyde PA14 5XF	Drawing No	L(--)-001	Note
Drawing	Location Plan	Job No :	G 142	
Scales	1:1250 @ A3	Date	October 2024	



Derek Scott Planning
21 Lansdowne Crescent
Edinburgh EH12 5EH

Tel 0131 535 1103
enquiries@derekscottplanning.com

PLANNING STATEMENT

Erection of Dwelling House & Domestic Garage (Planning Permission in Principle)

at

**Valleyview House
396 Douglass Road
Port Glasgow
Inverclyde
PA14 5XF**

Prepared by

**Derek Scott Planning
Planning and Development Consultants**



**Suite 2/3
48 West George Street
Glasgow
G2 1BP
E-Mail: enquiries@derekscottplanning.com**

On behalf of

Mr. K & Mrs P Crighton

Executive Summary

Erection of Dwelling House & Domestic Garage (Planning Permission in Principle) at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF

- This statement has been prepared by Derek Scott Planning, Chartered Town Planning and Development Consultants (Glasgow, Edinburgh & Dunfermline) on behalf of our clients, Mr. K & Mrs P Crighton. It is in support of an application which seeks planning permission in principle for the subdivision of an existing housing plot and for the erection of an additional dwelling house and domestic garage at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF
- The application site, which measures in the region of 0.88 hectares (c2.17 acres), is located on the northern side of Douglichill Road to the south of Port Glasgow. As the crow flies it is located only 225 metres from the settlement boundary and by road some 450 metres. The site, which was formerly part of the Douglichill Water Treatment Works, accommodates, in the north western corner, an existing 3 storey dwelling house finished in black slates, a white wet dash render and brown uPVC windows. Other lands within the site were previously used in association with a poultry facility, on the back of which, the principle of erecting the original existing house had been granted in 2004.
- The poultry enterprise referred to became unviable and ceased to operate in or around 2011 although features associated with that earlier use, including areas enclosed by fencing and former shipping containers remain on the site. The site is no longer used in association with any form of poultry enterprise with that former use having essentially been abandoned. It should also be noted that the site has not been used for any form of agricultural purposes for at least 120 years. The site, which slopes gently downwards in a northerly direction is accessed off Douglichill Road with a line of tall conifer trees defining the southern boundary. Due to the historical use and associated characteristics of the site it is recognised and accepted by all parties as being brownfield in nature.
- The site to the immediate west of the application site contains a further dwelling house finished with brown concrete tiles and white wet dash walls. That dwelling has a number of outbuildings associated with it which are in use as dog kennels. To the east of the site is the former waste water treatment works; to the north is land planted by the Forestry Commission which falls steeply northwards towards Port Glasgow; and to the south, beyond Douglichill Road, lies grazing land containing the former Douglichall Reservoir.
- The application submitted seeks planning permission in principle for the erection of a single storey dwelling house and domestic garage on the site. The need for the dwelling house has arisen and is supported by Mrs Crighton's health conditions. The preferred location for the dwelling would be on the eastern side of the site's southern half in closest proximity to

Dougliehill Road. The dwelling would be accessed via the existing arrangements with drainage connected to an existing septic tank.

- Under section 25 of the Town and Country Planning (Scotland) Act, planning applications require to be determined in accordance with the development plan unless material considerations indicate otherwise. The application site is located within the Green Belt as defined in the Inverclyde Local Development Plan 2019 where there is a general presumption against most types of development, albeit, with a number of exceptions. Notwithstanding the site's location within that said Green Belt, we are of the view that planning permission in principle should be granted for the proposal and in respect of which we would cite the following key considerations:
 - (1) The site is a previously developed brownfield site, the development of which, through the erection of the dwelling house proposed and associated complementary landscaping has the potential to result in a significant improvement to the character and appearance of the area;
 - (2) The application site is located within 450 metres of the settlement envelope (Port Glasgow) by road. It is within 960 metres and 1050 metres of bus stops on Muirdykes Avenue and Dubbs Road. It is therefore within easy walking distance of public transport services which thereafter provide safe and convenient access to a wide range of local facilities and services; and
 - (3) A number of applications have been granted by the Council for the erection of dwelling houses in less sustainable locations than the current application site within the Green Belt since the publication and indoctrination into the development plan of National Planning Framework 4 (NPF4) in February 2023. The applications referenced include those granted planning permission under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC and as such are significant considerations in support of the application proposal.
- We are firmly and unequivocally of the opinion that if policy considerations are to be applied consistently within the Council Area, our client's application should be granted the planning permission in principle applied for.

PLANNING APPLICATION

**Erection of Dwelling House & Domestic Garage (Planning Permission in Principle)
at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF**

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3.	Description of Proposed Development	Page 10
4.	Assessment of Development Proposals	Page 11
5.	Summary & Conclusions	Page 40

LIST OF DOCUMENTS

**Erection of Dwelling House & Domestic Garage (Planning Permission in Principle) at
Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF**

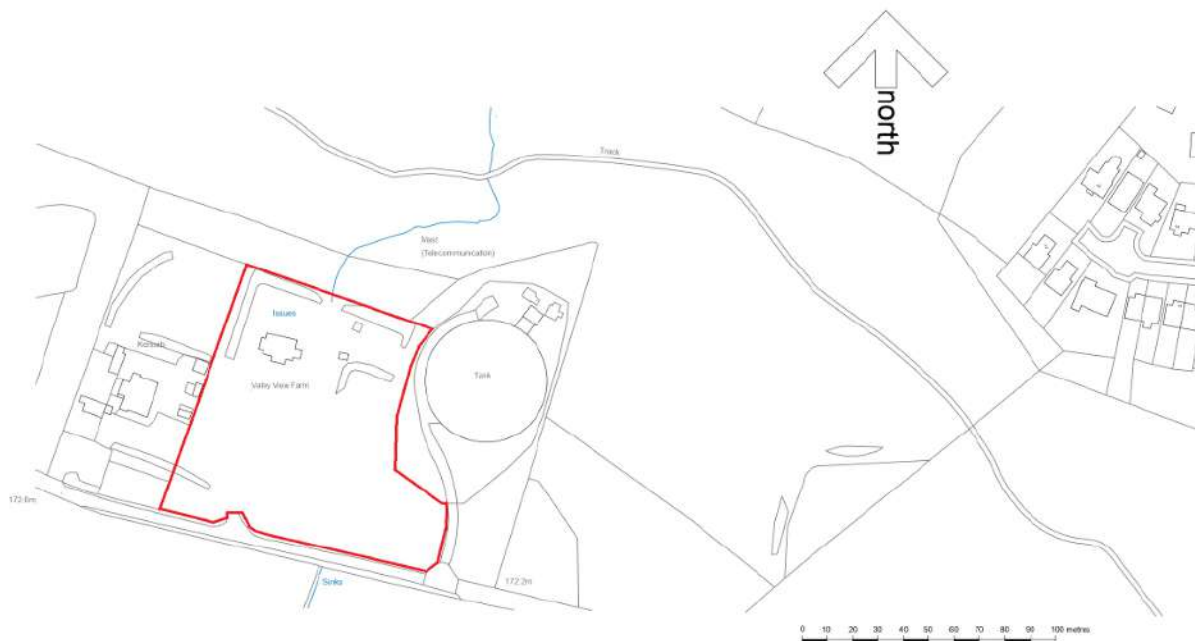
- Document 1 –** Copy of letter from Dr. Laura Marshall (Drs Macdonald & Mitchell) dated 02nd October 2024
- Document 2 –** Planning Officer's Report on Planning Application Reference Number 24/0102/IC
- Document 3 –** Planning Officer's Report relating to Planning Permission Reference Number 23/0053/IC
- Document 4 –** Planning Officer's Report relating to Planning Permission Reference Number 23/0293/IC
- Document 5 –** Planning Officer's Report relating to Planning Application Reference Number 21/0211/IC
- Document 6 –** Chief Planner's letter issued on the 20th September 2024
- Document 7 –** Flood Risk Assessment – 2004

PLANNING STATEMENT

Erection of Dwelling House & Domestic Garage (Planning Permission in Principle) at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF

1. Introduction

- 1.1 This statement has been prepared by Derek Scott Planning, Chartered Town Planning and Development Consultants (Glasgow, Edinburgh & Dunfermline) on behalf of our clients, Mr. K & Mrs P Crighton. It is in support of an application which seeks planning permission in principle for the subdivision of an existing housing plot and for the erection of a new additional dwelling house and domestic garage at Valleyview House, 396 Douglichill Road, Port Glasgow, Inverclyde PA14 5XF.



Location Plan (Application Site outlined in red)

2. Site Location and Description

- 2.1 The application site, which measures in the region of 0.88 hectares (c2.17 acres), is located on the northern side of Dougliehill Road to the south of Port Glasgow. As the crow flies it is located some 225 metres from the settlement boundary and by road some 450 metres. The site, which was formerly part of the Dougliehill Water Treatment Works, accommodates, in the northwestern corner, an existing 3 storey dwelling house finished in black slates, a white wet dash render and brown uPVC windows. Other lands within the site were previously used in association with a poultry facility, on the back of which the principle of erecting the existing house had originally been granted in 2004. The poultry enterprise referred to became unviable and ceased to operate in or around 2011 although features associated with that earlier use, including areas enclosed by fencing and former shipping containers, remain on the site. It should also be noted that the site has not been used for any form of agricultural purposes for at least 120 years. The site, which slopes gently downwards in a northerly direction is accessed off Dougliehill Road with a line of tall conifer trees defining the southern boundary. Due to the historical use and associated characteristics of the site it is recognised and accepted by all parties as being brownfield in nature.



Site Photographs

- 2.2 The site to the immediate west of the application site contains a further dwelling house finished with brown concrete tiles and white wet dash walls. That dwelling has a number of outbuildings associated with it which are in use as dog kennels. To the east of the site is the former waste water treatment works; to the north is land planted by the Forestry Commission which falls

steeply northwards towards Port Glasgow; and to the south, beyond Douglichill Road, lies grazing land containing the former Douglichill Reservoir.



Site Photographs

Planning History

2.3 Previous planning applications specific to the application site are noted below:

IC/03/446 - Free range egg production, owner's temporary static home and future owners dwelling house – Granted 08th December 2004

IC07272 - Amendment to previously approved planning permission IC/03/446 for free range egg production, owners temporary static home and future owners dwelling house in relation to the siting and design of the dwellinghouse – Granted 13th February 2008

11/0001/M - Application for discharge of occupancy restriction refused by Council on 03rd February 2021 but granted on appeal by the Scottish Government (DPEA) on 20th June 2021 under Planning Appeal Reference Number **POA/280/2000**

21/0211/IC - Proposed new detached dwelling house (in principle) – Refused by Council on 04th October 2021 with subsequent review request dismissed by the Council's Local Review Body (5 votes to 4) on 22nd February 2022

24/0102/IC - Change of use of land at front to form dog run/exercise business and erection of fencing around dog exercise area (in retrospect) – Granted on 24th September 2024

2.4 Other planning history separate to the application site which will be referenced elsewhere within this statement as considerations in support of the current application proposals include the following:

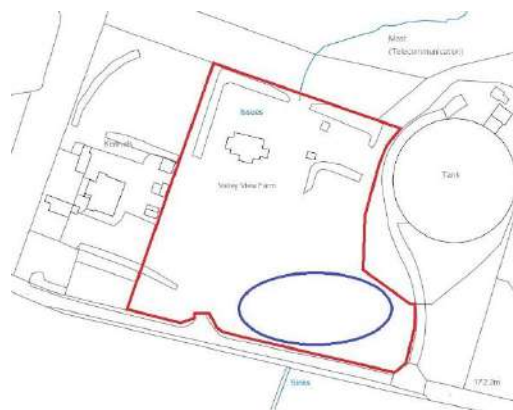
23/0053/IC - Proposed erection of detached dwelling house within the grounds of the Bell House (planning permission in principle) - The Bell House Langhouse Road Inverkip PA16 0DE – Granted 06th September 2023

23/0293/IC - Erection of detached dwelling house - Land Adjacent to Langhouse Mews (opposite The Langhouse) Inverkip – Granted 04th September 2024.

3. Description of Proposed Development

3.1 The application seeks planning permission in principle for the erection of a single storey dwelling house and domestic garage on the site. The need for the dwelling house has arisen and is supported by Mrs Crighton's health conditions which are detailed in the accompanying letter from her Doctor which is attached as **Document 1**.

3.2 As this is an application for planning permission in principle, we have not detailed the intended location of the proposed dwelling, although the preferred location would be on the eastern side of the site's southern half as indicated in blue on the plan adjacent. The dwelling would be accessed via the existing access arrangements off Dougliehill Road with drainage arrangements provided through the installation of a new treatment plant.



3.3 It is worth noting in the context of the current application proposals, that the dog run/exercise business for which planning permission was granted on 24th September 2024 under the terms of Planning Permission Reference Number 24/0102/IC (See **Document 2**) would cease to operate upon construction of the dwelling house proposed.

4. Assessment of Development Proposals

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) (hereinafter referred to as '*The Act*') states that:

'where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the development plan unless material considerations indicate otherwise.'

- 4.2 In the context of Section 25 referred to above, it is worth referring to the House of Lord's Judgement on the case of the City of Edinburgh Council v the Secretary of State for Scotland 1998 SLT120. It sets out the following approach to deciding an application under the Planning Acts:

- *identify any provisions of the development plan which are relevant to the decision;*
- *interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;*
- *consider whether or not the proposal accords with the development plan;*
- *identify and consider relevant material considerations, for and against the proposal; and*
- *assess whether these considerations warrant a departure from the development plan.*

- 4.3 The relevant development plan for the area comprises National Planning Framework 4 (NPF4) and the Inverclyde Local Development Plan 2019. Other material considerations relevant to the determination of the application include the Proposed Inverclyde Local Development Plan 2021 and Planning History (referred to previously in Paragraphs 2.3 and 2.4). As this is an application for planning permission in principle rather than detailed planning permission, it will neither be possible nor appropriate, at this stage, to assess the merits of proposal against all policies applicable to the area within which the site is located. Such policies will require further assessment in association with a detailed planning application in the event of planning permission in principle being granted.

National Planning Framework 4 (NPF4)

- 4.4 National Planning Framework 4 (NPF4) was adopted by Scottish Ministers on 13th February 2023 and contains 33 no. policies against which applications for development proposals now require to be assessed. Section 24(3) (i) of the Town and Country Planning (Scotland) 1997 Act states that '*in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.*' This means that if there is anything in the adopted Inverclyde Local Development Plan 2019 that is deemed to be incompatible with a comparable provision in NPF4, it is the provision in NPF4 that is to be taken into consideration by the Council in its decision-making, with the LDP policy in question being treated as having been effectively superseded. In a letter dated 8th February



2023 dealing with the transitional arrangements for NPF4, the Minister for Planning and the Chief Planner of Scotland gave the following advice to decision-makers in relation to the application of NPF4:

*'Section 25 of the 1997 Act requires that decisions are made in accordance with the development plan unless material considerations indicate otherwise. **Application of planning judgement to the circumstances of an individual situation remains essential to all decision making, informed by principles of proportionality and reasonableness.** (highlighting added)*

Within the context described and giving due cognisance to the fact that the application submitted is for planning permission in principle, our comments on the policies referred to are as outlined below:

Policy 1 – Sustainable Places

4.5 The intent of Policy 1 in NPF4 on *'Sustainable Places'* is *'to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.'* Characteristics of the development site and proposal which can contribute to the global and nature crises through the development of this site include, inter-alia, the following:

- As noted previously the application site is brownfield in nature having previously accommodated parts of the former Douglichill Water Treatment Works and buildings associated with the more recent poultry use. The brownfield status of the site is confirmed in the Planning Officer's Report on Planning Application Reference Number 24/0102/IC (See **Document 2**) when he states *'the site previously contained hen houses and other buildings in conjunction with the farming of chickens and can **be considered brownfield in nature.**'* (highlighting added)
- The site lies within 450 metres of the Port Glasgow settlement envelope as defined in the Inverclyde Local Development Plan 2019. The sustainable location of the application site is again acknowledged in the Planning Officer's Report of Handling on Planning Application Reference Number 24/0102/IC (See **Document 2**) when he states *'the proposed location for the dog run is approximately 500m from the edge of Port Glasgow, within walking distance of the settlement boundary. As such it would be a sustainable location for such an activity given its proximity to the local population.'* It logically follows that if the site is within a sustainable distance from the settlement boundary to accommodate a dog run it is also within a sustainable distance to accommodate a dwelling house.
- Whilst detailed design proposals have not yet been advanced for the proposed dwelling, our client intends to adopt a fabric first approach to sustainability which involves meeting carbon reduction requirements by increasing thermal performance and minimising air infiltration. The incorporation of Low and Zero Carbon Generating Technologies including air source heat pumps and photovoltaics in contributing towards the energy requirements will also feature in any future proposals as will the embodiment of low energy LED lighting and facilities for electric vehicle charging.

- In association with the proposal, our clients are also keen to introduce additional planting and landscaping features to facilitate habitat creation to benefit and enhance biodiversity.

The development proposed, as a consequence of the above considerations, is capable of complying with the requirements of Policy 1 in NPF4.

Policy 2 – Climate Mitigation and Adaptation

- 4.6 The intent of Policy 2 in NPF4 on '*Climate Mitigation and Adaptation*' is '*to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.*' The measures outlined, combined with the characteristics of the development site highlighted in response to the terms of Policy 1 above, will contribute to a reduction in emissions, thus rendering the proposal compliant with the terms of the policy.

Policy 3 - Biodiversity

- 4.7 The intent of Policy 3 in NPF4 on '*Biodiversity*' is '*to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.*' No trees are to be felled or landscaping features to be removed to facilitate the development of the dwelling house proposed. Notwithstanding this and as noted in our response to Policies 1 & 2 above, additional landscaping and planting measures can be introduced to contribute to an overall net biodiversity gain. All landscaped areas will be managed and maintained by our client in the years ahead with a commitment given to the replanting of landscape features which fail. As a consequence of the considerations outlined, the proposal is compliant with the terms of Policy 3.

Policy 4 – Natural Places

- 4.8 The intent of Policy 4 in NPF4 on '*Natural Places*' is '*to protect, restore and enhance natural assets making best use of nature-based solutions.*' Whilst the application site or the area within which it is located are not the subject of any special landscape designations, it is important to note that in association with a carefully designed dwelling house and appropriate landscaping (existing and proposed), the application proposal, when viewed within the context of existing development on the site and on the adjacent site to the west, will be visually contained, with all appearing as an attractive cluster of properties appropriate to the rural location within which they are located. In a similar vein we are unaware of any impact, potential or otherwise arising on the welfare of protected species.

Policy 5 – Soils

- 4.9 The intent of Policy 5 in NPF4 on '*Soils*' is '*to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development.*' Given the brownfield nature of the application site, its redevelopment for the dwelling house proposed will not result in an unacceptable impact on soil characteristics.

Policy 6 – Forestry, Woodland and Trees

- 4.10 The intent of Policy 6 in NPF4 on '*Forestry, Woodland and Trees*' is '*to protect and expand forests, woodland and trees.*' As noted previously, the southern boundary of the site is defined by a row of conifers which are not proposed for felling in association with the application proposals. That and any additional landscaping (tree planting) which can be implemented in

association with the proposed dwelling, have the potential to contribute to the character, appearance and biodiversity credentials of the area.

Policy 7 – Historic Assets and Places

- 4.11 The intent of Policy 7 in NPF 4 on ‘*Historic Assets and Places*’ is ‘*to protect and enhance historic assets and places, and to enable positive change as a catalyst for the regeneration of places.*’ There are no buildings or other features of historic interest within or adjacent to the application site and consequently the proposals do not conflict with the terms of Policy 7.

Policy 8 – Green Belts

- 4.12 The intent of Policy 8 in NPF4 on ‘*Green Belts*’ is ‘*to encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably.*’ Specifically, Policy 8 states the following:

‘a) *Development proposals within a green belt designated within the LDP will only be supported if:*

i) *they are for:*

- *development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);*
- *residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;*
- *horticulture, including market gardening and directly connected retailing, as well as community growing;*
- *outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);*
- *flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);*
- *essential infrastructure or new cemetery provision;*
- *minerals operations and renewable energy developments;*
- *intensification of established uses, including extensions to an existing building where that is ancillary to the main use;*
- *the reuse, rehabilitation and conversion of historic environment assets; or*
- *one-for-one replacements of existing permanent homes; and*

ii) *the following requirements are met:*

- *reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;*
- *the purpose of the green belt at that location is not undermined;*

- *the proposal is compatible with the surrounding established countryside and landscape character;*
- *the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and*
- *there will be no significant long-term impacts on the environmental quality of the green belt.'*

4.13 Whilst it is accepted that the erection of a dwelling house on this particular site is not supported by Policy 8, it is, as noted below in Paragraph 4.16, supported by Policy 9 on '*Brownfield, vacant and derelict land and empty buildings.*' In light of the site's sustainable location in relation to Port Glasgow (450 metres by road) and the benefits to be derived from developing a brownfield site of this nature, we are of the view that greater weight should be given to those characteristics than those outlined in Policy 8. The granting of planning permission for the erection of dwellings on sites of this nature are not without precedent in the period since NPF4 was indocrinated into the development plan in February 2023. In this respect, we would draw specific attention to the permission granted for the erection of a detached dwelling house within the grounds of the Bell House, Langhouse Road, Inverkip under the terms of Planning Permission Reference Number 23/0053/IC on 06th September 2023 (See **Document 3**) and the permission granted for the erection of a detached dwelling house on land adjacent to Langhouse Mews (opposite The Langhouse), Inverkip on 04th September 2024 under the terms of Planning Permission Reference Number 23/0293/IC (See **Document 4**). Both of these sites are located 600 metres from the edge of Inverkip, some 150 metres more than the distance existing between our client's site and Port Glasgow.

4.14 The Planning Officers made the following concluding remarks in the Reports on Planning Application Reference Numbers 23/0053/IC and 23/0293/IC, the principles from which could be equally applied to our client's application.

'It is clear that from the assessment against the relevant policy context that disparity and conflict exist between policies of the NPF4 and the policies of the adopted and proposed Inverclyde Local Development Plan. As mentioned above, as NPF4 was adopted more recently than the Inverclyde Local Development Plan its policies prevail and, in any case, the proposal must be weighed up in balance of planning judgement. In this instance the principle of the proposed development is not wholly supported by the development plan (both NPF4 and the Inverclyde LDP). Within NPF4, it does not comply fully with the terms of Policy 8, as there is no specific locational requirement to justify the location of the proposed house in the Green Belt. No specific location requirement is also the reason for departure from both the adopted Inverclyde LDP under Policy 14 and proposed Inverclyde LDP, under Policies 15 and 19. In weighing up this departure against the full assessment of all relevant policies which make up the development plan, it is considered that on balance, the proposal forms an acceptable departure. In summary, the principle of the development does not undermine the purpose of the green belt; is compatible with the surrounding character of the area and it is not considered that there will be significant long-term impacts on the environmental quality of the green belt. The proposal would contribute to local living and a 20-minute neighbourhood, presents an opportunity to provide a quality rural home, improve the amenity of the area, support an existing rural community, and enable reuse of an accessible and sustainable brownfield site

without any adverse implications to the distinctive character of the area, sense of place, landscape, natural or cultural assets of the area. Whilst these matters are subject to detailed design, I am content that the terms of the policies and design guidance are achievable in principle by a single house development on the site. For these reasons, it can be concluded that the proposed development is on balance in overall in compliance with the Development Plan. There are no other material considerations which would warrant the refusal of planning permission. The proposed development therefore merits the conditional approval of planning permission in principle.’ (23/0053/IC)

‘It is clear from the above assessment against the relevant policy context that there are a number of Policies which this proposal can be supported under and a number which the proposed development presents a departure from, both in NPF4 and the adopted and proposed Inverclyde LDP. Within NPF4, the proposal is not considered to fully accord with in terms of Policy 8, as there is no specific locational requirement to justify the location of the proposed house in the Green Belt. It can, however, be considered compatible with the surrounding area and landscape character, is of an appropriate scale, massing and external appearance, uses materials that minimise visual impact on the Green Belt as far as possible, will not result in any significant long-term impacts on the environmental quality of the Green Belt, and would not undermine the purpose of the Green Belt around Inverkip, meeting the requirements for Green Belt development listed in Policy 8 of NPF4. The lack of locational requirement is also the reason for departure from both the adopted LDP under Policy 14 and the proposed LDP under Policies 15 and 19. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

A new dwellinghouse on this site would contribute to the housing land supply and would accord with national policies for delivering housing. The proposal will reuse an area of brownfield land which is unlikely to return to its natural state without intervention and is considered to be suitably scaled, sited and designed to be in keeping with the character of the area and therefore can be supported under Policy 17 of NPF4. Subject to an agreed timescale for build-out, the proposal can be supported under Policy 16 of NPF4.

The site makes use of previously developed land within proximity to the village centre and public transport which would contribute to the sustainability of the development and would be appropriate for adhering to the 20-minute neighbourhood principle in NPF4, Policy 15, as well as being accessible to sustainable modes of travel, in accordance with NPF4, Policy 13. The proposal offers the opportunity to provide a quality rural home, improve the amenity of the area, support an existing rural community, and enable reuse of an accessible and sustainable brownfield site. The proposal is capable of being implemented without any adverse impacts on the setting or character of the listed building and its surrounding landscape, preserves the natural assets of the area and presents a design which is not uncharacteristic of its surroundings or unsympathetic to the cultural assets of the area. On balance, the proposal can be considered to constitute as sustainable development, and can be supported under Policies 1, 2, 3, 7, 13, 14, 15, 16 and 17 of NPF4, Policies 1, 6, 9, 10, 11 and 29 of the adopted LDP and Policies 1, 6, 10, 11, 12, 18, 20 and 29 of the proposed LDP.

In weighing up this departure against the full assessment of all relevant policies which make up the development plan, it is considered that the proposed development is overall, on balance, in

compliance with the Development Plan. There are no other material considerations which would warrant the refusal of planning permission. Approval should therefore be given to this application.’ (23/0293/IC)

- 4.15 Whilst it is appreciated and acknowledged that each application requires to be considered on its own individual merits, that does not negate the need for consistent interpretation and application of planning policy within a Council Area. If consistency in decision making is an objective of Inverclyde Council, our client’s proposal should clearly be considered as an acceptable departure from Policy 8, just as the two referenced proposals were.

Policy 9 – Brownfield, vacant and derelict land and empty buildings

- 4.16 The intent of Policy 9 in NPF4 on ‘*Brownfield, vacant and derelict land and empty buildings*’ is ‘*to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.*’ Policy 9(a) states that

‘Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.’

As noted previously, the application site is, as a result of previous developments and associated uses, brownfield in nature. It has not naturalised and will not be allowed to naturalise in the future. Furthermore, it has little biodiversity interest in its present condition and its credentials in that regard can be improved through additional landscaping and planting proposals. In short, the redevelopment of the site for the dwelling house proposed represents a sustainable reuse of brownfield land entirely in accordance with the intent and requirements of Policy 9.

Policy 10 – Coastal Development

- 4.17 The intent of Policy 10 in NPF4 on ‘*Coastal Development*’ is ‘*to protect coastal communities and assets and support resilience to the impacts of climate change.*’ As the application site is not located within a Coastal Area, Policy 10 is not relevant to its determination.

Policy 11 – Energy

- 4.18 The intent of Policy 11 in NPF 4 on ‘*Energy*’ is ‘*to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).*’ It encourages all Councils to utilise their full potential for electricity and heat generation from renewable, low carbon and zero emission sources. As noted previously in our responses to Policies 1 and 2 of NPF4, it is our client’s intention that future application proposals will incorporate low and zero carbon generating technologies in the form of air source heat pumps and photovoltaics rendering it compliant with the terms of Policy 11.

Policy 12 – Zero Waste

- 4.19 The intent of Policy 12 in NPF4 on ‘*Zero Waste*’ is ‘*to encourage, promote and facilitate development that is consistent with the waste hierarchy.*’ Our clients are committed to working in line with the waste hierarchy referred to and will seek to reduce, reuse and/or recycle

materials at every opportunity presented, thereby rendering the proposals compliant with the terms of Policy 12.

Policy 13 – Sustainable Transport

- 4.20 The intent of Policy 13 in NPF4 on ‘*Sustainable Transport*’ is ‘*to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel use and reduce the need to travel unsustainably.*’ As noted previously the application site is located within 450 metres of Port Glasgow and within 960 and 1050 metres of bus stops thus rendering it easily accessible to a range of facilities and services. As noted previously under our assessment of Policy 1, the sustainable location of the application site was acknowledged in the Planning Officer’s Report on Planning Application Reference Number 24/0102/IC (See **Document 2**) when he states ‘*the proposed location for the dog run is approximately 500m from the edge of Port Glasgow, within walking distance of the settlement boundary. As such it would be a sustainable location for such an activity given its proximity to the local population.*’ The characteristics described, render the proposal compliant with the terms of Policy 13 of NPF4.

Policy 14 – Design, Quality and Place

- 4.21 The intent of Policy 14 in NPF4 on ‘*Design, Quality and Place*’ is ‘*to encourage, promote and facilitate well designed development that makes successful places by taking a designed-led approach and applying the Place Principle.*’ Policy 14 states the following:

- ‘a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) *Development proposals will be supported where they are consistent with the six qualities of successful places:*

Healthy – *Supporting the prioritisation of women’s safety and improving physical and mental health.*

Pleasant – *Supporting attractive natural and built spaces.*

Connected – *Supporting well connected networks that make moving around easy and reduce car dependency.*

Distinctive – *Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.*

Sustainable – *Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.*

Adaptable – *Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.’*

- c) *Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.*

Whilst it is not possible to comment on detailed design elements in association with an application for planning permission in principle, it is nonetheless evidently clear that a dwelling

house can be appropriately sited on the application site and designed in a manner that would not cause detriment to the character or appearance of the area. Indeed, an appropriately designed dwelling house with associated landscaping has the potential to make a positive contribution to the character and appearance of the area. It should be noted in this regard that the reasons for the refusal of an earlier application for the erection of a dwelling house on the site under the terms of Planning Application Reference Number 21/0211/IC (See **Document 5**) did not cite any concerns about siting, design or landscape impacts associated with that proposal.

Policy 15 – Local Living and 20-minute neighbours

- 4.22 The intent of Policy 15 in NPF4 on ‘*Local Living and 20 minute neighbourhoods*’ is ‘*to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.*’ Policy 15 states the following:

(a) *Development proposals will contribute to local living including, where relevant 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area , including local access to:*

- *sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks;*
- *employment;*
- *shopping;*
- *health and social care facilities;*
- *childcare, schools and lifelong learning opportunities;*
- *playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation opportunities;*
- *publicly accessible toilets;*
- *affordable and accessible housing options, ability to age in place and housing diversity.’*

- 4.23 As noted on previous occasions, the dwelling house proposed benefits from its close proximity to Port Glasgow and the facilities and services contained within the settlement - all of which are sustainably accessible. The facilities and services referred to include the vast majority of those identified in Policy 15a. The application site in this instance lies within 960 metres of the bus stop on Muirdykes Avenue and within 1050 metres of the bus stop on Dubbs Road and as such are within easy walking distance of the application site. Indeed both of the stops referred to have been frequently used by our clients and their children to access public transport facilities during their occupation of their existing dwelling house within the site. Notwithstanding the sustainability credentials of the site as described, we are of the view, supported by the Chief Planner’s letter issued on the 20th September 2024 (See **Document 6**) that the principles of local living and the 20 minute neighbourhood are not directly applicable to rural areas. The following was stated in that letter:

Policy 17 rural homes and policy 29 rural development

'We continue to hear concerns from stakeholders about the implementation of the above policies. Whilst it is recognised that the character of, and pressures within, rural areas across Scotland varies significantly, we would like to remind planning authorities that their intent is essentially positive, to encourage economic activity and associated homes. It appears that in some cases wider policies, including on transport and local living are also being applied in a way that is particularly restrictive of rural development. However, these policies have been drafted to build in flexibility, see for example our published guidance on local living and 20 minute neighbourhoods guidance.'

As a consequence of the considerations outlined above and notwithstanding the fact that this policy is not directly applicable to dwelling houses proposed in rural areas, the application proposals will nonetheless promote and contribute to the concept of local living and the 20-minute neighbourhood due to their proximity to the settlement, thereby rendering it compliant with the terms of and stipulations within Policy 15, however interpreted and applied.

Policy 16 – Quality Homes

- 4.24 The intent of Policy 16 in NPF4 on 'Quality Homes' is *'to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.'* Criterion (a) states that:

'Development proposals for new homes on land allocated for housing in LDPs will be supported.'

Criterion (c) states that:

'Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which addresses identified gaps in provision, will be supported. This could include:

- i. self-provided homes;*
- ii. accessible, adaptable and wheelchair accessible homes;*
- iii. built to rent;*
- iv. affordable homes;*
- v. a range of size of homes such as those for larger homes;*
- vi. homes for older people, including supported accommodation, care homes and sheltered housing;*
- vii. homes for people undertaking further and higher education; and*
- viii. homes for other specialist groups such as service personnel.'*

Whilst the application site is not specifically zoned for residential use in the Council's Local Development Plan, we are firmly of the view, whether assessed against its own merits or in the context of other dwelling houses approved in the Green Belt, that it too should be granted

planning permission. The dwelling house proposed will clearly improve affordability insofar as our client's specific requirements are concerned and will be adaptable to changing and diverse needs in response to the specific and special circumstances applying to them. The proposal is considered to comply with the terms of Policy 16.

Policy 17 – Rural Homes

- 4.25 The intent of Policy 17 on 'Rural Homes' is *'to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.'* The desired Policy Outcomes are defined as follows:

- *Improved choice of homes across tenures so that identified local needs of people and communities in rural and island areas are met.*
- *Homes are provided that support sustainable rural communities and are linked with service provision.*
- *The distinctive character, sense of place and natural and cultural assets of rural areas are safeguarded and enhanced.'*

Parts (a) and (b) of Policy 17 state the following:

- a) *Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:*
- i. *is on a site allocated for housing within the LDP;*
 - ii. *reuses brownfield land where a return to a natural state has not or will not happen without intervention;*
 - iii. *reuses a redundant or unused building;*
 - iv. *is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;*
 - v. *is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;*
 - vi. *is for a single home for the retirement succession of a viable farm holding;*
 - vii. *is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or*
 - viii. *reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.*
- b) *Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.'*

- 4.26 There are a number of important points to make in response to those parts of the policy referenced:

1. The application site is brownfield in nature and it will not return to a natural state without intervention.
2. The proposal relates to the sub-division of an existing residential plot where an additional dwelling can be erected without adverse impact on the character of or infrastructure provision in the area.
3. The site lies within 450 metres of the Port Glasgow settlement envelope rendering it sustainably accessible to residents.

The proposals are, in light of the above points considered to be compliant with the terms of Policy 17.

Policy 18 – Infrastructure First

- 4.27 The intent of Policy 18 in NPF4 on '*Infrastructure First*' is '*to encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.*' As the impacts arising from the development proposed can be satisfactorily mitigated, if or where necessary, through the imposition of conditions on any consent granted, they are considered to be compliant with the terms of Policy 18 in NPF4.

Policy 19 – Heating and Cooling

- 4.28 The intent of Policy 19 in NPF4 on '*Heating and Cooling*' is '*to encourage, promote, and facilitate development that proposes decarbonized solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.*' It promotes the connection of development proposals to Heat Network Zones where existing, or where planned and requires proposals to be designed and constructed to allow for cost effective connection at a later date. As there are no existing or proposed heat network zones within or in the vicinity of the application site, insofar as we are aware, the terms of Policy 19 are not considered relevant to the application proposals.

Policy 20 – Blue and Green Infrastructure

- 4.29 The intent of Policy 20 on '*Blue and Green Infrastructure*' is '*to protect and enhance blue and green infrastructure and their networks.*' The application proposals will not result in an adverse impact on elements of blue and/or green infrastructure. Consequently, they are not considered to be in conflict with the terms of Policy 20.

Policy 21 – Play, Recreation and Sport

- 4.30 The intent of Policy 21 in NPF4 on '*Play, Recreation and Sport*' is '*to encourage, promote and facilitate spaces and opportunities for play, recreation and sport.*' There are ample opportunities within the immediate vicinity of the site for informal play, recreation and sporting activities. More formal facilities are available within Port Glasgow to the east. The proposals are considered to be compliant with the terms of Policy 21.

Policy 22 – Flood Risk and Water Management

- 4.31 The intent of Policy 22 in NPF4 on '*Flood Risk and Water Management*' is '*to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.*' We have provided in support of the application a Flood Risk Assessment prepared in 2004 (See **Document 7**) and submitted in support of an earlier application on the site. A review of that risk assessment leads one to form

the opinion that the conclusions arrive at within it (there is no foreseeable future flood risk) are equally applicable to the current application proposals. It should also be noted that all surface water from the development proposed will be attenuated and suitably discharged to appropriate receiving sources – such requirements can be a condition of any permission granted. As a consequence of this, the proposals will not result in an increased flood risk in the area and as such are compliant with the terms of Policy 22.

Policy 23 – Health and Safety

- 4.32 The intent of Policy 23 on *‘Health and Safety’* is *‘to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.’* There are no health or amenity impacts of an adverse nature associated with the application proposals and as a consequence of this they are considered to be compliant with the terms of Policy 23.

Policy 24 – Digital Infrastructure

- 4.33 The intent of Policy 24 in NPF4 on *‘Digital Infrastructure’* is *‘to encourage, promote and facilitate the roll-out of digital infrastructure across Scotland to unlock the potential of all our places and the economy.’* As the application proposals have access to broadband networks, they are considered to be in compliance with the terms of Policy 24.

Policy 25 – Community Wealth Building

- 4.34 The intent of Policy 25 in NPF4 on *‘Community wealth building’* is *‘to encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels.’* As the application proposals will facilitate local job creation through the construction programme and contribute to the local economy generally, they are considered to be compliant with the terms of Policy 25.

Policy 26 – Business and Industry

- 4.35 The intent of Policy 26 in NPF4 on *‘Business and Industry’* is *‘to encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live-work units and micro-businesses.’* The dwelling house proposed will be designed to be adaptable with appropriate spaces provided within them to facilitate home working.

Policy 27 – City, Town and Commercial Centres

- 4.36 The intent of Policy 27 on *‘City, Town and Commercial Centres’* is *‘to encourage, promote and facilitate development in our city and town centres, recognising they are a national asset.’* The application proposals will not result in an adverse impact on the vitality or viability of any town centre and because of this, the proposal is not in conflict with the terms of Policy 27.

Policy 28 – Retail

- 4.37 The intent of Policy 28 in NPF4 on *‘Retail’* is *‘to encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes.’* As the application proposals relate to a small-scale residential development, the terms of Policy 28 in NPF4 on *‘Retail’* are not of relevance.

Policy 29 – Rural Development

- 4.38 The intent of Policy 29 in NPF4 on ‘*Rural Development*’ is ‘*to encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.*’ Whilst the application proposals relate to a residential end use within a rural location, they will create employment opportunities during the construction period and in that way will encourage economic activity. As demonstrated previously, the development proposed can be accommodated on the site through a consolidation of the established group of buildings without adverse effect on the character or appearance of the surrounding landscape. The proposals are compliant with the terms of Policy 29.

Policy 30 – Tourism

- 4.39 The intent of Policy 30 in NPF4 on ‘*Tourism*’ is ‘*to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.*’ As the proposals relate to a proposed residential development, the terms of Policy 30 are not considered to be of relevance to the determination of the application.

Policy 31 – Culture and Creativity

- 4.40 The intent of Policy 31 in NPF4 on ‘*Culture and Creativity*’ is ‘*to encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.*’ As this policy relates to the provision of cultural art and venues etc. (including the provision of public art within developments) it is considered to have no relevance to the application proposals.

Policy 32 – Aquaculture

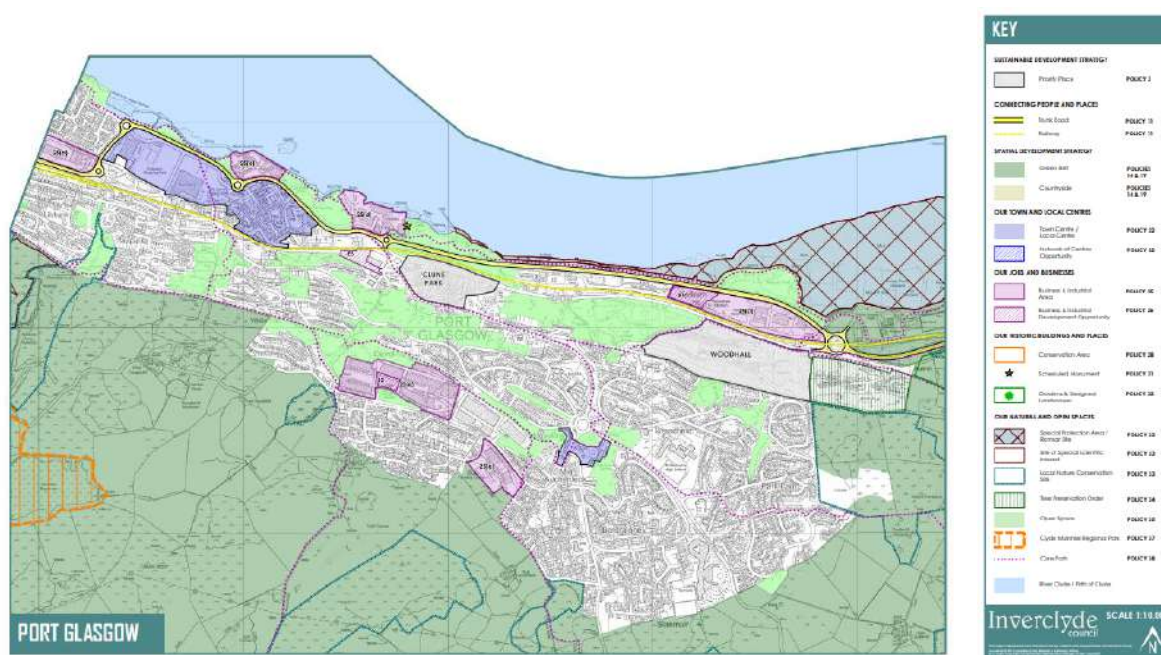
- 4.41 The intent of Policy 32 in NPF4 on ‘*Aquaculture*’ is ‘*to encourage, promote and facilitate aquaculture development and minimise any adverse effects on the environment, including cumulative impacts.*’ As the application proposals relate to a small-scale residential development, the terms of Policy 32 are of no relevance to the application proposals.

Policy 33 – Minerals

- 4.42 The intent of Policy 33 on ‘*Minerals*’ is ‘*to support the sustainable management of resources and minimise the impacts of the extraction of minerals on communities and the environment.*’ As the application proposals relate to a residential development the terms of Policy 33 are of no relevance to the application proposals.
- 4.43 Having assessed the application proposals against the terms of all policies within NPF4 and applying the principles of proportionality and reasonableness advocated by the Planning Minister and Chief Planner in their letter dealing with the transitional arrangements for NPF4 (referred to previously in Paragraph 4.4), the proposals, when ‘*viewed in the round*’ and with the application of ‘*planning judgement*’ are generally compatible. Whilst it is acknowledged that the proposal conflicts to a degree with Policy 8 in NPF4, greater weight should, in this instance, be given to the brownfield nature of the site; its sustainable proximity to the settlement and to the delivery of improvements to the landscape character and appearance of the area.

Inverclyde Local Development Plan 2019

- 4.44 The Inverclyde Local Development Plan was adopted by Inverclyde Council on 26th August 2019. The application site lies in the rural area outside Port Glasgow within the Green Belt.



- 4.45 Key policies within the local development plan of relevance to the determination of the application for the erection of the dwelling house proposed, include the following:

- Policy 1** – Creating Successful Places
- Policy 6** – Low and Zero Carbon Generating Technology
- Policy 7** – Waste Reduction and Management
- Policy 8** – Managing Flood Risk
- Policy 9** – Surface and Waste Water Drainage
- Policy 10** – Promoting Safe and Active Travel
- Policy 11** – Managing Impact of Development on the Transport Network
- Policy 14** – Green Belt and Countryside
- Policy 16** – Contaminated Land



The following Planning Application Advice Notes (PAAN) are also of relevance:



- PAAN 2** – Single Plot Residential Development
- PAAN 3** – Private and Public Open Space Provision in New Residential Development
- PAAN 5** – Outdoor Seating Areas
- PAAN 8** – Siting and Design of Houses in the Green Belt and the Countryside

- 4.46 Policy 1 on 'Creating Successful Places' states the following:

'Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.' The factors contributing to successful places as set out in Figure 3 include, Distinctive; Adaptable; Resource Efficient; Easy to Move Around; Safe and Pleasant; and Welcoming.

- 4.47 Policy 1 in the Council's adopted Local Plan seeks to achieve the same objectives as Policy 14 on *'Design, Quality and Place'* in National Planning Framework 4 (NPF4). As stated in response to that quoted policy from NPF4, it is not possible to comment on detailed design elements in association with an application for planning permission in principle. Notwithstanding this it is evidently clear that a dwelling house can be appropriately sited on the application site and designed in a manner that would not cause detriment to the character or appearance of the area or the amenity levels enjoyed by the existing dwelling house. It is also worth noting that the requirements outlined in Planning Application Advice Notes on Single Plot Residential Development (2), Private and Public Open Space Provision in New Residential Development (3), Outdoor Seating Areas (5) and Siting and Design of Houses in the Green Belt and the Countryside are all capable of being complied with at the detailed stage.

- 4.48 Policy 6 on *'Low and Zero Carbon Generating Technology,'* states that

'Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where: a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and b) there is likely to be an adverse impact on the historic environment'

**This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.'*

- 4.49 In a similar vein to our response to Policies 1 and 2 in NPF4 on *'Sustainable Places,'* and *'Climate Mitigation and Adaptation,'* it is our client's intention to adopt a fabric first approach to sustainability which involves meeting carbon reduction requirements by increasing thermal performance and minimising air infiltration. The incorporation of Low and Zero Carbon Generating Technologies including air source heat pumps and photovoltaics in contributing towards the energy requirements will also feature in any future proposals as will the embodiment of low energy LED lighting and facilities for electric vehicle charging.

- 4.50 Policy 7 on *'Waste Reduction and Management,'* states the following:

'Proposals for waste management facilities will be supported where they: a) Support the national Zero Waste Plan and promote the waste hierarchy; b) Enable the management of waste closer to where it arises; c) Avoid significant adverse impact on the amenity and operations of'

existing and adjacent uses and the road network; and d) Avoid significant adverse impact on historic buildings and places and the green network and our natural and open spaces.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.'

- 4.51 As noted in our response to Policy 12 in NPF4 on 'Zero Waste,' our clients are committed to working in line with the waste hierarchy referred to and will seek to reduce, reuse and/or recycle materials at every opportunity presented. Domestic waste management arrangements shall adopt and be in compliance with local authority requirements.

- 4.52 Policy 8 on 'Managing Flood Risk,' states the following:

'Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);*
- b) increase the level of flood risk elsewhere; and*
- c) reduce the water conveyance and storage capacity of a functional flood plain.*

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.'

- 4.53 As noted in our response to Policy 22 in NPF4 on 'Flood Risk and Water Management,' a flood risk assessment has been submitted in support of the application (See **Document 7**) which demonstrates that there is no foreseeable future flood risk on the site.

- 4.54 Policy 9 on 'Surface and Water Water Drainage,' states the following:

'New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) *a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and*
- ii) *the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.*

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.'

- 4.55 All surface water from the development proposed will be attenuated and suitably discharged to appropriate receiving sources. Waste water will be treated in an existing treatment plant/septic tank with the treated water also discharged to appropriate receiving sources. Further details of surface and waste water treatment and disposal arrangements can be adequately dealt with through the imposition of a condition on any decision to approve the current application for planning permission in principle thus meeting the requirements of Policy 8.

- 4.56 Policy 10 on '*Promoting Sustainable and Active Travel*,' states the following:

'Development proposals, proportionate to their scale and proposed use, are required to:

- (a) *provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and*
- (b) *include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.*

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.'

- 4.57 As noted in our responses to a number of policies in NPF4 previously (e.g. Policy 1 on '*Sustainable Places*'; Policy 8 on '*Green Belt*'; and Policy 13 on '*Sustainable Travel*') the application site lies within 450 metres of the Port Glasgow settlement envelope, and within 960m and 1050 metres of bus stops on Muirdykes Avenue and Dubbs Road respectively which provide safe and convenient access to a range of facilities and services including the wider public transport network. It is also worth noting that the National Cycle Route 75, accessible off Barr's Brae lies within 1100 metres of the site. For the reasons mentioned, the application proposals are considered to be entirely compliant with the terms of Policy 10.

- 4.58 Policy 11 on '*Managing Impact of Development on the Transport Network*,' states the following:

'Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.'

- 4.59 The existing and proposed dwelling houses will be served by the pre-existing access arrangements presently serving the site. The said access arrangements were approved in association with the original dwelling house and egg production unit under the terms of Planning Permission Reference Number IC/03/446 and were most recently viewed as being acceptable in association with a dog run/exercise business approved under the terms of Planning Permission Reference 24/0102/IC (See **Document 2**). As the said dog/run exercise business will cease to operate upon the erection of the dwelling house being applied for, there will be a net reduction in terms of traffic movements to and from the property.

- 4.60 Policy 14 on the '*Green Belt and Countryside*' states the following:

'Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;*
- b) a tourism or recreational use that requires a countryside location;*
- c) infrastructure with a specific locational need;*
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or*
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.*

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.'

- 4.61 Our response to Policy 14 in the Local Development Plan is exactly the same to our response to Policy 8 on the Green Belt in NPF4. Whilst it is accepted that the application proposals do not meet any of the exceptions against the general presumption against residential development in areas identified as the Green Belt, there are, in this particular instance, a number of circumstances which justify a departure from policy as noted below:

- The site is a previously developed brownfield site, the development of which has the potential to result in a significant improvement to the character and appearance of the area through the erection of a new dwelling house and appropriate complimentary landscaping;
- The application site is located within 450 metres of the settlement envelope (Port Glasgow) and within easy walking distance of public transport services accessible on Muirdykes Avenue and Dubbs Road, which thereafter provide safe and convenient access to a wide range of facilities and services; and

- A number of applications have been granted by the Council for the erection of dwelling houses in less sustainable locations than the current application site since the publication and indoctrination into the development plan of NPF4. Those applications include those granted planning permission under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC.

4.62 Policy 16 on ‘*Contaminated Land*,’ states the following:

‘Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.’

4.63 Whilst we are unaware of any contamination, potential or otherwise, on the site, the matter could, in any event, clearly be addressed through the imposition of a condition on any decision to grant planning permission in principle for the dwelling house applied for.

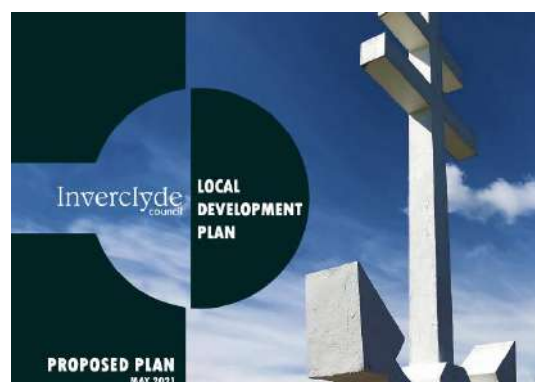
4.64 In a similar vein to our concluding remarks on the policies contained within NPF4, it is again accepted that the proposal contravenes policy on the Green Belt as outlined in Policy 14. However, as we have outlined in our response to that policy, it is our opinion that greater weight should be given to the brownfield nature of the site; its sustainable proximity to the settlement; and to the precedents set by the Council’s granting of planning permission for the erection of dwelling houses within the green belt in less sustainable locations under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC. As far as all other policies within the local development plan are concerned the application proposals are considered to be compliant.

Other Material Considerations

4.65 As noted previously, in addition to the development plan, due consideration must also be given to other material considerations when determining a planning application. Such considerations in this instance include the Proposed Inverclyde Local Development Plan 2021 and Planning History.

Proposed Inverclyde Local Development Plan 2021

4.66 Inverclyde Council published the Proposed Inverclyde Local Development Plan 2021 on 17th May 2021. Whilst intending to progress towards adoption of the Plan at the time, such intentions have now been abandoned. Notwithstanding this, the plan is still recognised as a material consideration in the determination of planning applications. The application is similarly located within the Green Belt as in the adopted version of the Local Development Plan. Policies of Relevance to the application proposal include the following:



Policy 1 – Creating Successful Places

Policy 6 – Low and Zero Carbon Generating Technology
Policy 7 – Waste Reduction and Management
Policy 9 – Managing Flood Risk
Policy 10 – Surface and Waste Water Drainage
Policy 11 – Promoting Sustainable and Active Travel
Policy 12 – Managing Impact of Development on the Transport Network
Policy 15 – Green Belt and the Countryside
Policy 17 – Brownfield Development
Policy 18 – Land for Housing
Policy 19 – Individual and Small Scale Housing Development in the Green Belt and Countryside
Policy 34 – Landscape

Draft Planning Application Advice Notes (PAAN) 2 on ‘*Single Plot Residential Development*,’ 3 on ‘*Private and Public Open Space Provision*,’ and 7 on ‘*Siting and Design of New Houses in the Countryside*’ are also of relevance.

4.67 Policy 1 on ‘*Creating Successful Places*,’ states the following:

‘Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.’

4.68 Our response to Policy 1 in the adopted Local Development Plan (See Paragraph 4.47) is equally applicable to the terms of Policy 1 in the Proposed Local Development Plan and as such merits no further comment.

4.69 Policy 6 on ‘*Low and Zero Carbon Generating Technology*’ states the following:

‘Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025. Other solutions will be considered where:

- a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and*
- b) there is likely to be an adverse impact on the historic or natural environment.*

** This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.’*

4.70 Our response to Policy 6 in the adopted Local Development Plan (See Paragraph 4.49) is equally applicable to the terms of Policy 6 in the Proposed Local Development Plan and as such merits no further comment.

4.71 Policy 7 on ‘Waste Reduction and Management,’ states the following:

‘Proposals for waste management facilities will be supported where they:

- (a) support the national Zero Waste Plan and promote the waste hierarchy;*
- (b) enable the management of waste closer to where it arises;*
- (c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and*
- (d) avoid significant adverse impact on the resources protected by the Plan’s historic buildings and places and natural and open spaces chapters.*

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.’

4.72 Our response to Policy 7 in the adopted Local Development Plan (See Paragraph 4.51) is equally applicable to the terms of Policy 7 in the Proposed Local Development Plan and as such merits no further comment.

4.73 Policy 9 on ‘Managing Flood Risk,’ states the following:

‘Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- (a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);*
- (b) increase the level of flood risk elsewhere; and*
- (c) reduce the water conveyance and storage capacity of a functional flood plain.*

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.’

4.74 Our response to Policy 8 in the adopted Local Development Plan on ‘Managing Flood Risk’ (See Paragraph 4.53) is equally applicable to the terms of Policy 9 in the Proposed Local Development Plan and as such merits no further comment.

4.75 Policy 10 on ‘*Surface and Waste Water Drainage*,’ states the following:

‘New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and*
- b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.*

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.’

4.76 Our response to Policy 9 in the adopted Local Development Plan (See Paragraph 4.55) is equally applicable to the terms of Policy 10 in the Proposed Local Development Plan and as such merits no further comment or explanation.

4.77 Policy 11 on ‘*Promoting Sustainable and Active Travel*,’ states the following:

‘Development proposals, proportionate to their scale and proposed use, are required to:

- (a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, links to the wider walking, cycling network and public transport network; and*
- (b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.*

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.'

4.78 Our response to Policy 10 in the adopted Local Development Plan (See Paragraph 4.57) is equally applicable to the terms of Policy 11 in the Proposed Local Development Plan and as such merits no further comment or explanation.

4.79 Policy 12 on '*Managing Impact of Development on the Transport Network*,' states the following:

'Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.'

4.80 Our response to Policy 11 in the adopted Local Development Plan (See Paragraph 4.59) is equally applicable to the terms of Policy 12 in the Proposed Local Development Plan and as such merits no further comment or explanation.

4.81 Policy 15 on '*Green Belt and the Countryside*' states the following:

'Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;*
- b) a tourism or recreational use that requires a countryside location;*
- c) infrastructure with a specific locational need;*
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or*
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.*

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

4.82 Our response to Policy 14 in the adopted Local Development Plan (See Paragraph 4.61) is equally applicable to the terms of Policy 15 in the Proposed Local Development Plan and as such merits no further comment or explanation.

4.83 Policy 17 on '*Brownfield Development*,' states the following:

'The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.'

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.'

'Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.'

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.'

- 4.84 Whilst Policy 17 in the Proposed Local Development Plan only provides support for the redevelopment of brownfield sites within the urban area, Policy 9 in NPF4 on *'Brownfield, vacant and derelict land and empty buildings'* provides equal and unequivocal support for the development of brownfield land both within and outwith urban areas. It is policy in NPF4 that requires to be given precedence in the determination of such applications.

- 4.85 Policy 18 on *'Land for Housing,'* states the following:

'To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure Through New Development.'

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- (a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;*
- (b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;*
- (c) that the proposal is for sustainable development; and*
- (d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.*

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.'

4.86 Whilst the application proposal, being related to the erection of a single dwelling house, is not of strategic significance in the context of Policy 18, the policy has been referenced in supporting the granting of planning permission for the previously two referenced dwelling houses in the Green Belt under Planning Application Reference Numbers 23/0053/IC and 23/0293/IC (See **Documents 3 & 4**) due to the contribution they would make to the Council's Housing Land Supply.

4.87 Policy 19 on '*Individual and Small Scale Housing Development in the Green Belt and Countryside*,' states the following:

'Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- (a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;*
- (b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;*
- (c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;*
- (d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or*
- (e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.*

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.'

4.88 Our response to Policy 14 in the adopted Local Development Plan (See Paragraph 4.59) is equally applicable to the terms of Policy 19 in the Proposed Local Development Plan. Whilst it is accepted that the application proposals do not meet any of the circumstances outlined in Policy 19, there are a number of circumstances which justify a departure from policy as noted below:

- The site is a previously developed brownfield site, the development of which has the potential to result in a significant improvement to the character and appearance of the area through the erection of a new dwelling house and appropriate complimentary landscaping;

- The application site is located within 450 metres of the settlement envelope (Port Glasgow) and within easy walking distance of public transport services on Muirdykes Avenue and Dubbs Road which thereafter provide safe and convenient access to a wide range of facilities and services; and
- A number of applications have been granted by the Council for the erection of dwelling houses in less sustainable locations than the current application site since the publication and indoctrination into the development plan of NPF4. Those applications include those granted planning permission under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC.

4.89 Policy 34 on ‘*Landscape*,’ states the following:

‘The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- (a) *the setting of buildings and settlements within the landscape*
- (b) *the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge*
- (c) *the character and distinct qualities of river corridors*
- (d) *historic landscapes*
- (e) *topographic features, including important/ prominent views, vistas and panoramas*

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.’

4.90 As noted in our responses to Policy 14 in National Planning Framework 4 (NPF4) and Policy 1 in both the adopted and proposed Inverclyde Local Development Plans, the application site has landscape capacity to accommodate the dwelling house proposed without causing an adverse impact on the character or appearance of the area. This was acknowledged by the Planning Officer in his assessment of the earlier application submitted under the terms of Planning Application Reference Number 21/0211/IC (See **Document 5**).

4.91 In short, there are no policies within the Proposed Inverclyde Local Development Plan 2021, that would alter or change the conclusions we have reached in our assessment of National Planning Framework 4 or the adopted Local Development Plan 2019.

Planning History

4.92 Planning History is a material consideration to which significant weight should be given in the determination of the current planning application submitted on behalf of our clients. We have drawn attention throughout this statement to permissions which have been granted for the erection of dwelling houses within the Green Belt in less sustainable locations than our client's site, making reference in this regard to Planning Permission Reference Numbers 23/00523/IC and 23/0293/IC in particular (See **Documents 3 & 4**) As noted in Paragraph 4.14 previously, the conclusions arrived at in the consideration of both of those applications could be equally applied to this application and in the interests of consistency in decision making clearly should be.

4.93 It is important also, in the context of Planning History, to review the reasons previously issued for the refusal of an earlier application for a dwelling house on the site under the terms of Planning Application Reference Number 21/0211/IC (See **Document 5**). That decision and the subsequent unsuccessful Review Request were issued on 04th October 2021 and 22nd February 2022 – both decisions pre-dating the publication and indoctrination into the development plan of National Planning Framework 4 (NPF4) in February 2023. The reasons for the refusal of that earlier application and our responses to them within the context of NPF4 are outlined below:

1. That as the proposal is for a detached dwelling house within the Green Belt which has not been justified under Policy 14 of the adopted 2019 Inverclyde Local Development Plan or Policies 15 and 19 of the proposed 2021 Inverclyde Local Development Plan, it is contrary to both the adopted Inverclyde Local Development Plan and proposed 2021 Inverclyde Local Development Plan respectively.

Response – Whilst it is accepted that the application proposals do not meet any of the circumstances justifying development in the Green Belt as outlined in NPF4 or either version of the Inverclyde Local Development Plan, there are a number of circumstances which justify a departure from policy as noted below:

- The site is a previously developed brownfield site, the development of which has the potential to result in a significant improvement to the character and appearance of the area through the erection of a new dwelling house and appropriate complimentary landscaping;
- The application site is located within 450 metres of the settlement envelope (Port Glasgow) and within easy walking distance of public transport services accessible on Muirdykes Avenue and Dubbs Road which thereafter provide safe and convenient access to a wide range of facilities and services; and
- A number of applications have been granted by the Council for the erection of dwelling houses in less sustainable locations than the current application site since the publication and indoctrination into the development plan of NPF4. Those applications include those granted planning permission under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC.

2. *That as the proposal is for a detached dwellinghouse in a rural location with no safe and convenient links to the wider walking network it is unlikely to promote sustainable and active travel and is therefore contrary to Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan.*

Response – The application site lies within 450 metres of the Port Glasgow settlement boundary and within 960 metres and 1050 metres of bus stops on Muirdykes Avenue and Dubbs Road, thus rendering it accessible by foot and thereafter by bus to a wide range of local facilities and services. The site is located in closer proximity to a settlement and therefore is more sustainably located than the permissions granted under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC. Significantly, the sustainable location of the application site is further acknowledged in the Planning Officer's Report on Planning Application Reference Number 24/0102/IC when it states ***'the proposed location for the dog run is approximately 500m from the edge of Port Glasgow, within walking distance of the settlement boundary. As such it would be a sustainable location for such an activity given its proximity to the local population.'*** It logically follows that if the site is within a sustainable distance from the settlement boundary to accommodate a dog run, it is also within a sustainable distance to accommodate a dwelling house.

3. *That as the applicant has not demonstrated that the proposal will not be at significant risk of flooding or increase the level of flood risk elsewhere it has not been justified under Policy 8 of the adopted 2019 Inverclyde Local Development Plan or Policy 9 of the proposed 2021 Inverclyde Local Development Plan.*

Response – The application is supported by a Flood Risk Assessment which conclusively demonstrates that there is no foreseeable future flood risk to the site or a risk to other properties arising from the development of the site for the dwelling house proposed.

4. *That as the application site is not a brownfield site within an identified settlement boundary it cannot be justified against Policy 18 of the proposed 2021 Inverclyde Local Development Plan.*

Response – Whilst it is accepted that Policy 18 of the Proposed Inverclyde Local Development Plan only provides support for the development of brownfield sites within settlements, Policy 9 in NPF4 is unequivocal in its support for the redevelopment of brownfield sites both within and outside settlement boundaries. As noted previously, Section 24(3) (i) of the Town and Country Planning (Scotland) 1997 Act states that *'in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.'* In this instance, Policy 9 in NPF4 must prevail.

5. *That as the proposal does not accord with the sustainable principles of Scottish Planning Policy (2014), specifically in that it would not support town centre regeneration priorities; would not support the delivery of accessible housing; would not support climate change mitigation and adaption including taking account of flood risk; and does not have regard for sustainable land use, it does not therefore constitute sustainable development and is contrary to the Scottish Planning Policy.*

Response – Scottish Planning Policy was replaced by National Planning Framework 4 and as such is no longer a relevant consideration in the determination of planning applications. Setting that aside, this statement demonstrates, quite conclusively, that the site and the dwelling house proposed are sustainably located and the proposal involves the sustainable redevelopment of a brownfield site and in that regard is more sustainable than either of the dwelling houses granted under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC.

- 4.94 Having considered the application proposals against the terms of the development plan and all other material considerations as required under Section 25 of the Town and Country Planning (Scotland) Act 1997, we are firmly and unequivocally of the view that the application proposals, both on merit and in the interests of consistent decision making should be granted planning permission

5. Summary and Conclusions

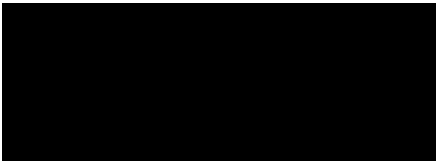
5.1 The application proposals and the key benefits associated with them are summarised below:

- The application site, which measures in the region of 0.88 hectares (c2.17 acres), is located on the northern side of Douglichill Road to the south of Port Glasgow. As the crow flies it is located only 225 metres from the settlement boundary and by road some 450 metres. The site, which was formerly part of the Douglichill Water Treatment Works, accommodates, in the north western corner, an existing 3 storey dwelling house finished in black slates, a white wet dash render and brown uPVC windows. Other lands within the site were previously used in association with a poultry facility, on the back of which, the principle of erecting the original existing house had been granted in 2004.
- The poultry enterprise referred to became unviable and ceased to operate in or around 2011 although features associated with that earlier use, including areas enclosed by fencing and former shipping containers remain on the site. The site is no longer used in association with any form of poultry enterprise with that former use having essentially been abandoned. It should also be noted that the site has not been used for any form of agricultural purposes for at least 120 years. The site, which slopes gently downwards in a northerly direction is accessed off Douglichill Road with a line of tall conifer trees defining the southern boundary. Due to the historical use and associated characteristics of the site it is recognised and accepted by all parties as being brownfield in nature.
- The site to the immediate west of the application site contains a further dwelling house finished with brown concrete tiles and white wet dash walls. That dwelling has a number of outbuildings associated with it which are in use as dog kennels. To the east of the site is the former waste water treatment works; to the north is land planted by the Forestry Commission which falls steeply northwards towards Port Glasgow; and to the south, beyond Douglichill Road, lies grazing land containing the former Douglichall Reservoir.
- The application submitted seeks planning permission in principle for the erection of a single storey dwelling house and domestic garage on the site. The need for the dwelling house has arisen and is supported by Mrs Crighton's health conditions. The preferred location for the dwelling would be on the eastern side of the site's southern half in closest proximity to Douglichill Road. The dwelling would be accessed via the existing arrangements with drainage connected to an existing septic tank.
- Under section 25 of the Town and Country Planning (Scotland) Act, planning applications require to be determined in accordance with the development plan unless material considerations indicate otherwise. The application site is located within the Green Belt as defined in the Inverclyde Local Development Plan 2019 where there is a general presumption against most types of development, albeit, with a number of exceptions. Notwithstanding the site's location within that said

Green Belt, we are of the view that planning permission in principle should be granted for the proposal and in respect of which we would cite the following key considerations:

- (1) The site is a previously developed brownfield site, the development of which, through the erection of the dwelling house proposed and associated complementary landscaping has the potential to result in a significant improvement to the character and appearance of the area;
- (2) The application site is located within 450 metres of the settlement envelope (Port Glasgow) by road. It is within 960 metres and 1050 metres of bus stops on Muirdykes Avenue and Dubbs Road. It is therefore within easy walking distance of public transport services which thereafter provide safe and convenient access to a wide range of local facilities and services; and
- (3) A number of applications have been granted by the Council for the erection of dwelling houses in less sustainable locations than the current application site within the Green Belt since the publication and indoctrination into the development plan of National Planning Framework 4 (NPF4) in February 2023. The applications referenced include those granted planning permission under the terms of Planning Permission Reference Numbers 23/0053/IC and 23/0293/IC and as such are significant considerations in support of the application proposal.

5.2 In view of the considerations outlined we are firmly and unequivocally of the opinion that if policy considerations are to be applied consistently within the Council Area, our client's application should be granted planning permission in principle. We reserve the right to provide additional information in support of the application or to respond to any submissions made by Consultees or Third Parties in advance of its determination.

Signed 

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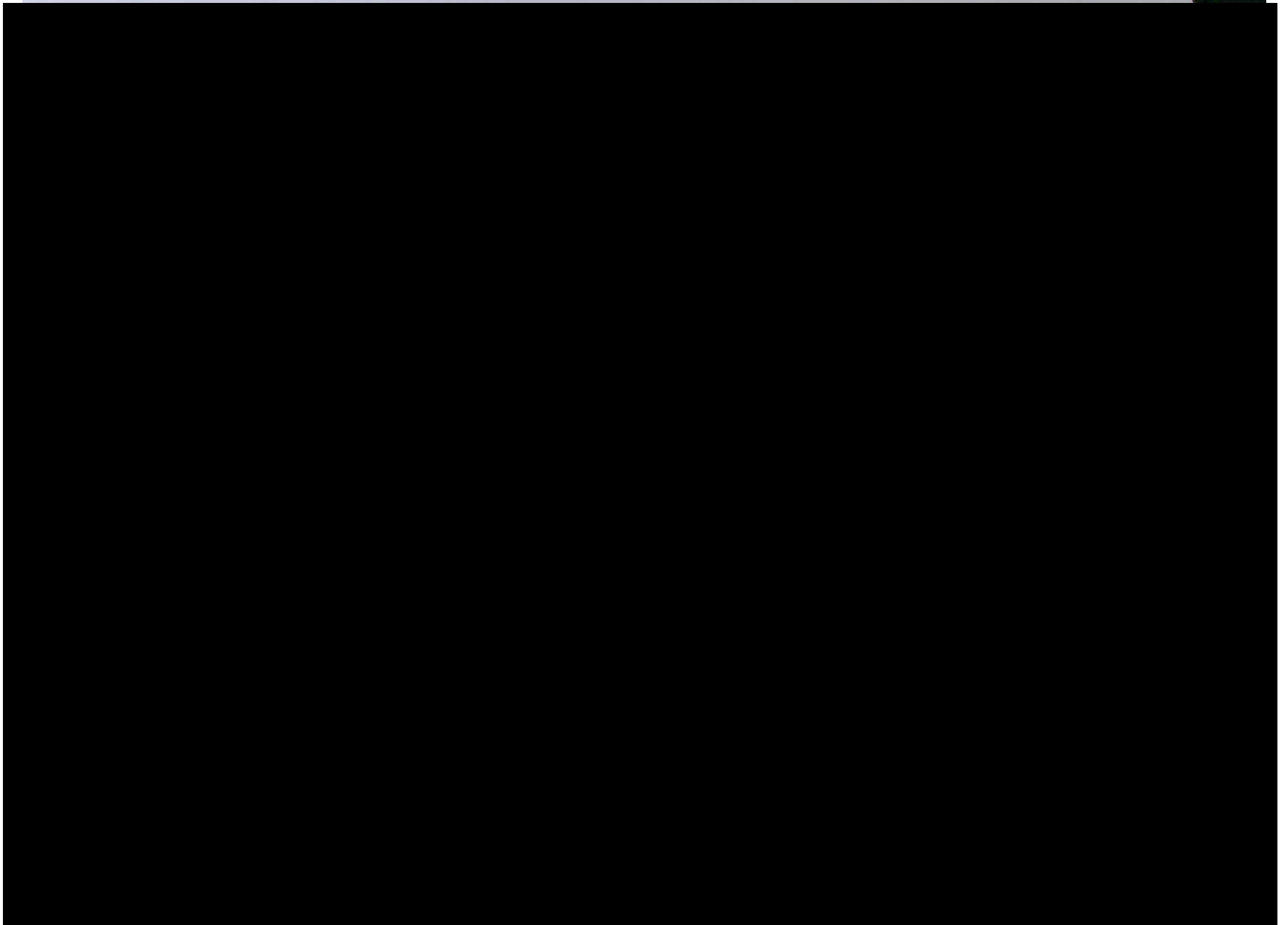
Date 14th November 2024

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Document 1

Copy of letter from Dr. [REDACTED]
[REDACTED] dated 02nd October 2024



Document 2

Planning Officer's Report on Planning Application
Reference Number 24/0102/IC

REPORT OF HANDLING

Report By: David Sinclair

Report No: 24/0102/IC

**Local Application
Development**

**Contact
Officer:** 01475 712436

Date: 27th September 2024

Subject: Change of use of land at front to form dog run/exercise business and erection of fencing around dog exercise area (in retrospect) at

Valley View Farm, Douglichill Road, Port Glasgow.

SITE DESCRIPTION

The application site comprises a field and adjoining road access with a parking area located towards the south-east corner of Valley View Farm. The property covers approximately 0.85 hectares located on the north side of Douglichill Road, in the Green Belt to the south of Port Glasgow. The site in question covers approximately 0.32 hectares and contains a field which previously operated as a paddock. The south side of the field is bounded by leylandii trees around 6m in height and 1.8m high metal railings with 2m high mesh attached to the fencing. The northern boundary is enclosed with 2m high palisade railings. The eastern boundary comprises a metal fence around 2m in height and the western boundary comprises timber fencing with wire mesh.

The field has two containers, one containing farm tools and the other is to provide shelter and seating for persons using the field. Access to the field is through a double gate for pedestrians and an aluminium gate for vehicular access, both of which are located towards the north end of the western boundary. An area designated for parking is located on the west side of the field beside the access road to the farm.

PROPOSAL

Planning permission is sought to change the use of the land to a dog run for members of the public to bring their dogs for exercise and for the erection of the fencing with mesh around the area which is to form the dog run.

The application is in retrospect as the majority of the fencing has been erected and the use commenced in May 2023.

NATIONAL PLANNING FRAMEWORK 4 (NPF4)

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 8

a) Development proposals within a green belt designated within the LDP will only be supported if:

i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;
- horticulture, including market gardening and directly connected retailing, as well as community growing;
- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- the reuse, rehabilitation and conversion of historic environment assets; or
- one-for-one replacements of existing permanent homes. and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

Policy 9

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalized should be taken into account.

Policy 14

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women’s safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 22

c) Development proposals will:

- i. not increase the risk of surface water flooding to others, or itself be at risk.
- ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;
- iii. seek to minimise the area of impermeable surface.

Policy 23

a) Development proposals that will have positive effects on health will be supported. This could include, for example, proposals that incorporate opportunities for exercise, community food growing or allotments.

Policy 29

a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:

- i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;
- ii. diversification of existing businesses;
- iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;
- iv. essential community services;
- v. essential infrastructure;
- vi. reuse of a redundant or unused building;
- vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;
- ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or
- x. improvement or restoration of the natural environment.

b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 9 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 33 – Biodiversity and Geodiversity

Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protect species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

Local Landscape Area

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment.

Non-designated sites

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity

between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

PROPOSED 2021 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 10 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact

of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Policy 12 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 33 – Biodiversity and Geodiversity

European sites

Development proposals that are likely to have a significant effect on a European site which are not directly connected with or necessary to their conservation management must be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site either during construction or operation of the development, or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the

degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, adequate compensatory measures will be required.

Non-designated sites

All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

CONSULTATIONS

Head of Service – Roads and Transportation – Advises as follows:

It is understood that there will be no more than two customers using the dog run at the same time. Therefore, to allow for a departing and arriving customer, 4 parking spaces would be required. Parking bays should be 5.0m x 2.5m with 6m aisle spacing and be fully paved. The applicant show they can meet this requirement.

The applicant indicates that they wish the access onto Douglichill Road remain the same as existing. This should be reflected in the proposed development drawings. Should the access be different than mentioned above the Planning Service should advise.

The car park gradient should not exceed 10%. The applicant shall demonstrate that this will be achieved.

The applicant indicates they will have double gates to access the dog run free park and there are another set of double gates at the entrance of the site and that the visitors will have the opportunity to close these if they wish while they use the park. The applicant must make sure this is always adhered to, to avoid a situation where a dog would get free and run on to the road when going between the car park and the field.

A Section 56 Agreement will be required for any works affecting the public road.

The applicant shall provide detailed drawings showing parking, fencing including that required to prevent dogs from running onto the public road and interaction between the car park and dog run area.

Head of Public Protection and Covid Recovery – Advises as follows:

Whilst the referenced historic ground investigations would not meet with current day standards, the change in use from potential food growing gardens, with poultry to what is described in the application as an enclosed turfed dog exercising area, would reduce risk in this area associated with any hazardous substances originating from the wastewater treatment works (construction, operation, demolition) that previously occupied the site.

PAN33 Advisory: The planning authority determines the application on the basis of the information available to it, but this does not mean that the land is free from contamination.

The responsibility for the safe development of the site rests with the developer.

Scottish Water – No objection however the applicant should be aware this does not confirm the proposed development can currently be serviced. Indicates there is live infrastructure in the proximity of the development area in the form of an abandoned main within the site boundary. Advises the applicant must identify any potential conflict with Scottish Water assets and contact their Asset Impact Team for an appraisal of the proposals; any conflict with assets identified will be subject to restrictions on proximity of construction; and written permission must be obtained before any works are started within the area of the apparatus. Also advises no new connections will be permitted to the public infrastructure.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on 24th May 2024 due to there being neighbouring land with no premises situated on it.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

No representations were received.

ASSESSMENT

The material considerations in determination of this application are the National Planning Framework 4 (NPF4); the adopted 2019 Inverclyde Local Development Plan (LDP); the proposed 2021 Inverclyde Local Development Plan (LDP); and the consultation responses.

The site is located within the Green Belt south of Port Glasgow and Policies 1, 8, 9 and 14 of NPF4, Policies 1, 14 and 33 of the adopted LDP and Policies 1, 15 and 33 of the proposed LDP are therefore relevant to the application. The development introduces a new use to an existing farm which will encourage visitors to the site, potentially impacting on transport and active travel networks, therefore Policy 29 of NPF4, Policies 10 and 11 of the adopted LDP and Policies 11 and 12 of the proposed LDP require consideration. In terms of the impacts on the biodiversity of the site Policy 33 of both LDPs requires consideration.

Policy 1 of NPF4 requires consideration of the global climate and nature crises to be given to all development. The site previously contained hen houses and other buildings in conjunction with the farming of chickens and can be considered brownfield in nature. Policy 9 states that proposals for the sustainable reuse of brownfield sites will be supported. Policy 23 of NPF4 identifies that development proposals which have positive effects on health, including proposals that incorporate opportunities for exercise, community food growing, or allotments will be supported.

Policy 14 of NPF4 and Policy 1 of both LDPs refer to qualities of successful places. The qualities of being Healthy, Pleasant, Connected and Sustainable in Policy 14 are relevant to this development. The relevant qualities in Policy 1 of both LDPs are being 'Easy to Move Around' by being well connected, 'Safe and Pleasant' by avoiding conflict with adjacent uses, avoiding creating spaces that are unsafe and minimising the impact of traffic and parking on the street scene, and 'Welcoming' by integrating new development into existing communities.

In assessing the requirements of Policy 8 of NPF4, this Policy identifies outdoor recreation, play and sport or leisure and tourism uses as being uses which can be supported within the green belt area. Exercising and playing with a dog off-leash in a secure area could be regarded as an outdoor recreation or leisure activity which would be expected within a rural setting. The proposal would provide opportunities for exercise for dog owners playing with dogs which Policy 23 considers as having positive benefits on the health of the local populace. The proposal accords with Policy 23 of NPF4. The proposal will provide physical health benefits to users and therefore meets the quality of being Healthy in Policy 14 of NPF4.

The proposed use also can be considered as a recreational activity which satisfies criterion b) of Policy 14 of the adopted LDP and Policy 15 of the proposed LDP as a tourism or recreational use that requires a countryside location. In terms of justification, there may be the occasional location within the urban area, within a park for example, where a dog run could be located but on the whole a Green Belt location would be more appropriate for this use on the account of the potential noise generated, space required, potential to provide a secure off-lead location and the benefits of keeping dogs from running loose in less appropriate locations.

The quality of being Sustainable in Policy 14 of NPF4 supports the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions. The proposed location for the dog run is approximately 500m from the edge of Port Glasgow, within walking distance of the settlement

boundary. As such it would be a sustainable location for such an activity given its proximity to the local population. The exercise field would provide an opportunity to diversify the existing farm business and encourage the sustainability of the farm, in accordance with Policy 29, criterion (a) ii. of NPF4. The proposed use can be considered to integrate well with the surrounding uses, meeting the quality of being 'Welcoming' in Policy 1 of both LDPs.

In considering Policy 33 and the impacts of the proposal on biodiversity and geodiversity, the site is identified as a non-designated site in both LDPs. The site was most recently used for the storage of hens used for egg farming and contained little or no benefits in terms of biodiversity and geodiversity whilst in use. The use as a dog exercising field would allow some natural regeneration to occur within the site whilst at the same time providing affording an opportunity for the diversification of the existing business. The implementation of the use can be undertaken without the loss of any existing trees within the site and can be considered to offer a betterment in terms of biodiversity from the previous use. It stands that the proposal can be supported under Policy 33 of both LDPs and meets the quality of being Sustainable in Policy 14 of NPF4. By improving the biodiversity of the site, the development can be considered to have a positive impact on the nature crises and can therefore be supported under Policy 1 of NPF4.

In assessing the impacts of the development on surface water drainage (Policy 22 of NPF4, Policy 9 of the adopted LDP and Policy 10 of the proposed LDP), the Head of Service – Roads and Transportation raises no objections or concerns in terms of flooding or drainage issues for the site itself or for surrounding land. Regarding the points raised in the consultation response from Scottish Water, these matters are to be resolved between the applicant and Scottish Water under other legislation. Advisory notes on these matters can also be added as part of the granting of any planning permission. On this basis it is considered that the proposal accords with Policy 22 of NPF4, Policy 9 of the adopted LDP and Policy 10 of the proposed LDP.

In considering the quality of being 'Safe and Pleasant' in Policy 1 of both LDPs, the exercising of dogs is an activity which generates a level of noise from both dogs and persons. The proposed location for the development would avoid conflict arising from noise from barking and shouting due to being sited away from the built-up area where it would be more likely to cause a disturbance. The site is located around 60m from the nearest residential property, which contains a dog boarding business in closer proximity to the property than the development and results in an established level of noise from barking dogs at present. As a result, the development is not considered to result in significantly increased levels of noise and disturbance to any residential properties. The development is not considered to create conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and therefore meets the quality of being 'Safe and Pleasant' in this regard.

In considering the requirements of Policy 10 of the adopted LDP and Policy 11 of the proposed LDP in terms of accessibility, it is noted that the site is not in close proximity to public transport and is not easily accessible from the wider walking and cycling networks. The Head of Service – Roads and Transportation does not consider the development to be of a scale that would require a travel plan. Relative to the use, the proposal provides safe and convenient opportunities for site users to traverse the site by walking. Given the scale and nature of the development, it stands that the use has acceptable regard to Policy 10 of the adopted LDP or Policy 11 of the proposed LDP and can also be considered to meet the qualities of being Connected in Policy 14 of NPF4 and 'Easy to Move Around' in Policy 1 of both LDPs.

In assessing Policy 11 of the adopted LDP and Policy 12 of the proposed LDP and whether the use meets the quality of being 'Safe and Pleasant' through minimising the impact on traffic and parking on the street scene, the Head of Service – Roads and Transportation has been consulted and considers the level of parking to be acceptable. The parking area makes use of the existing access, and the applicant has confirmed that no changes are to be made to the existing access with Douglichill Road. No part of the car park gradient exceeds 10%.

In considering the advice given over dog gates, the drawings submitted indicate that dogs are to be loaded and unloaded from cars within an enclosed area with two separate gates and fencing of a suitable height to prevent dogs from running onto the road. The provision of suitable fencing and dog gates can be addressed by conditions along with requirements for these to be maintained

in full working order throughout the lifetime of the use. In doing so, it stands that the proposal avoids creating spaces that are unsafe, meeting the quality of being 'Safe and Pleasant' in this regard. Overall, the development can be considered to minimise the impact on traffic and parking on the street scene and meets the quality of being 'Safe and Pleasant'. The development accords with Policy 11 of the adopted LDP and Policy 12 of the proposed LDP.

Based on the above assessment, the development can be considered to create a place which is safe for users and therefore meets all relevant factors to be considered 'Safe and Pleasant' as required in Policy 1 of both LDPs. As the development meets all relevant qualities to be considered a successful place it can be supported under Policy 14 of NPF4 and Policy 1 of both LDPs.

Turning to the advice given in consultation responses not yet addressed the comments from the Public Protection Manager in respect of the PAN33 advisory are noted. It is considered that this matter can be addressed by an advisory note.

In conclusion, Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development comprises an outdoor recreational use within the boundary of an existing farmhouse on a site which has been previously developed in association with the farm. It can be considered an appropriate use for a Green Belt location which can be supported under Policies 8 and 9 of NPF4, Policy 14 of the adopted LDP and Policy 15 of the proposed LDP.

The proposal is in accordance with Policies 1, 8, 9, 14, 23 and 29 of NPF4, Policies 1, 9, 10, 11, 14 and 33 of the adopted LDP and Policies 1, 10, 11, 12, 15 and 33 of the proposed LDP. The proposal accords with the relevant Plan Policies and there are no material considerations which outweigh these.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. For the avoidance of doubt, the car parking spaces as shown on the drawing titled "Dog Run Parking" shall be made available for persons using the dog run at all times whilst the dog run is in use.

Reason: To ensure that suitable parking provision is provided for the development at all times in the interests of road safety.

2. Full details of the pedestrian and vehicle access gates shown on the drawing titled "Dog Run Parking" are to be submitted to and approved in writing by the Planning Authority within 28 days of the date of this decision. The approved gates shall be erected no less than 3 months after the date which they are approved by the Planning Authority and shall be retained in position for as long as the site is being used as a dog run/exercise area, unless otherwise agreed in writing by the Planning Authority.

Reason: To prevent dogs from being able to run out onto the public road in the interests of road safety.

3. For the avoidance of doubt, the 1.8m high secure fencing erected around the perimeter of the dog run field and gated access shall be retained for as long as the site is being used as a dog run/exercise area, unless otherwise agreed in writing by the Planning Authority.

Reason: To prevent dogs from being able to run out onto the public road in the interests of road safety.

Signed:



David Sinclair
Case Officer

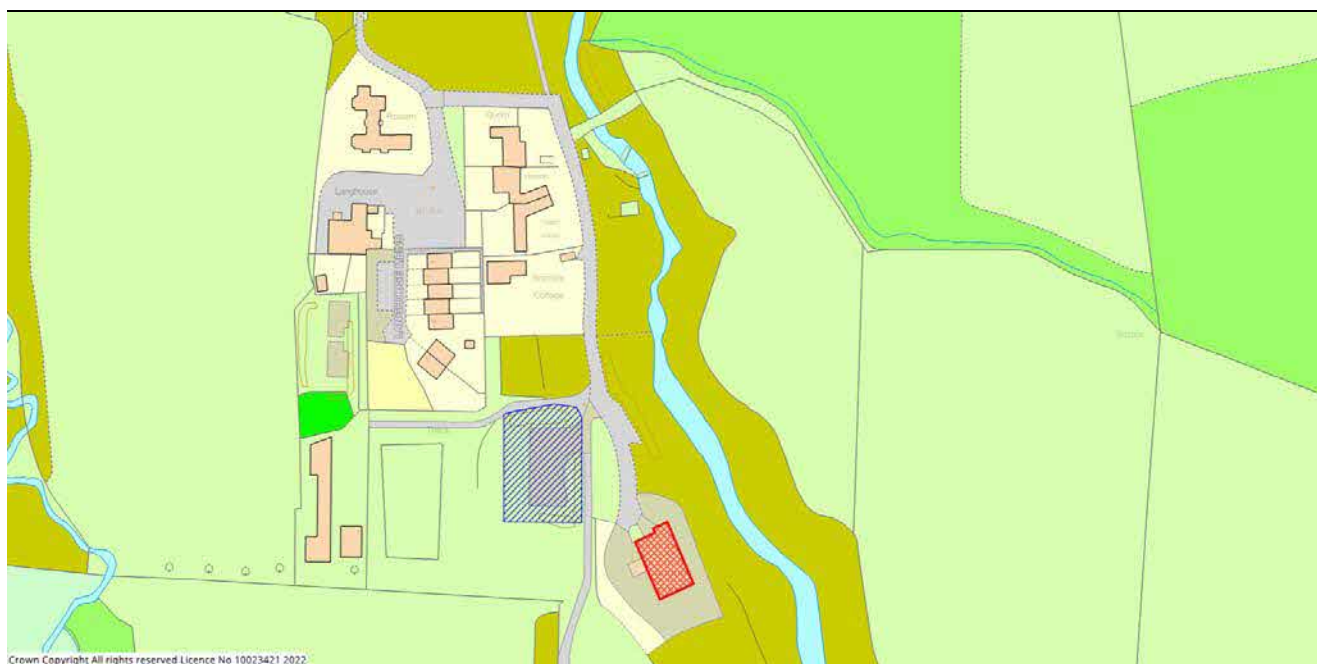


Stuart W Jamieson
Director
Environment and Regeneration

Document 3

Planning Officer's Report relating to Planning
Permission Reference Number 23/0053/IC

Report To:	The Planning Board	Date:	6 September 2023
Report By:	Director Environmental and Regeneration	Report No:	23/0053/IC Local Application Development
Contact Officer:	Carrie Main	Contact No:	01475 712413
Subject:	Proposed erection of detached dwelling house within the grounds of the Bell House (planning permission in principle) at The Bell House, Langhouse Road, Inverkip		



The application site is marked in blue hatching

SUMMARY

The proposal is acceptable when assessed against the Development Plan, which comprises: National Planning Framework 4; the 2019 adopted Inverclyde Local Development Plan; and the 2021 proposed Inverclyde Local Development Plan. 1 representation has been received objecting to the proposal. The consultation responses present no impediment to the principle of development. The recommendation is to GRANT PLANNING PERMISSION IN PRINCIPLE SUBJECT TO CONDITIONS.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=RR7C3KIMFOO00>

SITE DESCRIPTION

The application site is located on the south-western side and at the end of Langhouse Road approximately 800m to the south-east of Inverkip. The identified application site extends to approximately 1608sqm.

The site is located in the Green Belt and is situated within an elevated landscape with views over the countryside and the River Clyde. The site forms a relatively level platform where the old concrete foundations, which form a 'U' shape, remain on the site. The site is overgrown with grass and is unbounded and visible from Langhouse Road.

The site forms part of the grounds of the adjacent two-storey 1960's brick-built residential dwelling known as "The Bell House", which lies approximately 25m to the south-east of the site. The site sits on a slightly lower elevation to the Bell House, separated from it by an intervening access lane/footpath to the immediate east of the site, as well as by vegetation cover, including trees and foliage.

An access lane also lies to the immediate north of the site which provides access to the adjacent stables to the north-west of the site. Beyond this, again at a lower elevation, approximately 30m to the north of the site, several residential dwellings comprising of The Langhouse and the more contemporary development of Langhouse Mews. The conversion of The Langhouse into 2 dwellings and the construction of 11 houses within the walled garden, tennis court and field were granted planning permission and listed building consent in 2005 under applications IC/04/284 and LB/04/020 respectively.

Langhouse Road also serves four adjacent cottages, which front onto and are accessed from Langhouse Road as well as The Bell House. Although the site and immediate surrounding area is in the Green Belt there are a small collection of other houses in the immediate vicinity of various styles and finishes. Langhouse Road is a narrow access road with a bridge over the Daff Burn. It also passes under the railway line before opening out within Inverkip itself.

To the south-west and north-east the site is surrounded by fields and open countryside. The designated Square Wood Local Nature Conservation Site (LNCS) is located to the north-east of the site, designated under Policies 33 of the adopted and proposed Inverclyde Local Development Plan.

PROPOSAL

Planning permission in principle is sought for the erection of a detached dwellinghouse on the site. As this is an application for planning permission in principle no details of the proposed house have been given, such as position of the proposed house within the site, the number of storeys, overall height, elevations and materials. The indicative proposed access into the site is shown at the north-east corner, adjacent to Langhouse Road.

Information accompanying the application within the Planning Statement indicates that the site is brownfield land which was once within the grounds of the Langhouse Manor House, built in 1705. A building existed on the site in the 1960s and has since been demolished leaving the old foundations in place. It is further described a clear 'gap-site' between the Bell House and neighbouring residential properties.

NATIONAL PLANNING FRAMEWORK 4

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan

Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

Policy 1 - Tackling the climate and nature crises

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2 - Climate mitigation and adaptation

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Policy 8 - Green Belts

- a) Development proposals within a green belt designated within the LDP will only be supported if:

- i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);

- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;

- horticulture, including market gardening and directly connected retailing, as well as community growing;

- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);

- flood risk management (such as development of blue and green infrastructure within a "drainage catchment" to manage/mitigate flood risk and/or drainage issues);

- essential infrastructure or new cemetery provision;

- minerals operations and renewable energy developments;

- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;

- the reuse, rehabilitation and conversion of historic environment assets; or

- one-for-one replacements of existing permanent homes.

and

- ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;

- the purpose of the green belt at that location is not undermined;

- the proposal is compatible with the surrounding established countryside and landscape character;

- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and

- there will be no significant long-term impacts on the environmental quality of the green belt.

Policy 9 - Brownfield, vacant and derelict land and empty buildings

- a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.
- b) Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.
- c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.
- d) Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Policy 13 - Sustainable Transport

- b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:
 - i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
 - ii. Will be accessible by public transport, ideally supporting the use of existing services;
 - iii. Integrate transport modes;
 - iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
 - v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
 - vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;Part 2 – National Planning Policy
 - vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
 - viii. Adequately mitigate any impact on local public access routes.

Policy 14 - Design, quality and place

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

- c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 15 - Local living and 20-minute neighbourhoods

Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16 - Quality Homes

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
 - i. meeting local housing requirements, including affordable homes;
 - ii. providing or enhancing local infrastructure, facilities and services; and
 - iii. improving the residential amenity of the surrounding area.
- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
 - i. self-provided homes;
 - ii. accessible, adaptable and wheelchair accessible homes;
 - iii. build to rent;
 - iv. affordable homes;
 - v. a range of size of homes such as those for larger families;
 - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
 - vii. homes for people undertaking further and higher education; and
 - viii. homes for other specialist
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
 - i. the proposal is supported by an agreed timescale for build-out; and
 - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
 - iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
 - the proposal is consistent with policy on rural homes; or
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

Policy 17 - Rural Homes

- a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:
 - i. is on a site allocated for housing within the LDP;

- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
 - iii. reuses a redundant or unused building;
 - iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
 - v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
 - vi. is for a single home for the retirement succession of a viable farm holding;
 - vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
 - viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.
- b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.
- c) Development proposals for new homes in remote rural areas will be supported where the proposal:
- i. supports and sustains existing fragile communities;
 - ii. supports identified local housing outcomes; and
 - iii. is suitable in terms of location, access, and environmental impact.
- d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:
- i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to its rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

Policy 29 - Rural Development

- a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:
- i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;
 - ii. diversification of existing businesses;
 - iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;
 - iv. essential community services;
 - v. essential infrastructure;
 - vi. reuse of a redundant or unused building;
 - vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
 - viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;
 - ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or
 - x. improvement or restoration of the natural environment.
- b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.
- c) Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal:
- i. will support local employment;
 - ii. supports and sustains existing communities, for example through provision of digital infrastructure; and

- iii. is suitable in terms of location, access, siting, design and environmental impact.
- d) Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal:
 - i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to their rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 8 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a be at significant risk of flooding; (i.e. within the 1 in 200 year design envelope);
- b increase the level of flood risk elsewhere; and
- c reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 16 - Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that site can be made suitable for the proposed use.

Policy 33 - Biodiversity and Geodiversity

Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a there are no alternative solutions; and
- b there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protect species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

Local Landscape Area

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment.

Non-designated sites

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Policy 34 - Trees, Woodland and Forestry

The Council supports the retention of ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a it can be clearly demonstrated that the development cannot be achieved without removal;
- b the public benefits of the proposal outweigh the loss of trees/hedgerows; and
- c compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council. This will also cover the protection of ancient woodlands and the management and protection of existing and new trees during and after the construction phase.

Proposals for new forestry/woodland planting will be assessed with regard to the Supplementary Guidance to be prepared in association with the Clydeplan Strategic Development Plan, and the UK Forestry Standard.

Policy 36 - Delivering Green Infrastructure Through New Development

The Council supports the integration of green infrastructure into new development and will require green infrastructure to be provided in association with new development in accordance with the relevant Supplementary Guidance.

Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

PROPOSED 2021 DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 9 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- o be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- o increase the level of flood risk elsewhere; and
- o reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Policy 10 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- o provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- o include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters

Policy 12 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network.

Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards.

Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 16 - Soils

Development on prime agricultural land will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;
- b) there is a specific locational need for the development;
- c) it is for small scale development directly linked to a rural business; or
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

Development should avoid the unnecessary disturbance of peat and carbon-rich soils. Best practice must be adopted in the movement, storage, management and reinstatement of peat and carbon-rich soils.

Where peat and carbon rich soils are present on an application site, a depth survey must be undertaken which demonstrates that areas of deep peat have been avoided as far as is possible. A peat management plan must also be produced, detailing mitigation measures which demonstrate that the unnecessary disturbance, degradation or erosion of peat will be avoided. It will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational

phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Policy 17 - Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Policy 18 - Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 19 - Individual and Small-Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;

- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 34 - Landscape

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Policy 35 - Trees, Woodland and Forestry

The Council supports the retention of trees, including ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a) it can be clearly demonstrated that the development cannot be achieved without removal; or
- b) the public benefits of the proposal outweigh the loss of trees/hedgerows; and
- c) compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council.

Proposals for new forestry/woodland planting will be assessed with regard to the policies of this Plan and the Forestry and Woodland Strategy for the Glasgow City Region

Policy 37 - Delivering Green Infrastructure Through New Development

Green infrastructure provision should be informed by an appraisal of the existing natural features and eco systems services on and in close proximity to the proposed development site and fully incorporated into the wider design process at an early stage, in line with the approach to be set out in the Supplementary Guidance on Green Infrastructure.

Development proposals are required to provide open space in line with the standards to be set out in Supplementary Guidance on Green Infrastructure. The Supplementary Guidance will also set out circumstances under which off-site provision or a developer contribution towards green infrastructure will be provided.

Where opportunities exist, development proposals will be required to provide new paths linking to the active travel network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Development proposals are required to demonstrate how naturalised features will be incorporated into SuDS provision, in order to provide additional benefits such as habitat creation and open space. Where a Suds proposal forms part of open space provision, it should be made safe and accessible.

The Supplementary Guidance on Green Infrastructure will set out how biodiversity enhancement can be incorporated into new developments, and the circumstances in which provision will be expected.

Green infrastructure proposals should be supported by information on how long term management will be achieved, including maintenance requirements, who will be responsible for meeting these requirements, and how they will be funded.

Draft Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Draft Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Draft Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

CONSULTATIONS

Head of Service - Roads and Transportation – advises the following:

1. Parking should be provided in accordance with the National Guidelines:

1 bedroom	1 parking space
2-3 bedrooms	2 parking spaces
4 bedrooms	3 parking spaces

2. The minimum dimensions of the driveway should be 3m wide by 6.0m long per parking space. There should also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property.
3. Driveway/ access should meet the road at 90 degrees, be fully paved and the gradient should not exceed 10%.

4. The applicant shall demonstrate that they can achieve a visibility splay of 2.4m x 43.0m x 1.05m from the accesses on to Langhouse Road. This shall be agreed with Roads Service.
5. All surface water run-off is to be contained within the site and be limited to that of greenfield run-off.

Head of Public Protection: advises the following:

Recommended conditions on any grant of planning permission relating to: Japanese Knotweed; land contamination; containers to store waste; external lighting and construction works and times to minimise noise disruption.

Also notes: that the site is indicated within an Radon Affected Area mapping (updated December 2022) and a radon risk report should be obtained from Radon UK (https://www.ukradon.org/services/address_search – £3.90). This report will provide more detailed information and guidance on any further action required.

Recommends advisory notes relating to site drainage, construction regulations, surface water, design and construction of buildings to deter gulls and electric vehicle charging points be placed on any grant consent.

PUBLICITY

The application was advertised in the Greenock Telegraph on 24th March 2023 as there is no premises on neighbouring land and the proposal is contrary to the development plan.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. One representation was received objecting to the proposal stating that the foundations shown on the OS map that is proposed to be a foundation of a previous building are the typical shape of a chicken house.

ASSESSMENT

The material considerations in determination of this application are: National Planning Framework 4 (NPF4); the 2019 adopted Inverclyde Local Development Plan (LDP); the 2021 proposed Inverclyde Local Development Plan; the adopted and draft Planning Application Advice Notes (PAAN) 2 on "Single Plot Residential Development"; the adopted and draft Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development"; the adopted and draft Planning Application Advice Note (PAAN) 8 on "Siting and Design of New Houses in the Countryside"; the consultation replies; and the planning application history of the site.

National Planning Framework 4 (NPF4) sets out a long-term spatial strategy with a comprehensive set of national planning policies to form part of the statutory development plan. As per the Chief Planner letter issued in relation to the "Transitional Arrangements for National Planning Framework 4", dated 8th February 2023, in applying NPF4 policies it is stated that in the event of any incompatibility between the provision of NPF4 and the provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997 Section 24(3)). NPF4 has been adopted most recently in February 2023 and takes primacy over the adopted Inverclyde Local Development. Conflicts between policies are to be expected. Factors for and against development will be weighed up in the balance of planning judgement.

NPF 4 supports sustainable, liveable and productive places. Sustainable development on brownfield land, where compact urban growth and the sensitive growth and diversification of sustainable rural areas is encouraged. Development should be aligned with the principles of local living to make productive use of existing buildings, places, infrastructure and services. Development in sustainable and accessible locations should be well-designed, energy efficient and good quality to contribute to the overall creation of successful and sustainable places.

NPF4 Policies 1, 2, 8, 9, 13, 14, 15, 16, 17 and 29 are of most relevance to this proposal. Policies 1 and 2 support development that addresses the global climate emergency and nature crisis and where emissions from development are minimised. Policy 8 ensures that development is directed to the right place, prevents unsustainable growth, and protects and enhances the character, landscape setting and identity of settlements. Policy 9 encourages to reuse of brownfield land to help reduce the need for greenfield development and the development of derelict buildings or spaces to improve wellbeing and to transform our places. Policy 13 encourages development in locations which support sustainable travel. Policy 14 supports development which is are consistent with the six qualities of successful places in delivering healthy, pleasant, distinctive, connected, sustainable and adaptable places. Policy 15 facilitates the creation of compact neighbourhoods planned together with new homes which offer high-quality, accessible, mixed-use development which supports the health and wellbeing of communities. Policy 16 encourages high quality, affordable, sustainable homes in the right locations which provides choice across all tenures that meet the diverse housing needs of people and communities. Policy 17 facilities the delivery of more high-quality, affordable, and sustainable rural homes in the right locations, to support rural communities and that are linked with service provision. The distinctive character, sense of place and natural and cultural assets or rural areas must be safeguarded and enhanced. Policy 29 likewise, supports a balanced and sustainable rural population which encourages growth and diversification without detracting from the distinctive character, natural assets and cultural heritage.

The application site is located in the Green Belt under both the adopted and proposed Inverclyde Local Development Plans, as defined by Policy 14 of the adopted LDP and Policies 15 and 19 of the proposed LDP. Policy 8 of NPF4 refers to Green Belts designated within the LDP. Each of these policies indicate that development will only be permitted if it is associated with a specific locational requirement to justify their location within the green belt, with a number of appropriate circumstances outlined within the criteria including agriculture, horticulture, woodland or forestry; a tourism or recreational use that requires a countryside location; infrastructure with a specific locational need; the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form and one-for-one replacements of existing permanent homes. These policies further add that in addition to a specific locational requirement, justification should be provided as to why a green belt location is essential and not an alternative site outwith the green belt; that the purpose of the green belt is not undermined; that the proposal is compatible with the surrounding established countryside and landscape character and that the proposal is of appropriate scale and appearance to minimise visual impact on the green belt and where there are no significant long-term impact on the environmental quality of the green belt. Policy 15 of the proposed LDP is similarly worded. The proposal does not meet any of these criteria for specific locational requirement and therefore does not fully comply with these policies.

Furthermore, Policy 19 of the proposed LDP reinforces Policy 15 with more specific regard to individual and small-scale housing proposals in the Green Belt. This policy sets out additional criteria in respect of small-scale development. Criterion (d) relates to the sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building. The proposed development is a new residential dwelling in its own right and cannot therefore be considered ancillary. None of these criteria are therefore applicable to this proposal and it therefore additionally presents a departure from Policy 19 of the proposed LDP.

Policy 18 of the proposed LDP further defines that if additional land is required for housing development, the Council will consider proposals with regard to policies applicable to the site and

further criteria. The applicant does make reference to the site being brownfield, with criterion (a) of the policy being specific in that it identifies a strong preference for appropriate brownfield sites within the identified settlement boundaries. The proposal is not within one of the settlement boundaries recognised by the LDPs and therefore cannot be supported solely on the grounds that it is a brownfield site. Criterion (c) supports proposals for sustainable development. Whilst it is acknowledged that the site is outwith the settlement boundary and therefore not identified as land for housing in the spatial strategy of the LDPs consideration of the principles and policies of NPF4 must be taken into account to determine whether development of this brownfield site, for a single house, close to Inverkip Village would constitute sustainable development.

The site is located approximately 1 mile and a 20-minute walk from the Main Street of Inverkip where local services and facilities exist. Development at this location is therefore considered to contribute to local living and a '20-minute neighbourhood' under Policy 15 of NPF4.

In considering the existing settlement pattern, it is acknowledged that although in the Green Belt, several residential properties lie within close proximity to the site. This lessens any resultant isolated or sporadic development into the wider Green Belt. The site is therefore considered compatible with the surrounding land uses. It is also considered to be generally compatible with the surrounding built form in terms of location and plot size. For these reasons, it is not considered that the principle of a single house development at this site would cause any significant change to the character, sense of place, landscape of this rural area. The details of the proposed house, ratio of building to garden ground, building lines, form and design, etc. will be assessed in greater detail in the assessment of any subsequent application for the Approval of Matters or full planning permission.



View from Langhouse Road, at the north-eastern corner of the site, at the proposed site access

Policy 17 of NPF4 supports rural housing supports development proposals for new homes in rural areas where the development is suitably scaled, sited and designed to be in keeping with the character of the area. Policy 1 of both LDPs, alongside Policy 14 of NPF4 will be relevant in determining whether the proposal would reflect local architecture and urban form and retain locally distinct built or natural features without any adverse implications to amenity, landscape and natural and cultural assets. Both the adopted and draft PAAN2, 3 and 8 in provide design guidance. These matters would be more appropriately addressed under any subsequent detailed application.

Development proposals for the reuse of brownfield land is supported where the reuse is sustainable, and the biodiversity value of brownfield land which has naturalised should also be taken into account under Policy 9 of NPF4. Policy 17 of the proposed LDP similarly offers support for bringing brownfield sites back into beneficial use, albeit it specifies this as brownfield sites within the urban area. Policy 17 (ii) of NPF4 further supports development where brownfield land is reused where a return to a natural state has not or will not happen without intervention. The site is brownfield and given its accessible location close to the centre of Inverkip and to the settlement boundary it can be considered as being sustainable. Whilst the site has naturalised to a limited extent, as it is overgrown with grass, the concrete foundations from a previous building still exist on the site and it is therefore accepted that the return of the site to a natural state will not happen without intervention.

I note the vegetation and tree cover at the site boundaries, which are of landscape value and provide screening to the surrounding vicinity and residential developments. However, it is acknowledged that the site has no natural heritage or landscape designations. I am therefore content that the development would not present any significant adverse implications to the biodiversity, ecological value which would merit the refusal of planning permission. The applicants should however establish whether protected species are present, how they may be affected and how any development is to mitigate impacts and safeguard green network infrastructure. The enhancement and retention of the sites and surrounding natural features and characteristics should also be understood and addressed carefully within any detailed design and application to comply with Policies 33, 34 and 26 of the adopted LDP and Policies 34, 35 and 37 of the proposed LDP.



View of the site from its south-western corner

A proposed residential property at this rural location is considered to provide a new home which promotes diversity and choice in the housing stock, adaptable to changing and diverse needs, with general compliance with criterion (c) of Policy 16 of NPF4 in ensuring the provision of quality homes. It is further noted that within criterion (f) that development for new homes on land not allocated for housing in the LDP will only be supported in circumstances where the proposal is supported by an agreed timescale for build-out; and the proposal is otherwise consistent with the plan strategy and other relevant policies including 20-minute neighbourhoods and that the proposal is consistent with the rural homes policy (Policy 17). Policy 17 supports new homes in rural areas which contribute towards local living and take into account detailed local housing needs (including affordable housing),

economic considerations and the transport needs of the development as appropriate for the rural location. New homes should be designed to high standard, respond to its rural location, and be designed to minimise greenhouse gas emission as far as possible.

The development is considered to contribute positively to local living and the local economy through provision of local employment during construction, to enhance the viability of Inverkip, to support the modest and sympathetic growth and diversification of this existing small rural residential community and to subject to detailed design has the potential to improve the amenity of the site and reuse a sustainably located, brownfield site, in general compliance with the principle of Policies 17 and 29 of NPF4. In relation to transport needs, given the small scale of the proposal, as a one house development, no specific transport requirements are considered necessary in this instance, as it is considered that the existing transport network will be able to cope sufficiently with the proposed development in providing links to local facilities via sustainable transport modes, including walking, wheeling, or cycling. This was confirmed following consultation with the Head of Service - Roads and Transportation who offers no objection or further requirements to this proposal in principle. Further comments were provided in respect of suitable visibility of any site access, parking provision, driveway gradient and surface water flooding and drainage provision to meet the terms of Policies 10 and 11 of the adopted LDP and Policies 9 and 10 of 11 of the LDP alongside Policy 13 of NPF4. These requirements can be addressed as part of the detail of development.

In further addressing the design and specifically minimising greenhouse gas emissions, Policy 6 of both the adopted and proposed LDPs seeks to ensure that all new buildings are energy efficient and that at least 15% and 20% respectively of the carbon dioxide emissions standard (rising to at least 25% by the end of 2025 respectively) reduction set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. If planning permission in principle were granted the requirement for low and zero carbon generating technologies can be addressed by a planning condition with the details submitted for further approval. The provision of electric vehicle charging facilities, which would be one trickle charging point in this instance, can also be addressed by a planning condition to comply with the terms of Policy 10 of the adopted LDP, Policy 11 of the proposed LDP and Policy 13 of NPF4.

Policy 9 of the adopted Local Development Plan and Policy 10 of the proposed Local Development Plan require that where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system or where such a connection is not feasible, a temporary wastewater drainage system can be supported if, i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contribution, and ii) the design of, and maintenance arrangements for the temporary system meets the requirements of SEPA, Scottish Water and Inverclyde Council as appropriate. It is also the case that private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively. The specified details of the proposed drainage have not been submitted with this application. Notwithstanding, it is expected that the development will require appropriate drainage. If planning permission in principle is granted the drainage proposals can be addressed by a planning condition with the details being submitted for further approval.

Contaminated land is addressed under Policies 16 of the adopted and proposed LDPs. In this regard I am principally guided by the Head of Public Protection who following consultation offers no objection the principle of the proposal and has recommended conditions relating to contaminated land and the detailed specification and location of waste containers which will require to be addressed by a detailed application. Other matters relating to external lighting, any noise or disruption during construction is addressed by the Head of Public Protection (Environmental Health) via separate legislation and is not relevant in the assessment and determination of any planning application.

With regard to the objection received, which states that the foundations of the previous building are the typical shape of a chicken house. Whilst I recognise that a building previously existed on the site and recognise that there is a strong likelihood that it may have been an outbuilding ancillary to The Bell House or nearby development no specification or evidence of what the previous building was or

used for has been provided. Nonetheless, this does not alter my assessment of the proposal against the relevant policies, being development on a brownfield, previously developed, site.

Overall conclusion

It is clear that from the assessment against the relevant policy context that disparity and conflict exist between policies of the NPF4 and the policies of the adopted and proposed Inverclyde Local Development Plan. As mentioned above, as NPF4 was adopted more recently than the Inverclyde Local Development Plan its policies prevail and, in any case, the proposal must be weighed up in balance of planning judgement. In this instance the principle of the proposed development is not wholly supported by the development plan (both NPF4 and the Inverclyde LDP). Within NPF4, it does not comply fully with the terms of Policy 8, as there is no specific locational requirement to justify the location of the proposed house in the Green Belt. No specific location requirement is also the reason for departure from both the adopted Inverclyde LDP under Policy 14 and proposed Inverclyde LDP, under Policies 15 and 19. In weighing up this departure against the full assessment of all relevant policies which make up the development plan, it is considered that on balance, the proposal forms an acceptable departure. In summary, the principle of the development does not undermine the purpose of the green belt; is compatible with the surrounding character of the area and it is not considered that there will be significant long-term impacts on the environmental quality of the green belt. The proposal would contribute to local living and a 20-minute neighbourhood, presents an opportunity to provide a quality rural home, improve the amenity of the area, support an existing rural community, and enable reuse of an accessible and sustainable brownfield site without any adverse implications to the distinctive character of the area, sense of place, landscape, natural or cultural assets of the area. Whilst these matters are subject to detailed design, I am content that the terms of the policies and design guidance are achievable in principle by a single house development on the site. For these reasons, it can be concluded that the proposed development is on balance in overall in compliance with the Development Plan. There are no other material considerations which would warrant the refusal of planning permission. The proposed development therefore merits the conditional approval of planning permission in principle.

RECOMMENDATION

That planning permission in principle be granted subject to the following conditions:

1. The development to which this planning permission in principle relates must be begun within 5 years from the date of this permission.
2. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500 showing the position of the proposed dwellinghouse, any ancillary building, means of access, parking areas and any vehicular turning areas.
3. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed floor plans and elevations of the proposed dwellinghouse and shall show dimensions as well as the type and colour of all external materials.
4. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the type and colour of all hard surfacing materials to be used on both driveways and hardstanding areas.
5. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed ground levels throughout the site and proposed finished floor levels of the

proposed dwellinghouse and garage in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point.

6. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to all walls (including any retaining walls) and fences to be erected on site.
7. Development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the details of surface water management and Sustainable Urban Drainage Systems proposals. For the avoidance of doubt the surface water management for the proposed development shall be contained/attenuated within the site before discharging to the public system and shall be restricted to greenfield runoff rates.
8. For the avoidance of doubt the applications submitted in relation to conditions 2 and 3 above shall allow for the following:
 - a) Parking should be provided in accordance with the National Guidelines:

1 parking space for a 1 bedroom house;
2 parking spaces for a 2 or 3 bedroom house;
3 parking spaces for a 4 bedroom house.

Note: for a proposed garage to be counted as a parking space, it must be a minimum of 3.0m by 7.0m.

- b) The minimum dimensions of the driveways shall be 3m wide by 6.0m long per parking space. There shall also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property.
 - c) Driveway/ access should meet the road at 90 degrees, be fully paved and the gradient should not exceed 10%.
 - d) The applicant shall demonstrate that they can achieve a visibility splay of 2.4m x 43.0m x 1.05m from the accesses on to Langhouse Road. This shall be agreed with Roads Service.
 - e) All surface water run-off is to be contained within the site and be limited to that of greenfield run-off.
9. Development shall not commence until an application for approval of matters has been submitted to and approved in writing by the Planning Authority relating to the proposed landscaping/planting at the site. Details of the scheme shall include (as appropriate):
 - i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
 - ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
 - iii) The phasing/timescale for carrying out these works.

Thereafter the matters that are approved shall be implemented in their approved form in the first planting season following completion of the dwellinghouse.

10. Prior to the commencement of development, confirmation of connection to Scottish Water's Network shall be submitted to and approved in writing by the Planning Authority.
11. For the avoidance of doubt the dwellinghouse shall be designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met

through the installation and operation of low and zero carbon generating technologies (rising to at least 25% by the end of 2025). Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in the dwellinghouse. Thereafter the approved low and zero carbon generating technologies shall be implemented in their approved form before the occupation of the dwellinghouse.

12. For the avoidance of doubt the dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority relating to the proposed Electric Vehicle Charging Point. Thereafter the approved details shall be implemented on site in their approved form before the first occupation of the dwellinghouse.
13. Development shall not commence until details/plans of the bin stores/containers to be used to store waste materials and recyclable materials at the dwellinghouse as well as details of the areas where such containers are to be located have been submitted to and approved in writing by the Planning Authority. Following approval, the bin stores/containers shall be implemented by first occupation of the dwellinghouse.
14. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
15. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
16. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.
17. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reasons:

1. To ensure that the matters referred to are given full consideration and to accord with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
2. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

3. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
4. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
5. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
6. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
7. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
8. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
9. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
10. To ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime.
11. To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.
12. In the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.
13. To ensure the development is acceptable in appearance.
14. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
15. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
16. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
17. To ensure that all contamination issues are recorded and dealt with appropriately.

Mr Stuart W Jamieson
Director
Environment and Regeneration

Document 4

Planning Officer's Report relating to Planning
Permission Reference Number 23/0293/IC

Report To: The Planning Board

Date: 4th September 2024

Report By: Director
Environment and Regeneration

Report No: 23/0293/IC

Local Application Development

Contact Officer: David Sinclair

Contact No: 01475 712436

Subject: Erection of detached dwellinghouse at
Land adjacent to Langhouse Mews (opposite The Langhouse), Inverkip.



SUMMARY

The proposal is acceptable when assessed against the Development Plan, which comprises: National Planning Framework 4; the adopted 2019 Inverclyde Local Development Plan; and the proposed 2021 Inverclyde Local Development Plan.

One representation has been received in support of the proposal.

Nine objections have been received raising concerns: over further Green Belt development; design; impacts on the listed building; overlooking; loss of daylight; parking; construction noise and traffic; and rights of access.

The consultation responses raise no impediments to development.

The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=S627OMIMGRK00>

SITE DESCRIPTION

The application site is an area of ground within the curtilage of The Langhouse, which is a category B Listed Building located within the Green Belt on the south-west side of Langhouse Mews. The application site is located to the east of the listed building across Langhouse Mews, and north of the former walled garden. The site is located approximately 600m to the south-east of Inverkip. The application site extends to approximately 515sqm and sits on a north-west facing slope with gradients of around 1 in 20. The site has a mixture of unmaintained grassed areas along the north, east and south-west edges and compacted gravel surfacing with some areas topped with loose gravel. Two trees approximately 10m to 12m in height are located towards the north-east corner of the site.

There are other houses in the immediate vicinity of various styles and finishes. The Langhouse is located directly across Langhouse Mews to the west and is described in Historic Environment Scotland's statutory list as a mansion of 2 and 3 storeys; Victorian Baronial; with towerlets and battlements mainly dating from circa 1848; with early farmhouse nucleus. There is a two-storey addition to the south, faced in imitation stone.

The site also adjoins a mixture of single and two-storey dwellinghouses to the east, a single storey detached residential care home to the north-west and a mixture of semi-detached and terraced dwellinghouses to the south within the boundaries of the former walled garden of The Langhouse. The conversion of The Langhouse into two dwellings and the construction of 11 houses within the walled garden were granted planning permission and listed building consent in February 2005 under IC/04/284 and LB/04/020 respectively. The houses are all two storeys in height and contain dormer windows and rooflights. They are finished mainly in grey slates, coloured wet dash render and reconstituted blockwork. Fenestration consists of stepped profile white timber and uPVC window frames, with timber doors in a mixture of white and grey colours.

PLANNING APPLICATION HISTORY

Before describing the current proposal and by way of background there have been previous planning permissions that are relevant to the current planning application.

Planning permission IC/00/310 was approved in June 2001 for the conversion of The Langhouse to 6 flats and the construction of 8 new two-storey flats which were to extend from the side of the listed building across the site, forming a new frontage around 5m in front of the walled garden with parking provided in front of the flats and along the east side of Langhouse Road. This consent was never implemented and an alternative proposal to redevelop The Langhouse was approved under IC/04/284 in February 2005.

The current application site formed part of the site boundary for planning permission IC/04/284 and is marked as overspill parking on the approved drawings and also for planning permission 21/0084/IC which was approved in June 2021 for a revised design to two dwellinghouses within the walled garden. No conditions were placed on either planning permission requiring either the provision of, or retention of the area for overspill parking.

PROPOSAL

Planning permission is sought for the erection of a two-storey, three-bedroom, detached dwellinghouse on the site, along with associated off-street parking, landscaping and boundary treatments. The proposed house is to be two-storeys, with a 'T' shaped footprint. The house is to have a pitched roof with gable ends on the north, east and west elevations. There is to be a bay window at ground floor level on the north facing elevation, with three windows centrally positioned directly above. The entrance is to be positioned on the north-west side of the house. There is to be a wallhead dormer window centrally positioned on the south facing elevation. It is proposed to install six rooflights on the south facing roof slope, with solar panels above the rooflights and three rooflights on the east facing roof slope.

The proposed house is 6.2m at its closest to the west boundary, 6.1m at its closest to the south boundary, 4.9m at its closest to the east boundary and 2.8m at its closest to the north boundary. The footprint of the proposed house is approximately 110.7sqm.

The dwellinghouse is proposed to be finished with grey coloured concrete roof tiles; white coloured smooth render walls with black coloured timber panel features at the top of each gable; reconstituted stone features including mullions, cills, and base course; white coloured uPVC windows, doors and fasciae; and black coloured uPVC rainwater goods. The ground floor will be approximately 0.7m above the ground along the north elevation and approximately 0.15m above the ground along the south elevation.

There are to be two off-street parking spaces in the south-west corner of the site. The rear garden is to be fenced off by 1.8m high fencing which extends southwards from the south-west corner of the dwelling and eastwards from the north-east corner of the dwelling, measuring approximately 5.9m in length to the south and 4.85m in length to the east. Boundary treatments are to comprise a 1.8m high fence along the eastern boundary and a hawthorn hedge up to 0.9m in height along the north and west boundaries adjoining Langhouse Mews. The existing stone boundary along the south elevation is to be retained.

NATIONAL PLANNING FRAMEWORK 4 (NPF4)

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2

a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

b) Development proposals will be sited and designed to adapt to current and future risks from climate change.

Policy 3

a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.

Policy 7

c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and

setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

Policy 8

a) Development proposals within a green belt designated within the LDP will only be supported if:

i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;
- horticulture, including market gardening and directly connected retailing, as well as community growing;
- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- the reuse, rehabilitation and conversion of historic environment assets; or
- one-for-one replacements of existing permanent homes. and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

Policy 9

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalized should be taken into account.

c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

Policy 13

b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

- i. provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii. will be accessible by public transport, ideally supporting the use of existing services;
- iii. integrate transport modes;

- iv. provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v. supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi. are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii. have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- viii. adequately mitigate any impact on local public access routes.

Policy 14

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 15

a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16

- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
- i. the proposal is supported by an agreed timescale for build-out; and
 - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
 - iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
 - the proposal is consistent with policy on rural homes; or
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

Policy 17

- a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:
- i. is on a site allocated for housing within the LDP;
 - ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
 - iii. reuses a redundant or unused building;
 - iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
 - v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
 - vi. is for a single home for the retirement succession of a viable farm holding;
 - vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
 - viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.

b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 – Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where:

- (a) It can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) There is likely to be an adverse impact on the historic environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 9 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 16 – Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

Policy 29 – Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building.

Planning Application Advice Notes (PAAN) 2 on “Single Plot Residential Development” and **(PAAN) 3** on “Private and Public Open Space Provision in New Residential Development” apply.

PROPOSED 2021 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 – Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 10 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Policy 12 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads

development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the Green Belt must not undermine the objectives of the Green Belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 17 – Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Policy 18 – Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;

- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 19 – Individual and Small Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;
- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building;
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 29 – Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of meaningful repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building as set out in national guidance.

Draft Planning Application Advice Notes (PAAN) 2 on “Single Plot Residential Development” and **(PAAN) 3** on “Private and Public Open Space Provision in New Residential Development” apply.

CONSULTATIONS

Head of Service - Roads and Transportation – Advises as follows:

Planning application IC/04/284 was for the construction of eleven 4 bedroom dwellings plus the conversion of Langhouse into two 4 bedroom dwellings. This application also included an overspill car park to the north of the site adjacent to Plot 1.

The parking requirement for these properties is 3 spaces plus 0.25 visitor spaces. This has a requirement of 39 spaces plus 4 visitor spaces.

Each property has a garage for 1 car. There is also 1 space in front of or to the side of each property.

It is noted from the Proposed Site Plan (Drawing 02 Rev H. – Project 2018) that the overspill car park for approximately 5 vehicles is provided and it is assumed this will accommodate visitor parking.

The proposed planning application (23/0293/IC) proposes the construction of a dwelling house on the site of the overspill car park. This would remove the overspill car park which to date has not been constructed.

The applicant has provided further information on parking at the existing site in job no. 23-970 Drawing No. Parking Test Rev A, which demonstrates that there is sufficient parking within the site for the existing households and therefore the overspill car park is no longer required.

Parking for the proposed dwelling should be provided in accordance with the National Guidelines. The proposed dwelling has 3 bedrooms which requires 2 spaces.

The minimum dimensions of the driveway should be 3m wide by 6.0m long per parking space. There should also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property. The applicant has shown they meet this requirement.

The driveway should meet the road at 90 degrees, be fully paved and the gradient should not exceed 10%. The applicant has shown they meet this requirement.

The applicant shall demonstrate that they can achieve a visibility splay of 2.0m x 20.0m x 1.05m from the driveway on to Langhouse Mews. This visibility cannot be achieved to the south of the site, however it is considered that vehicles will be travelling at a reduced speed and will be visible.

No driveway space shall be within 10m of the junction. The applicant has demonstrated that this requirement can be met.

All surface water run-off is to be contained within the site and be limited to that of greenfield run-off.

Confirmation of approval to connect to Scottish Water surface water and foul network.

Public Protection Manager – Advises as follows:

Redeveloped grounds of Langhouse – a number of roads/paths indicated to traverse the property, and there is possibility of ash, clinker, coal tar, asphalt deposits that would affect soil quality. This site has been vacant during adjacent redevelopments, possibility of uncontrolled demolition/construction wastes.

Radon UK online mapping indicates this property to be within an area of elevated radon potential. Recommends a radon risk report for the address be obtained from Radon UK.

Conditions recommended in respect of: Environmental Investigation and Risk Assessment, including Remediation Scheme and Verification Plan; report prior to occupation confirming works completed in accordance with agreed scheme; variations and/or unrecorded contamination; lighting; and sound insulation.

Advisory notes are recommended in respect of: PAN33 Advisory; Site Drainage; Construction (Design & Management) Regulations 2015 (CDM 2015); Surface Water; the Design and Construction of Buildings in relation to gulls; and Electric Vehicle Charging Points.¹

Scottish Water – Has no objection, however the applicant should be aware this does not confirm the proposed development can currently be serviced. Advises there is currently sufficient capacity in the Greenock Water Treatment Works to service the development as well as there being currently sufficient capacity for a foul only connection in the Inverclyde PFI Waste Water Treatment works to service the development.

Advises there is live infrastructure in the proximity of the development area and the applicant must identify any potential conflicts with Scottish Water assets and contact their Asset Impact Team for an appraisal of the proposals. Any conflict with assets identified will be subject to restrictions on proximity of construction and written permission must be obtained before any works are started within the area of the apparatus. Also advises that Scottish Water will not accept any surface water connections into the combined sewer system.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on 26th January 2024 due to the development affecting the setting of a listed building.

SITE NOTICES

A site notice was posted on 26th January 2024 due to the development affecting the setting of a listed building.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. Ten representations were received, one in support and nine objections. The grounds of objection are summarised as follows:

Access concerns

Impacts on access to Langhouse Mews as the area proposed for building is directly beside and on the corner of the only road in and out of the estate.

Any roadblocks would cause problems to residents and serious problems in the event of an emergency.

Conflicts with title deeds which indicate pedestrian right of access from gates which open into the development site.

Objections to the proposed right of access route for neighbouring properties.

Access to septic tank pipes for neighbouring properties which go through the site.

Amenity concerns

Building works causing disruption in terms of from noise and safety.

Overlooking of neighbouring properties from upstairs windows.

Maintenance and upkeep of the area.

Impacts on natural light to properties.

The proposed site has been left unfinished by the developer which is why it is unsightly and when made good will not compromise the adjacent listed building.

Design concerns

Overdevelopment of local area.

Impacts on two trees within development site.

The loss of a large substantial beech tree to form the access path would be detrimental to the area.

Impact on the setting of The Langhouse.

Impacts on the integrity and character of the adjacent listed building and its surroundings.

Previous applications for development on the site have been rejected on the grounds that any new construction outside the walled garden area would fail to harmonise with the historic significance of the listed building.

The house is not in keeping with the architectural style, scale and materials of the listed building and would undermine its heritage value.

Langhouse Mews was an exception to the rule to build on Green Belt to save a historic building, all houses and garages were to be contained within the walled garden.

Construction of further dwellings outwith the mews development.

The development detracts from the greenbelt area.

Use of PVC fascia's and white wet dash walls is not in keeping with the neighbouring listed building.

Concerns over maintenance of the access path.

Concerns over maintenance of hawthorn bushes beside access path.

The canopy of trees will prevent the growth of hawthorn bushes due to lack of sunlight.

Traffic and parking concerns

Conflicts from construction workers parking in spaces allocated to current houses and car parking spaces being occupied with machinery and tools.

New development within Rostom will increase demand for overflow parking.

Road safety from lack of footway around site.

Impacts on condition of existing access road caused by more site traffic.

Loss of overflow parking area.

The area requires a roads audit due to recent increase in traffic following opening of the Kibble facility and occupation of buildings within Langhouse Mews. Parking is becoming difficult and the need for overflow parking particularly at holidays and weekends is very much evident.

The representation in support of the proposal states that the site is an eyesore and a house will finish off the area to make it look nicer than present. The other alternative as a car park would result in parking from dog walkers and ramblers leaving the area open to overnight parking by larger vehicles.

ASSESSMENT

The material considerations in determination of this application are the National Planning Framework 4 (NPF4); the adopted 2019 Inverclyde Local Development Plan (LDP); the proposed 2021 Inverclyde Local Development Plan (LDP); the adopted and draft Planning Application Advice Notes (PAAN) 2 on “Single Plot Residential Development” and (PAAN) 3 on “Private and Public Open Space Provision in New Residential Development”; Historic Environment Scotland’s “Historic Environment Policy for Scotland” and the “Managing Change in the Historic Environment” guidance note on ‘Setting’; and the consultation responses.

National Planning Framework 4 (NPF4) sets out a long-term spatial strategy with a comprehensive set of national planning policies to form part of the statutory development plan. As per the Chief Planner letter issued in relation to the “Transitional Arrangements for National Planning Framework 4”, dated 8th February 2023, in applying NPF4 policies it is stated that in the event of any incompatibility between the provision of NPF4 and the provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997, Section 24 (3)). NPF4 has been adopted most recently in February 2023 and takes precedence over the adopted Inverclyde Local Development Plan (LDP). Conflicts between national and local policies are to be expected. Factors for and against development require to be weighed up in the balance of planning judgement.

NPF4 supports sustainable, liveable and productive places. Sustainable development on brownfield land, where compact urban growth and the sensitive growth and diversification of sustainable rural areas is encouraged. Development should be aligned with the principles of local living to make productive use of existing buildings, places, infrastructure and services. Development in sustainable and accessible locations should be well-designed, energy efficient and good quality to contribute to the overall creation of successful and sustainable places.

Location of Development and Policy Context

Both LDPs locate the application site within the Green Belt where Policies 1, 2, 3, 8 and 14 of NPF4, Policies 1 and 14 of the adopted LDP and Policies 1, 15 and 19 of the proposed LDP apply. As the proposal is for a new dwellinghouse on land which has been previously developed, Policies 9, 13, 15, 16 and 17 of NPF4, Policies 6, 9, 10, 11 and 16 of the adopted LDP and Policies 6, 10, 11, 12, 17 and 18 of the proposed LDP are relevant. The site is located within the grounds of the Category ‘B’ listed building ‘Langhouse’ and Policy 7 of NPF4 and Policy 29 of both LDPs require consideration.

In terms of the relevant policies in NPF4, Policy 1 requires consideration of the global climate and nature crises to be given to all development. Policy 2 requires proposals to be designed to minimise lifecycle greenhouse gas emissions and to be able to adapt to current and future risks from climate change. Policy 3 requires the impacts on biodiversity and the natural environment

to be considered. Policy 9 encourages the reuse of brownfield land to help reduce the need for greenfield development, taking into consideration the biodiversity value of any naturalisation which has occurred on site. Policy 13 encourages development in locations which support sustainable travel. Policy 15 supports local living, considering the existing settlement pattern and the level and quality of interconnectivity of the development with the surrounding area and local facilities. Policy 16 supports proposals with an agreed timescale for build-out where they are compatible with the plan spatial strategy and other policies and the proposal is for a smaller scale opportunity within an existing settlement boundary. Policy 17 facilitates the delivery of more high-quality, affordable and sustainable rural homes in the right locations, to support rural communities and that are linked with service provision. The distinctive character, sense of place and natural and cultural assets of rural areas must be safeguarded and enhanced.

Policy 7(c) of NPF4 requires proposals affecting the setting of a listed building to preserve its character, and special architectural or historic interest. Policy 29 of both LDPs continues this approach, requiring proposals affecting a listed building, including its setting to protect its special architectural or historical interest.

Policy 14 of NPF4 and Policy 1 of both LDPs refer to qualities of successful places. The relevant qualities in Policy 14 are being Pleasant, Connected, Distinctive and Sustainable, which are reflected in the qualities of being 'Distinctive', 'Resource Efficient', 'Easy to Move Around', 'Safe and Pleasant' and 'Welcoming' in Policy 1 of both LDPs. In the adopted LDP, the relevant factors to be considered 'Distinctive' are whether the proposal reflects local architecture and urban form; contributes positively to historic buildings and spaces; and retains locally distinct built or natural features. In the proposed LDP, the relevant factors to be considered 'Distinctive' are whether the proposal respects landscape setting and character, and urban form; reflects local vernacular/architecture and materials; contributes positively to historic buildings and places; and retains locally distinct built or natural features. To be considered 'Resource Efficient', the proposal should make use of existing buildings and previously developed land; incorporate low and zero carbon energy generating technology; and utilise sustainable design and construction techniques and to be considered 'Easy to Move Around', the proposal should be well connected. To be considered 'Safe and Pleasant', the proposal should avoid conflict with adjacent uses and minimise the impact of traffic and parking on the street scene and to be considered 'Welcoming', the proposal should integrate new development into existing communities.

The application site is located within the Green Belt in both the adopted and proposed LDPs. Policy 14 of the adopted LDP and Policy 15 of the proposed LDP indicate that development will only be permitted if it is appropriately designed, located and landscaped and is associated with five specified criteria, none of which the proposal meets and, therefore, the proposal does not comply with these Policies. Furthermore, Policy 19 of the proposed LDP reinforces Policy 15 with regard to individual and small-scale housing in the Green Belt. This policy sets out five additional criteria nuanced in respect of situations where small scale housing developments of up to three houses may be considered. The proposal again does not meet any of these criteria and therefore also presents a departure from this Policy.

Policy 18 of the proposed LDP further defines that if additional land is required for housing development, the Council will consider proposals with regard to policies applicable to the site and further criteria. The site is brownfield land which has been largely cleared and developed with hardstanding surfaces at various points in its history. The proposal can be considered to meet the quality of being 'Resource Efficient' in Policy 1 of both LDPs through making use of previously developed land. Criterion (a) of Policy 18 identifies a strong preference for appropriate sites within the identified settlement boundaries. The proposal is not within one of the settlement boundaries recognised by the LDPs and therefore cannot be supported solely on the grounds that it is a brownfield site. The scale of the proposal ensures it will not present any conflict with criterion (b). Criterion (c) supports proposals for sustainable development. Whilst it is acknowledged that the site is outwith the settlement boundary and therefore not identified as land for housing in the spatial strategy of the LDPs consideration of the principles and policies of NPF4 must be taken into account to determine whether development of this brownfield site, for a single house, close to Inverkip would constitute sustainable development.

In considering the existing settlement pattern, it is acknowledged that although in the Green Belt, the site is surrounded by other residential properties within the Green Belt. The proximity of the site to existing residential properties ensures that the proposal will not result in an isolated or sporadic development within the wider Green Belt. The site is therefore considered compatible with the surrounding land uses.

Design and Layout

In considering the detail of the proposed development and as a single plot residential development the adopted and draft PAANs 2 and 3 apply. Both PAAN 2s state that single plots will be considered with reference to the following: the plot size should reflect those in the locality; the proportion of built ground to garden ground should reflect that in the locality; the distance of the building to garden boundaries should reflect that in the locality; the established street front building line should be followed; the proposed building height, roof design, use of materials and colours should reflect those in the locality; and windows should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance exceeds 9 metres, or if there is no direct view of neighbouring rear/private gardens.

Both PAAN 3s consider the proposal as a small-scale single plot infill development. For small-scale infill developments, these should accord with the established density and pattern of development in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries. In all instances the minimum window to window distances should be achieved.



Photo taken from the north-west of the site looking south-east across the site.

The surrounding area has a variety of house styles and plot sizes ranging between 180sqm and 1750sqm with the proportion of built ground to garden ground ranging between 16% to 20% for detached houses up to around 33% for some of the terraced dwellinghouses within the walled garden. The plot size at around 575sqm, proportion of building to garden ground at just over 19%, and distance of the building to the garden boundaries can be considered to reflect those in the locality and does not result in overdevelopment of the site. The front elevation has been positioned to follow the building line of the listed building and the west side elevation follows the established building line of the terraced dwellings to the rear. The dwellinghouse has been designed to appear subsidiary in scale relative to the listed building and adjoining buildings to the rear, this is achieved through having the upper floor set above eaves level underneath the pitched roof planes and the pitched roof design can be considered to reflect the use of pitched roofs on neighbouring properties. The choice of materials is similar to materials used on the

adjoining dwellinghouses to the south and can be considered to reflect local architecture. It is noted that the windows on other dwellinghouses are of sash and case profile and that the drawings submitted indicate this design feature is to be retained on the proposed house. The finalised window design can be secured by a condition, should planning permission be granted.

It is noted there are to be windows on the east and west elevations of the proposed house. The west elevation of the house sits approximately 16.7m from the nearest garden across Langhouse Mews, exceeding the 9m distance required in both PAAN 2s. The east elevation of the house will be within 9m of the garden boundary, however, the dwellinghouse will be set lower than the neighbouring garden and the 1.8m high timber boundary fence on elevated ground will provide sufficient screening for the ground floor windows. The rear elevation of the house also sits within 9m of the garden boundary, however, the dormer window on this elevation faces directly onto the gable wall of 1 Langhouse Mews. The ground floor windows at 1 Langhouse Mews will be obscured from view of the dormer window to the rear by the existing boundary wall and therefore do not raise concerns in terms of overlooking or direct window to window intervisibility. All other windows on the building comply with the window intervisibility guidance.

In terms of impacts on light and overshadowing, the impact of the building has been assessed against the BRE publication "Site layout planning for daylight and sunlight: a guide to good practice", in terms of impacts on the ground floor windows of the listed building and the side facing window at 1 Langhouse Mews which will face towards the proposed building at approximately 24m and 8.6m respectively.

In assessing impacts on the listed building, the guidance advises that loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. The height of the building relative to the centre of the ground floor windows will be no more than 7m and the closest part of the building will be 24m from the ground floor windows. As the distance between the building and windows will be more than 3 times the height of the building the proposal will not result in a detrimental impact on daylight to any windows on the listed building.

The existing and proposed vertical sky component (VSC) has been measured for the side facing dining-room window at 1 Langhouse Mews. If the VSC, with the new development in place is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice a reduction in daylight. The existing VSC level is 24.5% due to proximity of the boundary wall. With the proposed house in place, the VSC is to remain the same at 24.5%. It stands that the proposal will not result in unacceptable overshadowing of neighbouring properties.

Both PAAN 8s advise in respect of the siting of new housing that prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate. Buildings should be set into the landform with excavation or infill minimised. Sites adjacent to or within groups of other buildings will be favoured and tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact. The proposal is considered to accord with all of these requirements. In terms of design, the use of wet dash render, a minimal base course, limited underbuilding, vertical emphasis of all windows, roof pitches in excess of 35 degrees, rooflights being solely on the rear elevation, and the entrance porch design are considered to accord with the advice in both PAAN 8s. In considering the discrepancies in respect of window surrounds and base course materials, it is noted that these will match the materials used on the dwellinghouses to the south of the site and as such, can be considered to reflect the established character and appearance of the area. No details have been provided in respect of the main entrance door or the roof tiles and these can be addressed by a planning condition, should planning permission be granted. Overall, the proposal can be considered to have acceptable regard to the guidance in both PAAN 8s.

In considering the impacts on the character and setting of the listed building under Policy 7 of NPF4 and Policy 29 of both LDPs, the Historic Environment Scotland guidance note on 'Setting' states that planning authorities should take into account the setting of historic assets or places

when making decisions on planning applications. Development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.

Both PAAN 2s provide more detailed guidance on applications for new development within the grounds of listed buildings, stating that the listed building should be maintained as the visually prominent building; the principal elevations of the listed building should remain visible from all key viewpoints; the new building should not breach any close formal relationship between the listed building and traditional outbuildings; formal gardens should not be affected; and developments in front gardens which damage buildings to street relationships will not be supported.

The proposed house is to be sited on the opposite side of the access road from the listed building, directly in front of the gable wall of the dwellinghouse south of the site and will clearly appear as being visually separate from the listed building. On approach to the site along Langhouse Road the dwellinghouse will be visible. The boundary hedge in front of the house will soften the visual impact of the development and contribute towards the enhancement of biodiversity within the site, in accordance with Policy 3 of NPF4. Where the new house would be the focal point on approach, the listed building is largely obscured from view by existing trees and planting located along the east side of Rostom and only comes into clear view at the point when the road bends round to the west to directly face the listed building. At this point the dwellinghouse has shifted away from being the main focal point to the side of the road. The dwellinghouse will be clear of the listed building at the point when the listed building comes fully into view on approach from Langhouse Road. From other viewpoints to the west the house will be set back behind the listed building. The size of the house will ensure it appears subsidiary to the listed building from this position. Overall, the design and position can be considered appropriate and will not result in the loss of any key views of the listed building or impact on the appearance or setting of the listed building. It stands that the proposal has acceptable regard to the guidance given in both PAAN 2s and will have an acceptable impact on the setting of the listed building, having acceptable regard to the HES guidance note on 'Setting'. As the proposal will allow the setting of the listed building to be preserved it can be supported under Policy 7 of NPF4 and Policy 29 of both LDPs.



Photo from Langhouse Road at the bend in the road north of the site and facing south-west towards The Langhouse.

It is noted that a planning condition was included in planning permission IC/04/284 which removed householder permitted development rights in respect of the houses constructed under this permission. The purpose of the condition is to retain control over works that otherwise would be "permitted development" thus ensuring the setting of the landscape of The Langhouse

is protected from unsympathetic development. Given the proximity of the development to The Langhouse it is considered necessary to attach a similarly worded condition, should planning permission be granted.

Regarding the trees located in proximity to the site boundary, it is noted that one tree is within the site and the others are outwith the site boundary. The tree which is within the site boundary is indicated to be retained as part of the development. The provision of suitable tree protection measures can be addressed by a planning condition to ensure the tree is not damaged during the construction phase. The drawings indicate that a new access path for neighbouring properties is to be formed along the north-eastern edge of the site in close proximity to the tree and will likely be located within any protective measures for the tree. Given the proximity of the access path to the tree it is considered necessary to attach a further condition in relation to the formation of the path, should planning permission be granted.

Based on the above, it stands that the proposal accords with the guidance in both PAANs 2, 3 and 8. The proposal can be considered to respect the character and setting of the listed building and retains distinct built and natural features, therefore it can be supported under Policy 7 of NPF4 and Policy 29 of both LDPs. The proposal meets the relevant factors to be considered 'Distinctive', in accordance with Policy 14 of NPF4 and Policy 1 of both LDPs.

Drainage and Contamination

In considering the impacts of the proposal on drainage, Policy 9 of the adopted LDP and Policy 10 of the proposed LDP state that new development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters. The Head of Service – Roads and Transportation has confirmed that the proposal does not raise concerns that would require a Drainage Impact Assessment to be provided. Regarding the advice given in relation to surface water run-off, this is relevant for the proposed driveway and can be addressed by a condition, should planning permission be granted. The proposal can be implemented without creating conflict with adjacent uses in terms of flooding.



Photo from entrance of Langhouse Mews facing north-east across site.

It is noted that Scottish Water has no objection to the proposal. Regarding the points raised in the consultation response from Scottish Water and the need to obtain Scottish Water approval to connect the development to surface and foul water networks, these matters are to be

addressed between the applicant and Scottish Water. Advisory notes on these matters can be added should planning permission be granted. Based on the above, it stands that the proposal accords with adopted LDP Policy 9 and proposed LDP Policy 10.

Regarding the potential for contamination (Policy 9 of NPF4, Policy 16 of the adopted LDP and Policy 17 of the proposed LDP), I note the response from the Public Protection Manager and concur with his remarks requesting that appropriate measures are undertaken to deal with any contaminated materials currently within the site and to ensure no contaminated materials are imported onto the site. These matters can be addressed by condition and will allow the proposal to be in accordance with Policy 9 of NPF4, Policy 16 of the adopted LDP and Policy 17 of the proposed LDP.

Low Carbon Infrastructure

In considering the requirements under the quality of being 'Sustainable' in Policy 14 of NPF4, 'Resource Efficient' in Policy 1 of both LDPs and Policy 6 of both LDPs, the development needs to incorporate low and zero carbon energy-generating technology. Policy 6 of both LDPs requires all new buildings to be designed to ensure the carbon dioxide emissions reduction standard set by the Scottish Government is met through the installation and operation of low and zero carbon energy generating technologies. In this respect the drawings submitted indicate that solar panels are to be provided on the rear elevation of the dwellinghouse. It remains to be confirmed whether these will provide sufficient levels of low and zero carbon energy generating technology to meet the requirements detailed in Policy 6 of both LDPs. This matter can be addressed by a planning condition, should planning permission be granted.

Criterion b) of Policy 10 of the adopted LDP and Policy 11 of the proposed LDP require proposals to include electric vehicle charging infrastructure, having regard to the Supplementary Guidance on Energy. The guidance indicates that for new residential development consisting of single or multiple dwellings, one trickle charging point should be provided per dwelling. This matter can be addressed by a planning condition to comply with Policy 10 of the adopted LDP and Policy 11 of the proposed LDP. Based on the above, the proposal can meet the quality of being 'Sustainable' in Policy 14 of NPF4, and 'Resource Efficient' in Policy 1 of both LDPs through incorporating low and zero carbon technologies and utilising sustainable design. The provision of low and zero carbon energy-generating technology will assist in minimising the overall lifecycle greenhouse gas emissions, in accordance with criterion a) of NPF4, Policy 2.

Transport and Connectivity

In considering the requirements in criterion a) of Policy 10 of the adopted LDP and Policy 11 of the proposed LDP, the proposed development is accessible from the core path network, which crosses Langhouse Road around 275m from the site. In terms of accessing local facilities and public transport, the site is located approximately 900m from the Inverkip Local Centre and from the nearest bus stops on Main Street, Inverkip, which can be considered within a 20-minute walking distance from the site and approximately 1.5km from Inverkip railway station. The development will have similar levels of connectivity to local amenities as the existing dwellings in the area and therefore can be considered to meet the qualities of being Connected in Policy 14 of NPF4 and 'Easy to Move Around' in Policy 1 of both LDPs, as well as meeting the requirements in Policy 13 of NPF4 in terms of being accessible to public transport and providing charging points for low and zero emission vehicles within the site. Development at this location is therefore considered to contribute to local living and a '20-minute neighbourhood' under Policy 15 of NPF4.

Traffic, Parking and Road Safety

In assessing impacts on traffic and parking it is noted that the off-street parking requirements for the proposed development can be met on site, with the applicant demonstrating that the required sizes and gradients can be met on site with parking spaces set at 90 degrees to the road. The Head of Service – Roads and Transportation raises no concerns in respect of a lack of a footway directly in front of the site and this is similar to other properties in the immediate area.

Regarding the objections raised in respect of the loss of overspill parking for the adjoining houses, the applicant has submitted further drawings confirming that sufficient levels of parking can be provided for the adjoining houses without the need for additional parking within the application site. The Head of Service – Roads and Transportation has no objections in this regard. Matters relating to driveway gradient, angles and surfacing materials can be addressed by a condition along with the provision and retention of agreed visibility splays for the driveway. Subject to a condition requiring the off-street parking spaces shown to be provided within the site the proposal does not raise any concerns in terms of traffic and parking on the street scene and accords with Policy 11 of the adopted LDP and Policy 12 of the proposed LDP and meets the quality of being 'Safe and Pleasant' with regard to minimising the impacts of traffic and parking on the street scene.

Regarding the points raised in the objections in relation to impacts on traffic access to Langhouse Mews during construction, road and pedestrian safety during construction and concerns over obstruction from workers parking and the storage of machinery and tools these are more appropriately dealt with under the Road Construction Consent and are not material planning considerations.

Based on the above assessment, the proposal can be implemented without creating conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and therefore meets the quality of being 'Safe and Pleasant' in Policy 1 of both LDPs. The proposal can be successfully integrated into the existing community and meets the quality of being 'Welcoming'. As the proposal can be considered to have acceptable regard to the relevant qualities of successful places, it stands to accord with Policy 14 of NPF4 and Policy 1 of both LDPs.

Other matters raised in consultation responses

Turning to matters in the consultations not yet addressed, in respect of the consultation response from the Public Protection Manager, matters relating to external lighting, sound insulation and PAN33 advisory are most appropriately controlled by other legislation. Advisory notes on these matters can be added, should planning permission be granted.

Other matters raised in representations

Turning to matters raised in representations not yet addressed, access rights in terms of pedestrian access and access to septic pipes are civil matters to be addressed and resolved between the parties involved and are not material planning considerations. The road adjoining the site is adopted and the condition of the road and the potential for increased potholes from construction traffic is therefore a matter which falls under the remit of the Head of Service – Roads and Transportation and is not a material planning consideration. Issues relating to construction noise is more appropriately addressed under legislation controlled by the Public Protection Manager and is not a material planning consideration. The points raised over the maintenance and general upkeep of the site are noted, the proposal will result in the site being regularly maintained, alleviating these impacts on amenity.

Conclusion

It is clear from the above assessment against the relevant policy context that there are a number of Policies which this proposal can be supported under and a number which the proposed development presents a departure from, both in NPF4 and the adopted and proposed Inverclyde LDP. Within NPF4, the proposal is not considered to fully accord with in terms of Policy 8, as there is no specific locational requirement to justify the location of the proposed house in the Green Belt. It can, however, be considered compatible with the surrounding area and landscape character, is of an appropriate scale, massing and external appearance, uses materials that minimise visual impact on the Green Belt as far as possible, will not result in any significant long-term impacts on the environmental quality of the Green Belt, and would not undermine the purpose of the Green Belt around Inverkip, meeting the requirements for Green Belt development listed in Policy 8 of NPF4. The lack of locational requirement is also the

reason for departure from both the adopted LDP under Policy 14 and the proposed LDP under Policies 15 and 19. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

A new dwellinghouse on this site would contribute to the housing land supply and would accord with national policies for delivering housing. The proposal will reuse an area of brownfield land which is unlikely to return to its natural state without intervention and is considered to be suitably scaled, sited and designed to be in keeping with the character of the area and therefore can be supported under Policy 17 of NPF4. Subject to an agreed timescale for build-out, the proposal can be supported under Policy 16 of NPF4.

The site makes use of previously developed land within proximity to the village centre and public transport which would contribute to the sustainability of the development and would be appropriate for adhering to the 20-minute neighbourhood principle in NPF4, Policy 15, as well as being accessible to sustainable modes of travel, in accordance with NPF4, Policy 13. The proposal offers the opportunity to provide a quality rural home, improve the amenity of the area, support an existing rural community, and enable reuse of an accessible and sustainable brownfield site. The proposal is capable of being implemented without any adverse impacts on the setting or character of the listed building and its surrounding landscape, preserves the natural assets of the area and presents a design which is not uncharacteristic of its surroundings or unsympathetic to the cultural assets of the area. On balance, the proposal can be considered to constitute as sustainable development, and can be supported under Policies 1, 2, 3, 7, 13, 14, 15, 16 and 17 of NPF4, Policies 1, 6, 9, 10, 11 and 29 of the adopted LDP and Policies 1, 6, 10, 11, 12, 18, 20 and 29 of the proposed LDP.

In weighing up this departure against the full assessment of all relevant policies which make up the development plan, it is considered that the proposed development is overall, on balance, in compliance with the Development Plan. There are no other material considerations which would warrant the refusal of planning permission. Approval should therefore be given to this application.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. The development to which this permission relates must be begun within 3 years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Notwithstanding the provision of Classes 1A, 1C, 2B, 3A, 3B, 3C, 3D, 3E of Part 1 and Class 7A of Part 2 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), an application for planning permission will be required in respect of:

- 1) The enlargement, improvement or other alteration of the dwellinghouse.
- 2) The formation of any new window openings or the alteration of any existing windows or rooflights on the dwellinghouse.
- 3) The provision within the curtilage of the dwellinghouse, of any building or enclosure, swimming or other pool required for purposes incidental to the enjoyment of the dwellinghouse, or alteration of such a building or enclosure.
- 4) The provision within the curtilage of the dwellinghouse, of any hard surface required for purposes incidental to the enjoyment of the dwellinghouse, or the replacement in whole or in part of such a surface.
- 5) The erection, construction or alteration of any deck or other raised platform within the curtilage of the dwellinghouse.
- 6) The erection, construction or alteration of a gate, fence, wall or other means of enclosure within the curtilage of the dwellinghouse.

7) The painting of the exterior of the dwellinghouse.

Reason: To enable the Planning Authority to retain control over works otherwise permitted to ensure the setting of The Langhouse is protected from unsympathetic development.

3. The development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.

Reason: To satisfactorily address potential contamination issues in the interests of human health and environmental safety.

4. Before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.

Reason: To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.

5. The presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reason: To ensure that all contamination issues are recorded and dealt with appropriately.

6. The dwellinghouse hereby approved shall be designed to ensure that at least 25% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon energy generating technologies. Details showing how this shall be achieved shall be submitted to and approved in writing by the Planning Authority prior to the construction of the dwellinghouse.

Reason: To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.

7. The dwellinghouse hereby approved shall be designed to include at least one trickle charging point made accessible for the charging of electric vehicles. Details of the charging point shall be submitted to and approved in writing by the Planning Authority prior to commencement of development and the charging point shall be implemented prior to first occupation of the dwellinghouse.

Reason: To ensure adequate provision is made to encourage the use of electric vehicles.

8. With the exception of the feature window on the north-east corner of the building and the single window on the rear elevation at ground floor level, all windows on the dwellinghouse hereby permitted shall be of a stepped profile sash and case design. Full details of the window specification and type of window to be installed in each window opening shall be submitted to and approved in writing by the Planning Authority prior to being installed on site.

Reason: To ensure an appropriate finish to the building with respect to the setting of the listed building.

9. The dwellinghouse hereby approved shall not be occupied until the boundary hedge shown on drawing 02 PL Revision E has been planted within the site. Development shall not commence until details of the type and number of plants which are to form the hedge shall be submitted to and approved in writing by the Planning Authority. The approved details shall subsequently be implemented on site, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure an appropriate setting is provided for the dwellinghouse in the interests of visual amenity.

10. Any plants within the approved boundary hedge which die, are removed, damaged or become diseased within five years of completion of the planting shall be replaced within the following year with others of a similar size and shape.

Reason: To allow the establishment of the boundary hedge in the interests of visual amenity.

11. The dwellinghouse hereby approved shall not be occupied until the approved driveway shown on drawing 02 PL Revision E has been fully constructed within the site.

Reason: To ensure suitable parking provision for the new development in the interests of road safety.

12. For the avoidance of doubt, the driveway shall meet the road at 90 degrees, shall have a gradient of 10% or less and shall be fully paved. Details of the surfacing materials for the driveway shall be submitted to and approved in writing by the Planning Authority prior to the formation of the driveway. Development shall then proceed in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of road safety and to prevent any loose material from being carried onto the adjoining road.

13. The visibility splay shown on drawing 02 PL Revision E shall be cleared of all obstruction prior to the occupation of the dwellinghouse hereby permitted and shall remain free from obstruction at all times thereafter.

Reason: In the interests of road safety.

14. For the avoidance of doubt, all surface water flows are to be contained and managed within the site and any run-off from the site shall be limited to not exceed greenfield run-off rates.

Reason: To ensure the development does not increase the risk of flooding to adjoining sites or the public road network.

15. For the avoidance of doubt, the tree marked for retention on drawing 02 PL Revision E shall be protected by fencing and/or ground protection in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS5837:2012. Details of protection measures for the tree shall be submitted to and approved in writing by the Planning Authority before development commences. The

approved protection measures shall be erected prior to the commencement of any works and shall not be removed during the course of construction work.

Reason: To ensure the retention of and avoidance of damage to the tree during development.

16. For the avoidance of doubt, no movement of machinery, stockpiling of materials, or changes in existing ground levels shall take place within the area protected by fencing or ground protection under Condition 15 above during the course of construction work.

Reason: To ensure the tree to be retained is not accidentally damaged by construction machinery, stockpiling of materials or changes to ground levels during development.

17. Where new surfacing is to be installed within the area protected by fencing or ground protection under Condition 15 above, precautions shall be taken to minimise disturbance to tree root systems, in accordance with BS5837:2012, Section 7.4.

Reason: To ensure the new access path is formed in a manner which minimises disturbance to tree root systems.

Stuart W Jamieson
Director
Environment & Regeneration

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact David Sinclair on 01475 712436.

Document 5

Planning Officer's Report relating to Planning Application Reference Number 21/0211/IC

REPORT OF HANDLING

Report By: David Ashman

Report No: 21/0211/IC

**Local Application
Development**

**Contact
Officer:** 01475 712416

Date: 6th September 2021

Subject: Proposed new detached dwellinghouse (in principle) at
Valley View Farm, Douglichill Road, Port Glasgow

SITE DESCRIPTION

The application site extends to approximately 0.63 hectare and comprises ground which is associated with an existing residential property to the north-west, known as Valley View Farm. The application site, together with the adjacent Valley View Farm dwelling, was formerly part of the site of the Douglichill Water Treatment Works. The site slopes downwards gently in a northerly direction. The curtilage is of variable appearance and evidentially seems to have been used for different purposes over time.

What is clearly delineated is the applicant's current vehicular access from Douglichill Road, located within the western part of the application site boundary. It consists of a mix of red stone chips, loose gravel and sealed tarmac for the section nearest to the road, with block paving leading down to Valley View Farm. West of this the ground is unmaintained with high growing weeds and grasses. The ground conditions are similar within the eastern part of the site. There is evidence that at least part of this consists of colonised areas of hardstanding and at the time of site visit there were scattered vehicles, pallets, containers and other plant within this part of the site. An area of ground to the east of Valley View Farm shows some signs of maintenance and includes a limited number of outbuildings including a small chicken coup and a greenhouse.

The site boundary treatment is variable. The northern boundary and parts of the western boundary are not defined. Those parts of the western boundary that are defined consist of a partially dilapidated 1.8 metres high close boarded wooden fence and a slightly higher white painted section of brick wall. The southern boundary, fronting Douglichill Road, consists of a mix of a breeze block wall of variable height, up to approximately 1.8 metres and metal palisade railings also approximately 1.8 metres high, both with much higher conifers to the rear. The eastern boundary largely consists of an approximately 2.4 metres high metal palisade fence.

The application site sits in a reasonably isolated rural location in the countryside to the south of Port Glasgow although there are a small number of other dwellings in the vicinity. The Valley View Farm dwelling, which sits to the north-west, was granted planning permission in December 2004 (together with a free range egg production facility and a temporary static home) and was restricted by a legal agreement tying occupation of the dwelling to an egg production facility. This permission was amended by a subsequent application in February 2008. By 2011 the egg production facility had become unviable and the legal obligation was discharged on appeal. This dwelling is two storeys high and is finished in black slates and white wet dash render with brown uPVC windows. A second dwelling with a brown concrete tile roof and white wet dash walls is located further along

the western boundary. This property has a number of outbuildings associated with it, some of which are used as kennels. To the east of the site are the grounds of a former water treatment works. Ground to the north is undisturbed scrub which steeply falls away northwards whilst to the south beyond Dougliehill Road lies grazing land which also contains the former Dougliehill Reservoir.

PROPOSAL

Planning permission is sought, in principle, for the construction of a new detached single storey dwellinghouse. Indicative drawings submitted by the applicant show that it is intended this will be constructed in the eastern part of the application site, close to the eastern boundary fence and approximately 36 metres to the south-east of the Valley View Farm dwelling. This places it between the Valley View Farm dwelling and Dougliehill Road, albeit at an offset angle. The drawings also show what appears to be a mainly white render wall finish and dark grey slates or tiles. No floor plans have been provided.

The application is supported by a design statement which sets out justification for the dwelling. It is indicated that the applicant's needs have changed since Valley View Farm was constructed and a single storey dwelling is required for ease of access. It is considered that the dwelling could be constructed without loss of public amenity of significant effect on the Green Belt. An identified shortfall in the housing land supply is referenced which the house would help address. The applicant considers that the site should be regarded as exception as:

- It is brownfield and has been in continuous use since the late 1800s.
- It has no public utility value and views into the site are restricted.
- Existing built form in the vicinity makes this an unusual Green Belt location.
- The recent planning permission for a building conversion at West Dougliehill Farm will result in the proposal leading to a small hamlet of dwellings on Dougliehill Road.
- The approval of residential development on ground west of Quarry Drive in Kilmacolm sets a precedent for the loss of Green Belt ground.

The statement also goes on to carry out a policy analysis. The applicant rests on drainage information provided in connection with a much earlier application.

DEVELOPMENT PLAN POLICIES

ADOPTED 2019 INVERCLYDE LOCAL DEVELOPMENT PLAN

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and

(b) there is likely to be an adverse impact on the historic environment

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 8 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a be at significant risk of flooding; (i.e. within the 1 in 200 year design envelope);
- b increase the level of flood risk elsewhere; and
- c reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 16 - Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

PROPOSED 2021 INVERCLYDE LOCAL DEVELOPMENT PLAN

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 9 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- o be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- o increase the level of flood risk elsewhere; and
- o reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Policy 10 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- o provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- o include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters

Policy 12 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network.

Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards.

Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 17 - Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Policy 18 - Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 19 - Individual and Small Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;

- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 34 - Landscape

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Draft Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development", **Draft Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" and **Draft Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" apply.

CONSULTATIONS

Head of Service - Roads and Transportation – There are no objections subject to the following matters being addressed:

1. Parking provision should be provided in accordance with the national guidelines which are dependent on the number of bedrooms within the dwelling.
2. Each space on the driveway shall be a minimum of 3.0m by 5.5m.
3. The driveway access should be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road. The driveway gradient shall not exceed 10%.
4. Although an existing access, the driveway should be constructed to ensure it joins Dougliehill Road at 90 degree.
5. The applicant should demonstrate they can achieve a visibility of 2.0m x 75.0m x 1.05m.
6. All surface water should be managed within the site to prevent flooding to surrounding properties and the public road network.
7. Confirmation of Scottish Water acceptance to the proposed development should be submitted for approval.

Head of Public Protection and Covid Recovery - There are no objections subject to the following matters being addressed:

1. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
2. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
3. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.
4. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
5. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the residential accommodation shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.
6. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

It is noted that as the applicant owns the adjoining property and intends to move into the new one they will be aware of the dog boarding business next door to the development. It is also

recommended that an advisory note be applied to a permission drawing the attention of the applicant to the Construction (Design & Management) Regulations 2015 (CDM 2015).

Scottish Water – No objection but early contact is advised over proximity of infrastructure. Capacity issues are also highlighted.

PUBLICITY

The application was advertised in the Greenock Telegraph on 30th July 2021 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

One objection was received. It is pointed out that the site is within the Green Belt and concern is expressed that the proposal would be detrimental to the objector's business. Other points mainly relate to previous planning permissions in the vicinity and are being addressed separately.

ASSESSMENT

The material considerations in determination of this application are Scottish Planning Policy, the adopted and proposed Inverclyde Local Development Plans (LDP), adopted and draft Planning Application Advice Notes (PAAN) 2 on "Single Plot Residential Development", adopted and draft Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" and Planning Application Advice Note (PAAN) 8 on "Siting and Design of New Houses in the Countryside", the consultation replies, the objection, the applicant's supporting information and the planning history of the site.

The SPP introduces a presumption in favour of sustainable development and indicates that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place but not to allow development at any cost. Planning policies and decisions should support sustainable development. Paragraph 29 of the SPP sets out 13 policy principles in this regard. Both Strategic and Local Development Plan policies are required to follow national policy.

The application site is located within the Green Belt, as defined by the adopted LDP. This invokes initial consideration of the Glasgow and the Clyde Valley Strategic Development Planning Authority Clydeplan. It is the case, however, that the construction of one house does not constitute a strategic scale of development under Schedule 14 of Clydeplan and therefore consideration of the proposal, in development plan terms, falls to the adopted LDP.

As noted, the application site is within the Green Belt and Policy 14 of the adopted LDP, which addresses development in the Green Belt, is relevant. This policy indicates that development will only be permitted if it is appropriately designed, located and landscaped and is associated with five specified criteria. These are that it is associated with a) agriculture, horticulture, woodland or forestry; b) a tourism or recreational use that requires a countryside location; c) infrastructure with a specific locational need; d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form. Policy 15 of the proposed LDP is similarly worded. The proposal does not meet any of these criteria.

Furthermore, Policy 19 of the proposed LDP reinforces Policy 15 with regard to individual and small scale housing in the Green Belt. This policy sets out additional nuanced and supportive criteria in respect of small scale development, specifically a) where the dwelling is justified by the needs of an operational farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years; b) where the dwelling is an ancillary part of a development that would bring significant economic benefits to Inverclyde; c) demolition and replacement of a habitable dwelling which cannot be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling; d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building. A proposal could be supported if any of these criteria apply but, again, none of them are applicable.

With regard to Policy 18 of the proposed LDP, whilst the applicant does make reference to the site being brownfield, criterion (a) of the policy is quite specific in that it identifies a strong preference for appropriate brownfield sites within the identified settlement boundaries. The proposal therefore cannot be supported solely on the grounds that although it is a brownfield site it is not within one of the settlement boundaries recognised by the LDPs.

The remaining policies of both the adopted and proposed LDPs relate to matters that would be more appropriately addressed under a detailed application and assessment of the proposal against these policies is to an extent academic given that the proposal is not acceptable in principle with regard to the key Green Belt policies. In summary and for completeness however, Policy 1 of both LDPs requires all development to have regard to the six qualities of successful places but with reference to relevant PAANs. The relevant factors in this instance are being "Distinctive", in reflecting local architecture and urban form (expanded to respecting landscape setting and character and urban form, and reflecting local vernacular/architecture and materials in the proposed LDP), all within the context of the design guidance in the adopted and draft PAANs; "Resource Efficient" in making use of previously developed land (but in the above policy context) and incorporating low and zero carbon energy-generating equipment; being "Easy to Move Around" with regard to good path links to the wider network, public transport nodes and neighbouring developments; and being "safe and Pleasant" in avoiding conflict with adjacent uses by adverse impacts that may be created, most notably by noise, invasion of privacy or overshadowing, and minimizing the impact of traffic and parking on the streetscene.

In this regard, it is possible that a dwelling may be appropriately designed in accordance with the Planning Application Advice Note Supplementary Guidance. With respect to the PAAN2s, this would be the plot size, proportion of built ground to garden ground, the distance of the building to garden boundaries (these criteria also applying to the PAAN3s) and use of facing materials could all reflect the locality. Window positions could be established which would not cause any privacy conflicts, and adequate parking provision could be made. The proposed dwelling position may not reflect the established front building line but the existing high front boundary treatment ameliorates the potential wider visual impact. The PAANs' guidance on low and zero carbon energy-generating equipment being incorporated into the design and being secured by condition (also addressing Policy 6 in both LDPs), the avoidance of conflict through noise, invasion of privacy or overshadowing by design and positioning, and parking being accommodated within the site could all be addressed in a detailed application. The site does, however, have no dedicated pedestrian connectivity to paths in the wider network, public transport nodes and neighbouring developments. The proposal therefore does not satisfactorily address the connectivity requirements of adopted LDP Policy 10 or the equivalent Policy 11 of the proposed LDP. Conversely the requirements of Policy 11 of the adopted LDP and Policy 12 of the proposed LDP in respect of parking provision would probably be met given the size of the site.

Policy 8 of the adopted LDP and Policy 9 of the proposed LDP require that proposals be demonstrated to not be at risk of flooding; increase the level of flood risk elsewhere, or to reduce the water conveyancing and storage capacity of a functional flood plain. Policy 9 of the adopted LDP and Policy 10 of the proposed LDP require that where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system or where such a connection is not feasible, a temporary wastewater drainage system can be supported if i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contribution, and ii) the design of, and maintenance arrangements for the temporary system meets the requirements of SEPA, Scottish Water and Inverclyde Council as appropriate. It is also the case that private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively. Dougliehill Reservoir remains nearby and map based information suggests a watercourse may be culverted through the site. It would therefore be appropriate that consideration would require to be given to any implications of new building works on drainage in this instance. The applicant, however, has indicated that the proposal will not require a new or altered water supply or drainage arrangements and gives no information on flooding issues, only stating that a flood risk assessment was prepared at the time of the construction of the Valley View Farm dwelling. In light of the fact that the applicant rests on drainage information submitted with a much earlier application, it is not possible to conclude that the proposal addresses the requirements of Policies 8 of the adopted LDP and 9 of the proposed LDP as a different type of construction would be taking place on a different part of the original development site. Policies 9 of the adopted LDP and 10 of the proposed LDP may be addressed through liaison with the appropriate water infrastructure utilities.

Finally, assessment of the landscape impact of the proposal under Policy 34 of the proposed LDP would be more appropriately carried out under a detailed application rather than a planning permission in principle application. The previously noted high boundary treatment along the front of the property would help reduce landscape impact.

Overall, therefore and based on the information provided by the applicant I conclude that the proposal is contrary to the adopted and proposed LDPs. It remains to be considered if there are any other material considerations which suggest that planning permission should be granted.

With regard to the SPP and in light of the assessment against the adopted and proposed LDPs, it is concluded that the proposed development is not in a sustainable location. This conclusion is reached on the basis of non-compliance with several of the criteria, specifically that it would not support town centre and regeneration priorities; would not support the delivery of accessible housing; would not support climate change mitigation and adaption including taking account of flood risk; and does not have regard for sustainable land use. All of the points raised in the consultation replies which have not been incorporated into the above assessment already could be addressed by conditions or advisory notes on a grant of planning permission.

With regard to the objection, the concern which is directly relevant to the application relates to potential adverse impact on the existing business, most likely related to noise from an established use. Having considered the situation, it is the case that the objector's business is long established in the area and should positive consideration have been given to the proposal it is possible that the applicant would have been required to be put in place some measures which would help address the objector's concerns.

With regard to the points in support of the application which were raised by the applicant, whilst it is noted that the site has previously been developed and is therefore an unusual Green Belt location, this is only one factor to be taken into consideration. As noted above, the location of the site is unsustainable for further residential development. Whether or not the site has public utility value is not a relevant material consideration. The earlier planning permission for a building conversion at West Dougliehill Farm was in accord with planning policy on conversion of existing buildings. Whether or not it will result in the proposal leading to a small hamlet of dwellings on Dougliehill Road is not of relevance and not a point of justification for a new build dwelling. The reference to

the approval of residential development on ground west of Quarry Drive in Kilmacolm setting a precedent for the loss of Green Belt ground is irrelevant as this was a planned release of land being ratified through the development plan process for the proposed LDP and was required to meet specific circumstances in reflect of housing land supply. It therefore does not set a precedent. There are no other material considerations which are applicable to this proposal.

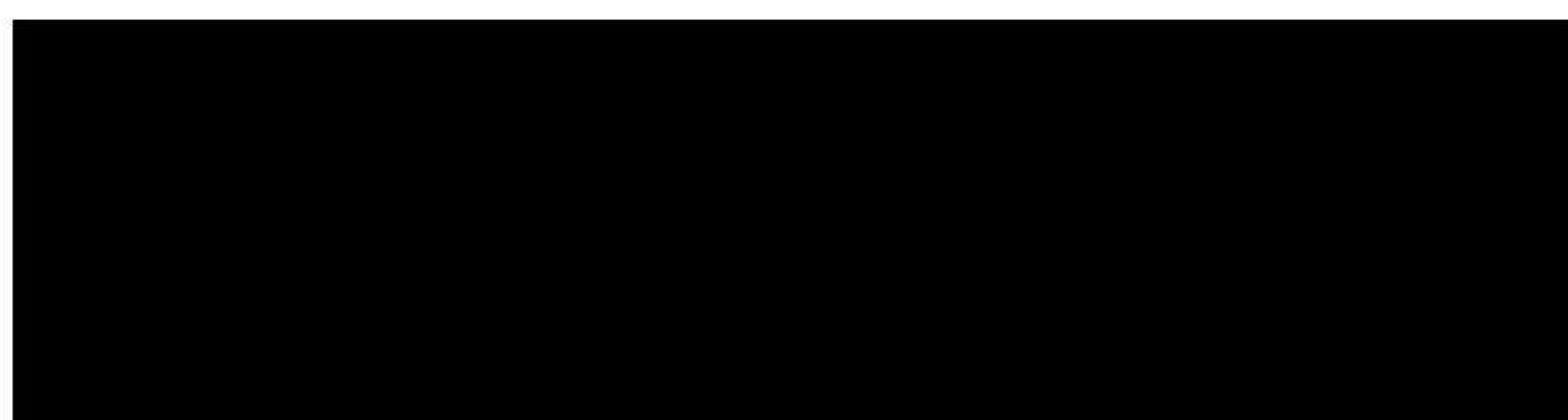
In conclusion, Section 25 of The Town and Country Planning (Scotland) Act 1997 (as amended) requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is concluded that the proposal is a departure from both the adopted and proposed Inverclyde Local Development Plans, is contrary to the SPP with regard to sustainable development principles, and that there are no other material considerations which suggest that planning permission should be granted. Planning permission should therefore be refused.

RECOMMENDATION

That the application be refused for the following reasons:

1. That as the proposal is for a detached dwellinghouse within the Green Belt which has not been justified under Policy 14 of the adopted 2019 Inverclyde Local Development Plan or Policies 15 and 19 of the proposed 2021 Inverclyde Local Development Plan, it is contrary to both the adopted 2019 Inverclyde Local Development Plan and proposed 2021 Inverclyde Local Development Plan respectively.
2. That as the proposal is for a detached dwellinghouse in a rural location with no safe and convenient links to the wider walking network it is unlikely to promote sustainable and active travel and is therefore contrary to Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan.
3. That as the applicant has not demonstrated that the proposal will not be at significant risk of flooding or increase the level of flood risk elsewhere it has not been justified under Policy 8 of the adopted 2019 Inverclyde Local Development Plan or Policy 9 of the proposed 2021 Inverclyde Local Development Plan.
4. That as the application site is not a brownfield site within an identified settlement boundary it cannot be justified against Policy 18 of the proposed 2021 Inverclyde Local Development Plan.
5. That as the proposal does not accord with the sustainable principles of Scottish Planning Policy (2014), specifically in that it would not support town centre and regeneration priorities; would not support the delivery of accessible housing; would not support climate change mitigation and adaption including taking account of flood risk; and does not have regard for sustainable land use, it does not therefore constitute sustainable development and is contrary to the Scottish Planning Policy.

Signed:



Case Officer: David Ashman



Mr Stuart W Jamieson
Interim Service Director
Environment and Economic Recovery

Document 6

Chief Planner's letter issued on the 20th September
2024

Dear colleagues

We are writing to update you on our work programme and priorities, and to clarify our expectations for a number of areas of planning practice.

Scottish Government priorities

It is crucial that planning does all that it can to make Scotland the most attractive part of the UK to invest. The planning system plays a key role in delivering the Scottish Government's priorities, including driving investment and the economy, delivering net zero and tackling the housing emergency. This year we will focus on actions to support these priorities, with wider activities paused or reprogrammed to subsequent years.

Since we published our consultation on 'Investing in Planning' in February, we have focused on identifying practical opportunities to improve the capacity and resources of the planning system. The summary of responses showed that there is a great deal of support for a range of actions that we can undertake. It is crucial that improvement is recognised as a shared responsibility, requiring effective partnership working and an understanding of the varying issues and circumstances that we are operating within.

This year's [Programme for Government](#) recognises the importance of planning and sets out our intentions to:

- ensure the planning system responds to the housing emergency. This includes supporting planning authorities to allocate a pipeline of land for new homes as local development plans come forward and promoting consistent monitoring of its delivery.
- working with other parts of the Scottish Government to improve the planning and consenting regimes for renewable energy generation. This includes improving the consistency and pace of consenting.
- establishing Scotland's first Planning Hub to build capacity and resilience and improve consistency. This will initially focus on hydrogen applications, but our intention is to extend this out to other development types, including housing and onshore wind

proposals. The Hub will be hosted within the Improvement Service and led by the National Planning Improvement Champion. We will put in place initial infrastructure and develop a case for the longer-term over the coming year.

- support early adopters of Masterplan Consent Areas to frontload consents and support investment, including where they will help to delivery national developments, Green Freeports, housing and green data centres.
- launch a planning apprenticeship programme to invest in new talent to create a pipeline of skilled planners. Learning from initiatives already developed by some local authorities, we are initially focusing on building our inhouse capacity for consenting. We intend to design and develop arrangements for this in partnership with education and professional stakeholders this year, with a view to launching a scheme early in the next financial year, subject to funding being confirmed.

Supporting housing delivery

In our last letter, we outlined the importance of planning responding to the housing emergency. The Minister met with representatives of small and medium sized enterprise (SME) housebuilders at a meeting recently convened by Homes for Scotland to discuss the challenges they are currently experiencing. We have also been involved in discussions seeking to prioritise those actions which could have the greatest impact in responding to the housing emergency in the short term.

Whilst we recognise that many of the issues raised are for local authorities in the first instance, we would like to work all parties involved to address some of the commonly reported issues raised by applicants as far as possible. We would therefore ask you to remind planning service teams of the legal tests for planning conditions, in particular the importance of ensuring that they are necessary in every case, and that due consideration is given to the economic viability of proposals as they are progressed.

SME experiences of the planning system suggest that there would be real benefit in making processes more predictable and consistent. We are therefore supporting Heads of Planning Scotland (HOPS) to take

forward and promote work on templates for conditions this financial year, as well as for Section 75 agreements which are often a source of significant delay for individual decisions. Beyond this, we have also asked HOPS to bring together and promote good practice in corporate working within local authorities to align regulatory services and better support delivery of new homes.

We recently discussed issues raised by SMEs with the Chief Executives of the key agencies. We intend to take forward some actions with this group which we expect to benefit SMEs and other developers. Further updates will be provided as this work firms up.

The work of the National Planning Improvement Champion (NPIC) is also playing an important role in identifying opportunities for improvement in the planning service which will benefit all applicants. We are grateful to planning authorities for their positive and constructive engagement with the roll out the new National Planning Improvement Framework and to the NPIC for his continued leadership.

Implementing National Planning Framework 4 (NPF4)

Policy 2: Climate mitigation and adaptation

We are in the process of preparing new Planning and Climate Change guidance. Informed by an Expert Advisory Group, the guidance will support implementation of NPF4 policy 2. It will aid the integration of climate considerations into development proposals, helping to avoid maladaptation, whilst supporting emissions reduction and increased resilience to climate risks.

To inform the guidance, we published [research findings](#) to identify relevant information sources, tools, methods and approaches that can be used to help demonstrate whether and how lifecycle greenhouse gas emissions of development proposals have been minimised.

Over the coming months we will continue to engage with key stakeholders to inform the final guidance, and ensure the overall approach is proportionate, practical and offers a meaningful contribution to supporting delivery of NPF4.

Policy 11: Energy

We recognise that there is some ongoing debate about the application of Policy 11(c) and on the role of community benefits alongside policy considerations on maximising economic impact. The Scottish Government is clear that community benefits are a well-established and integral part of onshore renewable energy developments in Scotland, supported by the Scottish Government's [Good Practice Principles](#). We are, however, clear that these are voluntary arrangements that sit independent of our planning and consenting systems, and NPF4 policy 11(c) does not alter this.

Following recent discussions with Heads of Planning Scotland and with the renewables sector, we will shortly convene a roundtable discussion, bringing together key stakeholders to collaborate on the ongoing application of this policy.

Policy 17 rural homes and policy 29 rural development

We continue to hear concerns from stakeholders about the implementation of the above policies. Whilst it is recognised that the character of, and pressures within, rural areas across Scotland varies significantly, we would like to remind planning authorities that their intent is essentially positive, to encourage economic activity and associated homes. It appears that in some cases wider policies, including on transport and local living are also being applied in a way that is particularly restrictive of rural development. However, these policies have been drafted to build in flexibility, see for example our published guidance on [local living and 20 minute neighbourhoods guidance](#) .

Policy 22: Flood risk and water management

We are aware that policy 22 has generated debate. We have brought together colleagues from across the Scottish Government, planning authorities, SEPA, and relevant professional bodies to discuss this, and we have also convened a discussion with developers. In the meantime, [SEPA has published new and updated guidance\[1\]](#) to support NPF4 delivery which has been developed with input from planning authorities, the Scottish Government and wider delivery

partners. SEPA continues to welcome comments on its guidance, and will update this further as practice continues to bed-in.

There has been debate specifically on the application of the appropriate allowance for climate change. The Scottish Government has commissioned a ClimateXChange ('CxC') research project 'Future climate in today's decisions'. This aims to support the use of future climate scenarios and hazards in today's decision-making and is expected to report in November. The Scottish Government and SEPA will review and update relevant guidance, as appropriate, in light of the findings.

Supplementary guidance – adoption before 31 March 2025

In the new local development plan system, supplementary guidance does not form part of the statutory development plan. [Transitional arrangements](#) provide a period until 31 March 2025 for the adoption of statutory supplementary guidance.

Planning authorities must send the Scottish Ministers a copy of any supplementary guidance they intend to adopt, and Ministers can direct modifications to them. There is a 28-day period for Ministers to consider proposed supplementary guidance, which can be extended. We are aware that a number of planning authorities intend to adopt further pieces of supplementary guidance before March 2025. Given the extendable 28-day period, and the need to allow time for authorities to adopt their supplementary guidance with any directed modifications, we would strongly encourage planning authorities to submit any supplementary guidance they wish to adopt before the cut off via the [DP Gateway](#) by early December 2024.

Infrastructure Levy for Scotland

On 3 June we published a [discussion paper on an Infrastructure Levy for Scotland](#). The paper is intended to support discussion and engagement until the end of September on options for how an Infrastructure Levy taken forward under powers in the Planning (Scotland) Act 2019 could operate in practice. We are keen to have an open and constructive discussion with practitioners from different sectors to help inform the policy development process, and have already benefitted from a number of helpful engagements. Subject to

these discussions, we intend to publish a public consultation on draft regulations in early 2025.

If you would like to arrange a discussion with the Scottish Government team or submit any comments on the discussion points, please contact Infrastructure.Levy@gov.scot.

Section 75 agreements and delays in the system

The time taken to prepare, negotiate and conclude legal agreements can slow down the process of granting planning applications, in some cases significantly. The annual planning application statistics published in July 2023 showed that applications which were subject to a legal agreement took an average of almost a year longer than applications without a legal agreement.

This is not a new issue. In 2016 the Scottish Government convened a short life working group with planning authorities to identify common issues which may lead to delays in negotiating and concluding Section 75 Agreements.

As a result we published [10 good practice points](#) in 2017 to help local authorities minimise delays. These points remain valid today.

Building on this, stakeholders have suggested developing a standard template for Section 75 agreements. Earlier this year, the Applicant Stakeholder Group, which reports to the High Level Group on Planning Performance, met with HOPS and SOLAR to discuss this and the approach taken by Aberdeenshire Council to establish a standard template, for which the council won a Scottish Planning Award and which was highlighted an example of good practice. Please find [a video explaining more](#).

We would strongly encourage authorities and applicants to consider the above highlighted good practice and seek to improve on current processes where possible. Ensuring that the process for preparing, negotiating and concluding legal agreements is more efficient should lead to benefits for both applicants and authorities. Investing time in working with key stakeholders to agree a standard template should not only save time and resource for planning authorities, but should

also result in greater certainty and shorter decision times for applicants.

Proportionality of assessments Short Life Working Group

The Scottish Government has established a short life working group which will explore how we can improve the proportionality of planning assessments. Stakeholders have raised concerns about inconsistency across authorities around information requirements, with varying requirements and level of detail within assessments creating a significant time and resource cost for both applicants and authorities alike.

We are aware that there has been good practice in this area, including the work by Heads of Planning Scotland to set out guidance on validation of applications. It is hoped the short life working group will identify and share this practice where it exists. Using feedback from practitioners, and adopting a light touch improvement approach, the group will identify any opportunities for improvement and recommended actions.

The group met for its initial scoping meeting in June to set out its intentions for the rest of the year. While economic investment, climate and housing are all Scottish Government priorities, the group's initial focus at the next meeting will be on housing as an area where an immediate impact could be made. The group intends to process map and workshop examples of applications in order to identify key issues and good practice.

Land for growing produce, community growing, and allotments

We have heard from some stakeholders who have found it challenging to identify how proposals for community growing relate to the planning system.

The Scottish Government is supportive of community growing and allotments. NPF4 policy 20(b) supports growing spaces in principle, and policy 23(a) also encourages developments that will have positive effects on health, noting that this could include proposals with opportunities for exercise, community food growing or allotments. Community growing is also noted as a potential contributor to local

living and to the six qualities of successful places. The Central Scotland Green Network national development includes proposals for allotments or community food growing at scale (over 2 hectares).

Wider Scottish Government policies and legislation also support community food growing, including its local food strategy '[Local Food for Everyone](#)' (January 2024) and part 9 of the Community Empowerment Act.

Section 26(2)(e) of the Town and Country Planning (Scotland) Act 1997 sets out that land for the purposes of agriculture or forestry does not constitute development, and the Scottish Government considers that use of land for allotments can be viewed as agriculture. In practice it is for planning authorities to determine whether permission is required.

Where the focus is on using the land for growing and there is no associated development, it is not expected that planning permission will be required. However, associated development such as access roads and sheds on allotments are likely to need permission. Planning fees will be applicable in such circumstances. This varies depending on the area covered by the development. Planning authorities can waive and reduce fees, in line with their published charter setting out the circumstances where this would be the case. Charters must include, but are not limited to, applications which are primarily contributing to a 'not for profit' or social enterprise, and applications which the planning authority considers likely to contribute to improving the health of residents.

We trust this letter is of assistance. Thank you for your support and collaboration to date – we look forward to continuing to work with you in the coming months.

Yours faithfully

Fiona Simpson, Chief Planner

Ivan McKee MSP, Minister for Public Finance

[1] see “Standing Advice for Planning Authorities”; “Flood Risk and Land Use Vulnerability Guidance”; and the SEPA Position Statement on Development Protected by Formal Flood Protection Schemes”

Contact

Email: Chief.Planner@gov.scot

Document 7

Flood Risk Assessment



**RISK ASSESSMENT - FLOODING RISK DOUGLIEHILL OLD FILTER STATION
SITE.**

DESCRIPTION OF SITE

The site lies to the north of Douglichill Road in the hillside above Port Glasgow and overlooking the River Clyde .

It was previously owned by Scottish Water and operated by them as the Filter Station below the old Douglichill Reservoir . This is on the opposite side of Douglichill Road, some two hundred metres away and 20 / 30 metres higher up the hillside .

The Filter Station was closed and demolished some years ago and the supply from the reservoir disconnected . The site has lain empty since then . Some small trees have been planted along the inside of the site at the back of the road to provide a future screen . These are under a metre high at present .

To one side of the site is the circular water storage tank operated by Scottish water to supply the local area . This site is securely fenced off and is visited on a daily basis by Scottish water personnel .

On the other side of the site is a fairly recently constructed private dwelling house . At the side of the house the owner has just recently constructed a large dog kennel following the granting of planning permission by the authorities .

This building is on a slightly lower level than the proposed development for this site .

To the front of the site is the lower hillside above Port Glasgow and at the rear of the site is Douglichill Road from which is the entrance to the Scottish Water premises and this site .

The ground within this site is on a small ridge sloping up from Douglichill Road .

The area on which the proposed chicken farm will be built is on the crown of the ridge with the dwelling house partly on the crown and partly on the down slope which faces towards the River Clyde .

The entrance side of the site - off Douglichill Road , slopes back down at the centre of the site towards the Road at a point opposite the entrance to the culvert from the stream from the reservoir .

At this point the road forms a distinctive hollow which does gather water following heavy rain . This drains off naturally on both sides of the road - into the culvert on one side and into the ditch within the boundary of the proposed development site on the other side . It does not reach any great depth .

Because of the depth of the hollow the water is contained within the locality and has never threatened the proposed development site which is significantly above the level of the hollow .

OLD DOUGLIEHILL RESERVOIR

The old reservoir is contained within a natural ponded area on the hillside on the opposite side of Douglichill Road from the proposed development site .

It is 20/30 metres higher up the hill than the site with the road in a hollow between the two sites .

There is no concrete / stone or brick constructed sides to the reservoir . It is contained

within the natural hollow in the hillside with the earth banking on the lower side raised and widened to provide a strengthened perimeter at this side .

The reservoir is filled by the run-off from the hills and has a spillway formed on the lower corner which releases excess water from the reservoir when it is full .

This overflow runs into a stream in the V formed between the fields and trickles down to the culvert opening which pipes it under the Douglichill Road and through under the hill on the opposite side of the road on which the development is proposed .

The exit from the culvert is below the proposed development and lower down the hill overlooking the River Clyde .

The reservoir was sold off by Scottish Water about three years ago . It is now privately owned as a small loch .

The reservoir does not come under any Statutory Regulations requiring mandatory inspections . It does not contain a dam wall and the formation of the reservoir does not present a collapse risk which would release a tidal wave of water which could affect properties below it .

The present spillway is several feet below the level of the surrounding banks and operates as the relief valve when the reservoir is full . It releases a continuous flow of water into the stream / ditch below . This gradual flow down through the field can be coped with by the designed culvert which transfers it through under the opposite hillside to continue it's flow down the lower section of the hill .

The release of water from the reservoir does not provide / present a potential flood risk to the proposed development site .

Any local flooding caused by heavy rains in the past has been restricted to the dip in Douglichall Road between the reservoir and the old filter station site . It has been contained within this small area and has been dissipated naturally through the culvert or the side of road ditch .

The proposed development site has not been affected or put at risk .


CONCLUSIONS

The position of the proposed development site on the crown of a small ridge removes it from the risk of damage by flooding .

The position of the old Douglichill Reservoir , though above the site , does not create a danger to the site . The construction of the reservoir does not present a disaster risk from possible collapse of the structure and the existence of the spill way ensures the constant controlled release of water from the area when the reservoir is full.

The dip in the Road outside the site provides a natural gather point for water after heavy rain which protects the site at these times .

There has been no history of flooding on the site during it's previous occupation by Scottish Water and its predecessor and there is no foreseeable future risk .


Daniel J Lavery F.C.I.H , F.I.O.S.H



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water, civils and environment

Flood Risk Assessment AEG6527_PA14_Port Glasgow_01

Site Address: Land at Dougiehill Road
Port Glasgow
Inverclyde
PA14 5XF

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies

degadea
water, civils and environment

Document Issue Record

Project: Flood Risk Assessment

Prepared for: Trisha Crighton

Reference: AEG6527_PA14_Port Glasgow_01

Site Location: Land at Dougiehill Road, Port Glasgow, Inverclyde, PA14 5XF

Issue	Date	Author	Check	Auth.	Comments
1	26/11/2024	Desi Ksiazek	DS	DC	First issue
2	06/12/2024	Desi Ksiazek	DS		Revision A - Reflecting comments from a third-party check. Updates have been made in the following paragraphs: 3.2, 5.7, 5.12, 6.29, 6.6, 6.7 and 7.1.
3	06/01/2024	Desi Ksiazek	DS		Revision B - Amend the report to refer to Planning Permission in Principle, clarify dwelling plans as <i>indicative</i> to reflect planner's comments

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1. Introduction

- 1.1. Aegaea were commissioned by Trisha Crighton to undertake a Flood Risk Assessment (FRA) to facilitate an application for Planning Permission in Principle (PPP) for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Framework 4 (NPF4) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a Planning Permission in Principle and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is the land to the north of Dougiehill Road, Port Glasgow, Inverclyde, PA14 5XF (Figure 1). The proposed development is for the construction of a single residential dwelling.



1: Site Location. Base map: BING Aerial Imagery, © 2024 TomTom.

- 1.4. The site currently comprises of an existing single dwelling and associated parking / access space



Figure 2: Site location. Drone Photo: Site walkover, 11/11/2024. Photo facing southwards.

- 1.5. An investigation into historical mapping datasets from The National Library of Scotland indicate that the site has previously been used as a filter station¹ associated with the Dougiehill Reservoir to the south.
- 1.6. Access to the site is to be provided via Dougiehill Road to the south. Figure 3 shows [REDACTED] plan of the proposed development which is also available in Appendix A of this report

¹ National Library of Scotland <https://maps.nls.uk/view/188143467>



Figure 3 Indicative development proposal plan. Source: Nicholson McShane Architects. Plan Provided by the client.

- 1.7. Developments of such nature are classed as a 'Highly Vulnerable' use according to the Flood Risk and Land Use Vulnerability Guidance (2024)². The proposed development will therefore increase the land use vulnerability of the land on which the dwelling is to be built.

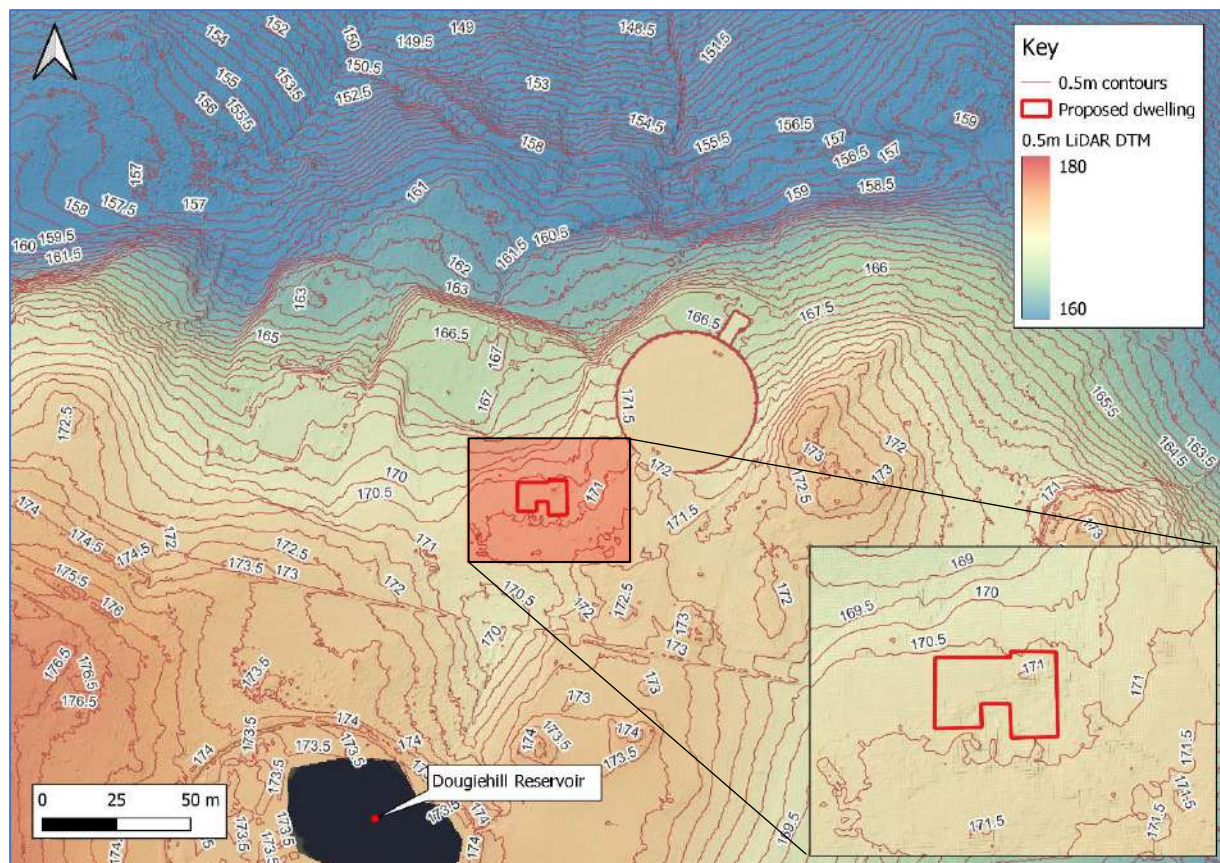
Topography

- 1.8. The general topography of the area has been obtained through LiDAR DTM with 0.5m horizontal resolution from Remote Scotland Sensing Portal³ and is available in Figure . The area around the site is shown to slope gently from south to north with elevation range between 171.5m AOD (Above Ordnance Datum) and 169.0m AOD. An area of depression is observed south of the site, where the levels range from 170m AOD to 170.5m AOD.

² SEPA Flood Risk and Land use Vulnerability guidance, July 2024

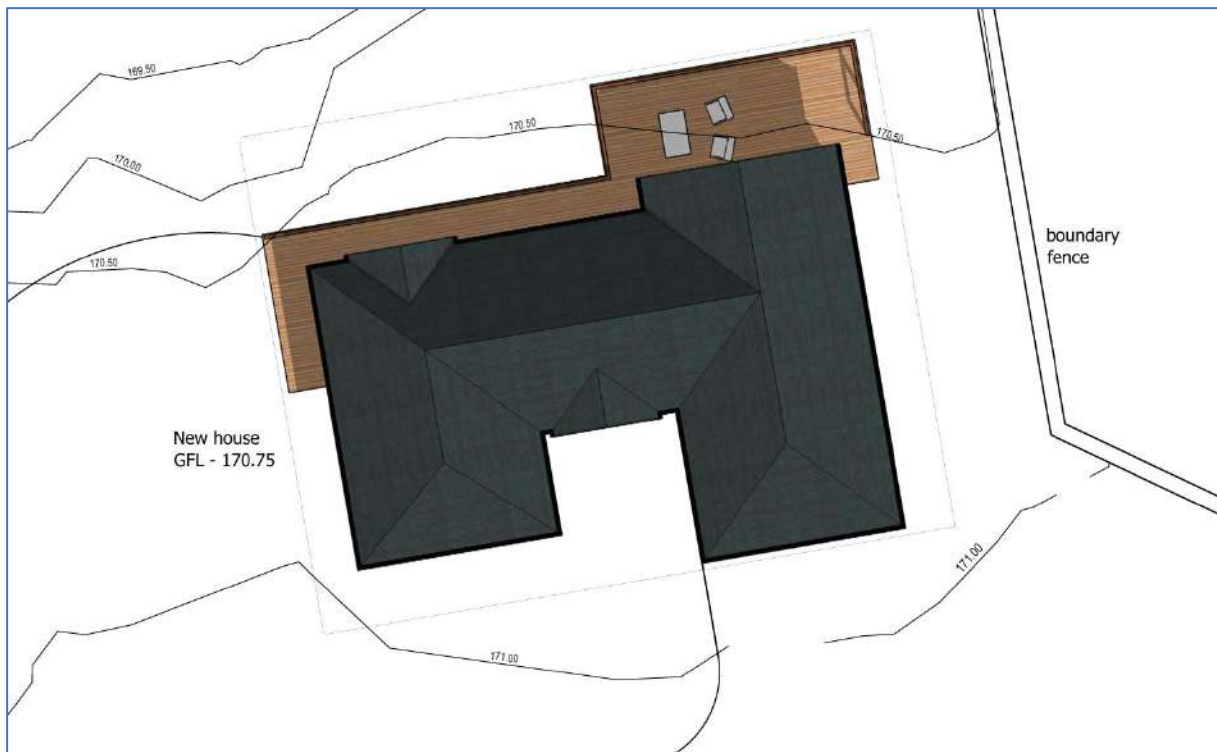
<https://www.sepa.org.uk/environment/land/planning/guidance-and-advice-notes>

³ Remote Scotland Sensing portal <https://remotesensingdata.gov.scot/data#/list>



4: General topography of the area. Elevation data source: Remote Sensing Scotland Portal.

- 1.9. The development proposal plan attached in Appendix A of this report, corresponds with the LiDAR levels provided in above and shows that the levels of the proposed dwelling range between 170.5m AOD and 171.0m AOD Figure 5



5: Levels of the proposed dwelling. Full drawing available in Appendix A of this report.

2. Regulatory Framework

National Planning Framework 4 (NPF4)

- 2.1. National Planning Framework 4 (NPF4)⁴ is the national spatial strategy for Scotland. It sets out the spatial principles, regional priorities, national developments and national planning policy.
- 2.2. Policy 22 (Flood Risk) – states that:

a) Development proposals at risk of flooding or in a flood risk area will only be supported if they are for:

- i. essential infrastructure where the location is required for operational reasons;*
- ii. water compatible uses;*
- iii. redevelopment of an existing building or site for an equal or less vulnerable use;*
- or.*
- iv. redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice.*

The protection offered by an existing formal flood protection scheme or one under

In such cases, it will be demonstrated by the applicant that:

- all risks of flooding are understood and addressed;*
- there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;*
- the development remains safe and operational during floods;*
- flood resistant and resilient materials and construction methods are used; and*

⁴ National Planning Framework 4: <https://www.gov.scot/publications/national-planning-framework-4/>

- future adaptations can be made to accommodate the effects of climate change.

Additionally, for development proposals meeting criteria part iv), where flood risk is managed at the site rather than avoided these will also require:

- the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and
- that the proposal does not create an island of development and that safe access/egress can be achieved.

b) Small scale extensions and alterations to existing buildings will only be supported where they will not significantly increase flood risk.

c) Development proposals will:

- i. not increase the risk of surface water flooding to others, or itself be at risk.
- ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;
- iii. seek to minimise the area of impermeable surface.

d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.

e) Development proposals which create, expand, or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.

SEPA Guidance

- 2.3. SEPA's Technical Flood Risk Guidance for Stakeholders⁵ details the requirements for undertaking flood risk assessments in relation to proposed developments. These requirements depend upon the complexity of the site, with more complex or high risk sites requiring detailed assessments. In summary, FRAs must include the following:
1. Background site data, including suitable plans and/or photographs;
 2. Historic flood information;
 3. Description of methodologies used;
 4. [REDACTED]
 5. In case of river flooding: assessment of river flows, flood levels, depths, extents, displaced flood storage volumes, etc.;
 6. Assessment of culverts, sewers or other structures affecting flood risk;
 7. Consideration of climate change impacts;
 8. Details of required flood mitigation measures; and
 9. Conclusions on flood risk related to relevant national and local policies.
- 2.4. SEPA also provide Flood Risk and Land Use Vulnerability Guidance¹, which gives further guidance to Policy 22 of NPF4, with regards to vulnerability of a land use or development in a flooding context.

⁵ **Technical Flood Risk Guidance for Stakeholders SS NFR P 002 (May 2019)**

Local Development Plan

- 2.5. Policy 9 (Managing Flood Risk) from Inverclyde Council's latest Proposed Local Development plan (2021)⁶ states that:

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);*
- b) increase the level of flood risk elsewhere; and*
- c) reduce the water conveyance and storage capacity of a functional flood plain.*

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature based solutions to flood management will be preferred.

- 2.6. It is important to note that a new local development plan is currently being prepared by Inverclyde Council, with drafting set to commence in 2024. The new Local Development Plan is likely to refer to National Planning Framework 4, in lieu of the Scottish Planning Policy, and the Local Flood Risk Management Plan 2022 – 2028 for Clyde and Loch Lomond Local Plan District, in lieu of the Clyde and Loch Lomond Local Flood Risk Management Plan 2016⁷.
- 2.7. This flood risk assessment will therefore consider and refer to the updated versions of the policies stated in the above paragraph.

⁶[https://www.inverclyde.gov.uk/planning the environment/planning policy/development planning/ldp review](https://www.inverclyde.gov.uk/planning-the-environment/planning-policy/development-planning/ldp-review)

⁷ [https://www.west-dunbarton.gov.uk/media/ewmdtdtz/local flood risk management plan 2022 2028.pdf](https://www.west-dunbarton.gov.uk/media/ewmdtdtz/local-flood-risk-management-plan-2022-2028.pdf)

Supplementary guidance

- 2.8. Inverclyde Council have a supplementary guidance⁸ on the completion of Flood Risk assessments for proposed developments. Key guidance points from Section 4 of the state the following:

4.1 Flood Risk Assessment Requirement

4.1.1 Flood Risk Assessments (FRAs) are required for all applications where there is likely to be a risk of flooding from either coastal, fluvial (watercourse), pluvial (surface water), groundwater, or other sources of flooding. An FRA is required in instances where the site has one or more of the following:

- The online SEPA Flood Maps identify flooding at, or nearby, the site from any source.*
- Historic flooding has been recorded in the area.*
- The proposed development is close to a watercourse, drainage ditch, or water body that poses a potential flood risk (within 50m)*
- The development comprises of more than 5 dwellings*
- Industrial or commercial developments greater than 250m²*

4.1.2 The Flood Risk Assessment should make a reasoned evaluation of the potential flood risk from all sources of flooding, including coastal, fluvial, pluvial, groundwater, sewer inundation, or infrastructure failure such as canal, reservoir or flood protection structures.

4.1.3 Assessment of the pluvial flood risk (flooding from rainfall flowing overland) should feed into the SWMP – guidance for which is presented in Section 5.

4.1.4 IC Roads Dept. requires that a development site is not at risk of flooding from a 1:200 year return period storm event (including an allowance for climate change).

⁸[https://www.inverclyde.gov.uk/assets/attach/17040/Flood Risk Assessment Management Assessment March 2024.pdf](https://www.inverclyde.gov.uk/assets/attach/17040/Flood_Risk_Assessment_Management_Assessment_March_2024.pdf)

Developments classified as Civil Infrastructure and most vulnerable under SEPA Flood Risk and Land Use Vulnerability Guidance (SEPA, 2018) must demonstrate that they are not at flood risk during a 1:1000 year return period storm event (including an allowance for climate change).

4.3 Finished Floor Levels and Freeboard

4.3.1 IC Roads Dept. require a minimum freeboard of 600mm above the peak flood level.

4.3.2 Where applicable a freeboard assessment may be undertaken to demonstrate that a lower freeboard is acceptable using an applicable method. IC Roads Dept. will not however accept a freeboard of less than 300mm.

4.3.3 Minor extensions to existing properties defended by a flood prevention scheme will be allowed to retain the same finished floor level as the rest of the property.

4.3.4 New developments located behind a flood defence scheme must have their finished floor level at or above the peak flood level (including an allowance for climate change) with the required freeboard duly considered.

4.3.5 Properties which do not achieve the minimum required finished floor level to minimise flood risk must be flood resilient. This may mean the use of flood resistant and flood resilient building techniques and products in the design.

Access and Egress

4.4.1 The FRA must demonstrate that safe and flood free access and egress to the site can be maintained during the design flood event.

4.4.2 A safe, dry, access and egress route for pedestrians should be clearly marked on the relevant application drawings.

3. Consultation and Review

- 3.1. Aegaea have approached Inverclyde Council regarding any flood history records or flood modelling data they may hold for the site. At the time of writing this report a response from the Council has not yet been received.
- 3.2. The landowners [REDACTED] have confirmed that they have not experienced any issues of flooding which might be related to the culvert or any other source of flooding.

4. History of Flooding

- 4.1. SEPA's Flood Risk Management Plans directory identify the site as being part of the Potentially Vulnerable Area (PVA) 02/11/08⁹, which is part of Clyde and Loch Lomond Local Plan District, with surface water accounting for 50% of all annual average damages caused by flood sources, followed by fluvial flooding (30%) and coastal flooding (20%).
- 4.2. An interaction between surface water flooding and flooding from rivers is not uncommon for this PVA and tends to occur where a watercourse has been culverted and the culvert capacity has been exceeded⁹
- 4.3. Port Glasgow has been indicated as one of the areas within the PVA most impacted by flooding [REDACTED] VA reference 02/11/21)¹⁰
- 4.4. Flooding history records for Port Glasgow date back to the 19th century, where predominantly surface water flooding events have been recorded. Coastal flooding affected port Glasgow in 1930, 1974 and 2014.
- 4.5. No flooding events for the site or the surrounding area have been made publicly available

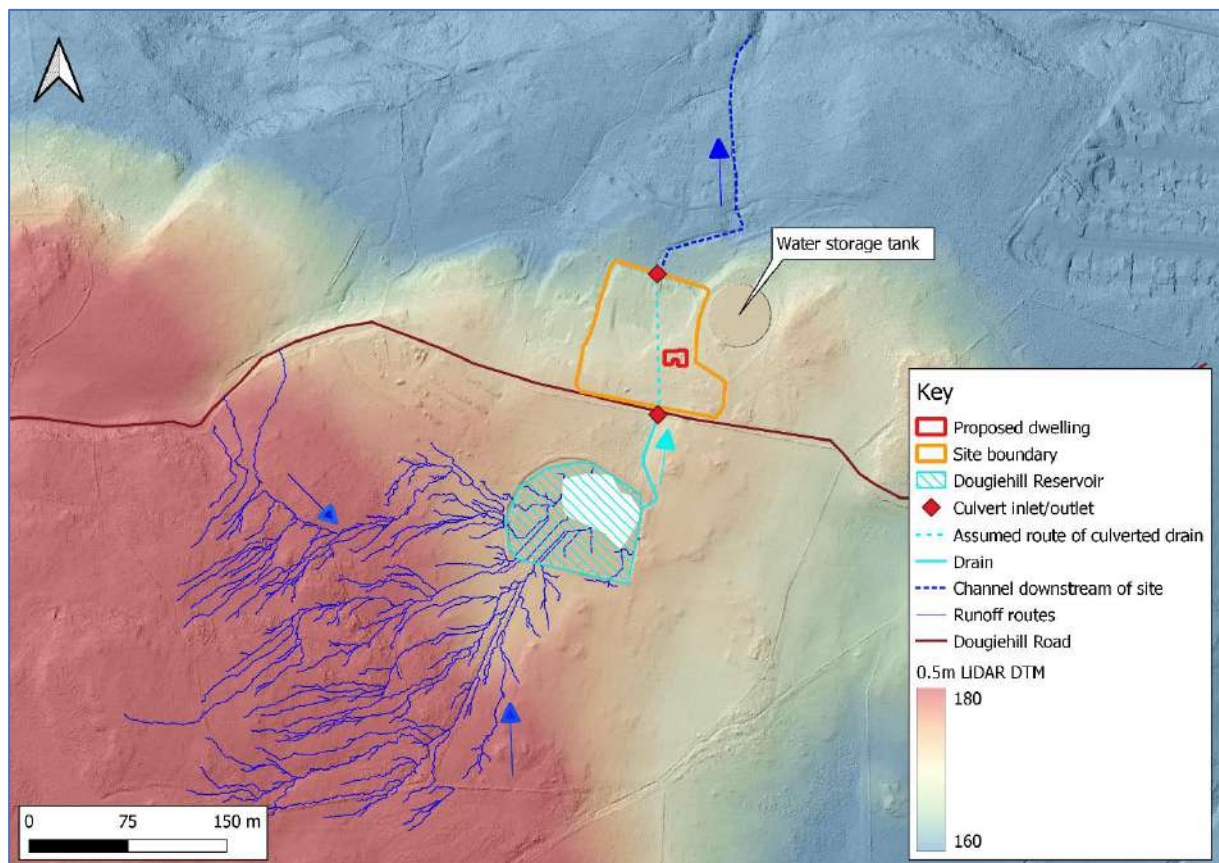
⁹ SEPA Flood Risk Management Plans

https://www2.sepa.org.uk/frmstrategies/pdf/pva/PVA_11_08_Full.pdf

¹⁰ Clyde and Loch Lomond Local Plan District [https://www.glasgow.gov.uk/article/1561/Clyde and Loch Lomond Local Plan District](https://www.glasgow.gov.uk/article/1561/Clyde%20and%20Loch%20Lomond%20Local%20Plan%20District)

5. Hydrological context

- 5.1. A site walkover has been undertaken on 11/11/2024, with the aim to get a better understanding of the hydrological environment around the site
- 5.2. This includes examining potential flow pathways should the inlet of the culvert at Dougiehill Road to the south of the development become partially / fully blocked
- 5.3. The hydrological environment for the area around the site is shown in Figure



6: Hydrological environment. Site Location. Base map: BING Aerial Imagery, © 2024 TomTom.

- 5.4. Dougiehill Reservoir is the nearest water body to the site (7)
- 5.5. It is located approximately 110m south of the proposed development. Elevation data, obtained from the LiDAR DTM data (Figure 6) show that the location of Dougiehill Reservoir is fed by runoff from the nearby hills and west of the reservoir. A walkover of the area around the reservoir did not identify any noticeable open channels or drains discharging into the reservoir (Figure 8)



7: A view of Dougiehill reservoir from the north east. Image taken during a site walkover on 11.11.2024.



8 A view of Dougiehill Reservoir from the south. Image taken during site walkover on 11/11/2024.

- 5.6. A spillway has been identified at the north eastern corner of the reservoir, as shown in Figure and Figure 9. It flows as an open channel drain in a northerly direction until it reaches a culvert under Dougiehill Road, located approximately 40m south of the site.
- 5.7. The culvert inlet has a PVC pipe with a measured diameter of 300mm and a trash screen to prevent the build up of debris. It is understood from communication with the client that the owner of the land south of the site is responsible for the maintenance of the culvert inlet. The inlet of the culvert is shown in Figure 10

11



9: Dougiehill Reservoir Spillway. View from north. Image taken during site walkover on 11/11/2024.



10: Culvert inlet. Source site walkover carried out on 11/11/2024.



11: Culvert inlet, viewed from the left bank of the channel. Photograph taken during site walkover carried out on 11/11/2024.

- 5.8. The [REDACTED] has been culverted beneath both Dougiehill Road and the site for approximately 105m. In the absence of surveyed culvert data, a straight line of the pipe under Dougiehill Road and the site has been adopted for this Flood Risk Assessment as shown in
- 5.9. In accordance with Building Standards technical handbook 2024¹¹ – “Every building must not be constructed over an existing drain (including field drain) that is to remain active.” Therefore, it is highly recommended that this culvert is surveyed at the earliest opportunity to confirm the route and condition of the asset, prior to any construction works on site.
- 5.10. For the purposes of this study, the pipe is understood to route approximately 5m west of the proposed dwelling as shown in [REDACTED]. The route of the culvert may be partially confirmed from historical maps, obtained from the National Library of Scotland¹² as shown in Figure 12,

¹¹ Building Standards Technical Notebook <https://www.gov.scot/publications/building-standards-technical-handbook-april-2024-domestic/>

¹² National Library of Scotland - <https://maps.nls.uk/view/75661611>

which indicates the historical route of the drain through the site when it was used as a filter station

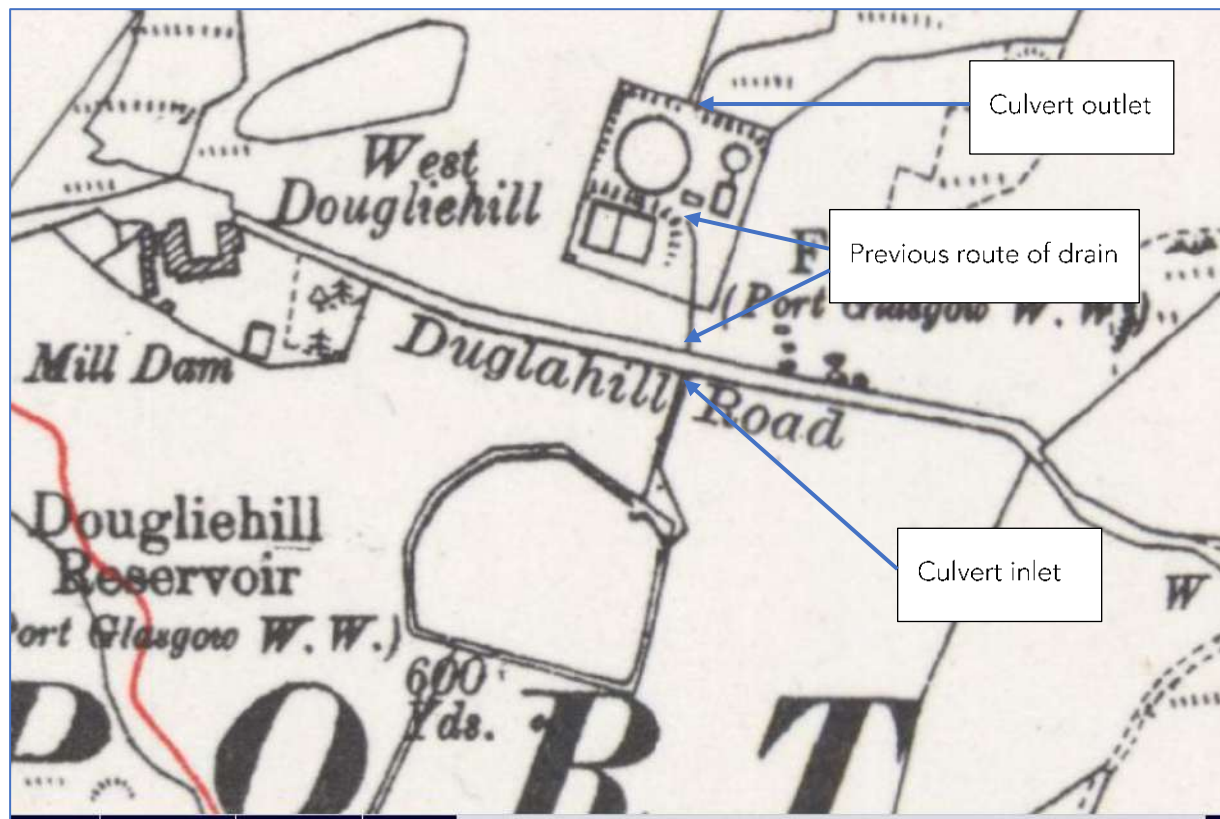


Figure 12: Route of spillway and drain from Douglasshill Reservoir. Map - national Library of Scotland. Probable year of publication - 1947.

- 5.11. The culvert outlet is located approximately 60m south of the proposed dwelling (Figure 12 and Figure 13). The drain continues to flow northwards through Birkmyre Park mostly as an open channel. It is culverted as it approaches the town of Port Glasgow and it is assumed to discharge at the coastal area of the Firth of Clyde, approximately 1km north of the site.



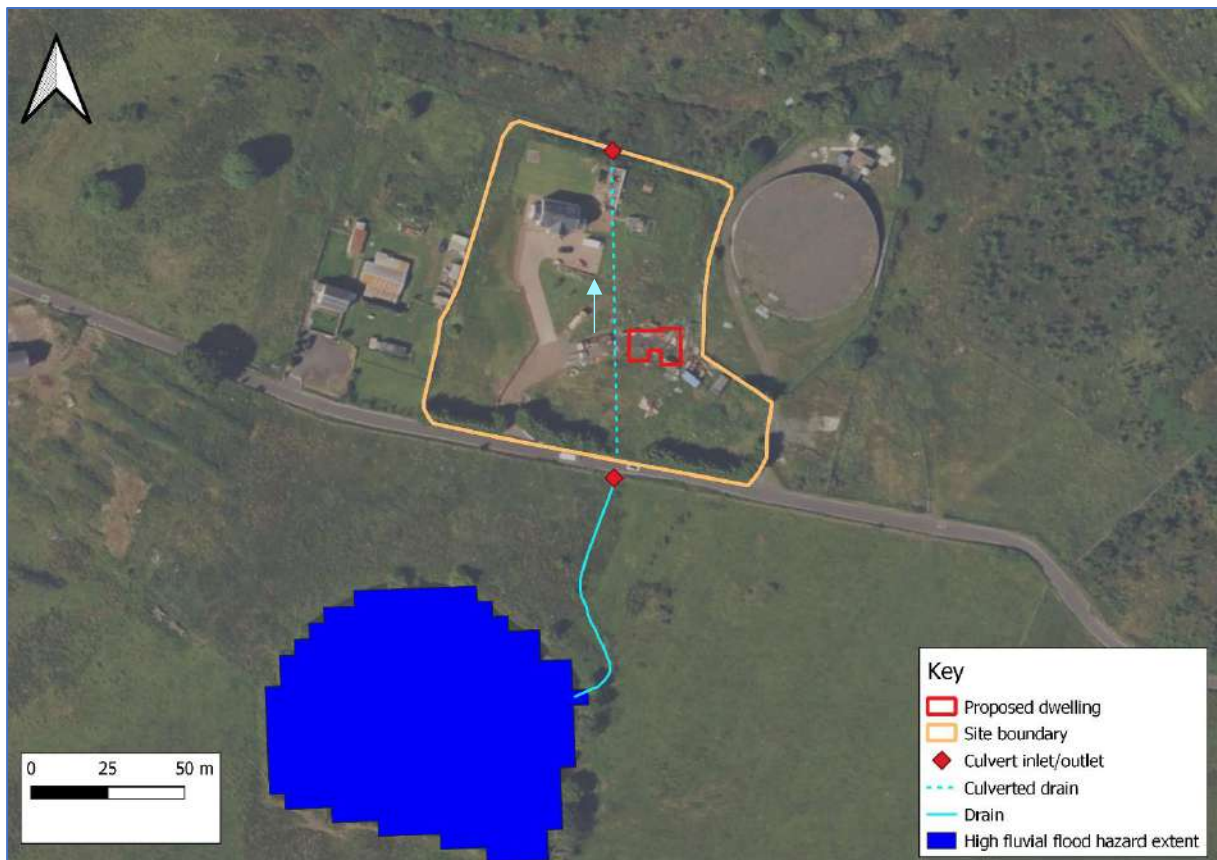
13: Culvert outlet. Photos site walkover carried out on 11/11/2024.

A water storage tank operated by Scottish Water is present approximately 40m north and downstream of the site as shown in Figure . Due to restricted access, the site walkover could not confirm the supply route to the storage tank.

6. Sources of Flood Risk

Fluvial

- 6.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.
- 6.2. SEPA's fluvial flood maps show that the proposed dwelling is outside of the extents of high (10% chance of flooding in any given year), medium (0.5% chance of flooding in any given year) and low (0.1% chance of flooding in any given year) fluvial flood risk.
- 6.3. The nearest extent of fluvial flooding on SEPA's flood maps is associated with Dougiehill Reservoir Figure 14



14: Fluvial flood hazard extent. Data Source: ©SEPA 2023 licenced under the Open Government Licence 3.0. Base Map data ©20 Google

- 6.4. It should be noted however that SEPA's fluvial flood mapping datasets only display fluvial flood extents for watercourses with catchment areas greater than 3.0km². For smaller watercourses, SEPA's pluvial extents can provide an indication of risk of fluvial flooding in some instances.
- 6.5. Following a review of the pluvial dataset, it is therefore more appropriate to assess the risk of fluvial flooding against the pluvial extents mapped in SEPA's datasets.
- 6.6. SEPA's pluvial flood risk maps show the proposed development to be close to an area of high (10% chance of occurrence in any given year), medium (0.5% chance of occurrence in any given year) and low (0.1% chance of occurrence in any given year) pluvial flood risk extent. SEPA's pluvial flood risk maps follow the same extent as SEPA's pluvial flood hazard extent map¹³, which is shown in Figure 15. The pluvial flood extents are observed to cover areas of depression, where the levels are lower than the surrounding area, as well as outline potential overland flow paths, which have been addressed in sections 6.7 and 6.8 below.

¹³ SEPA Environmental Data <https://www.sepa.org.uk/environment/environmental>

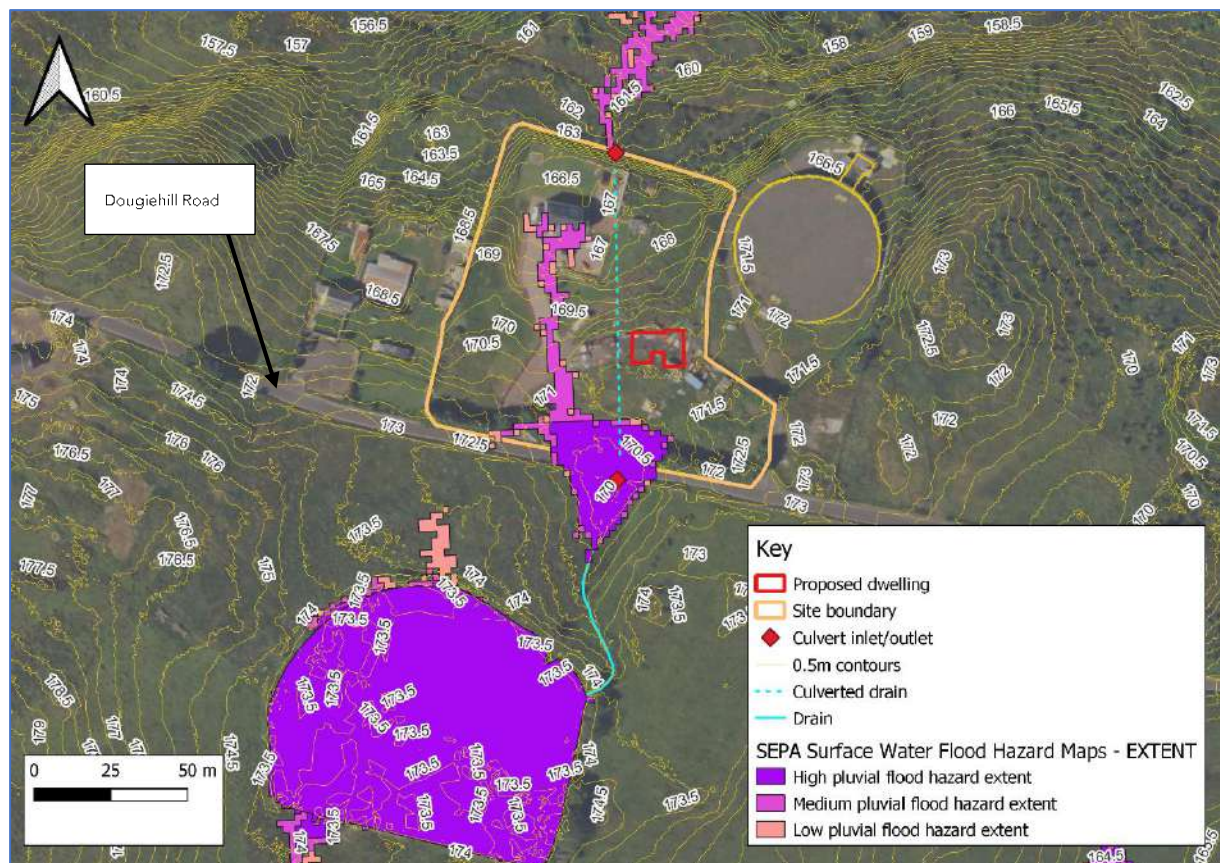
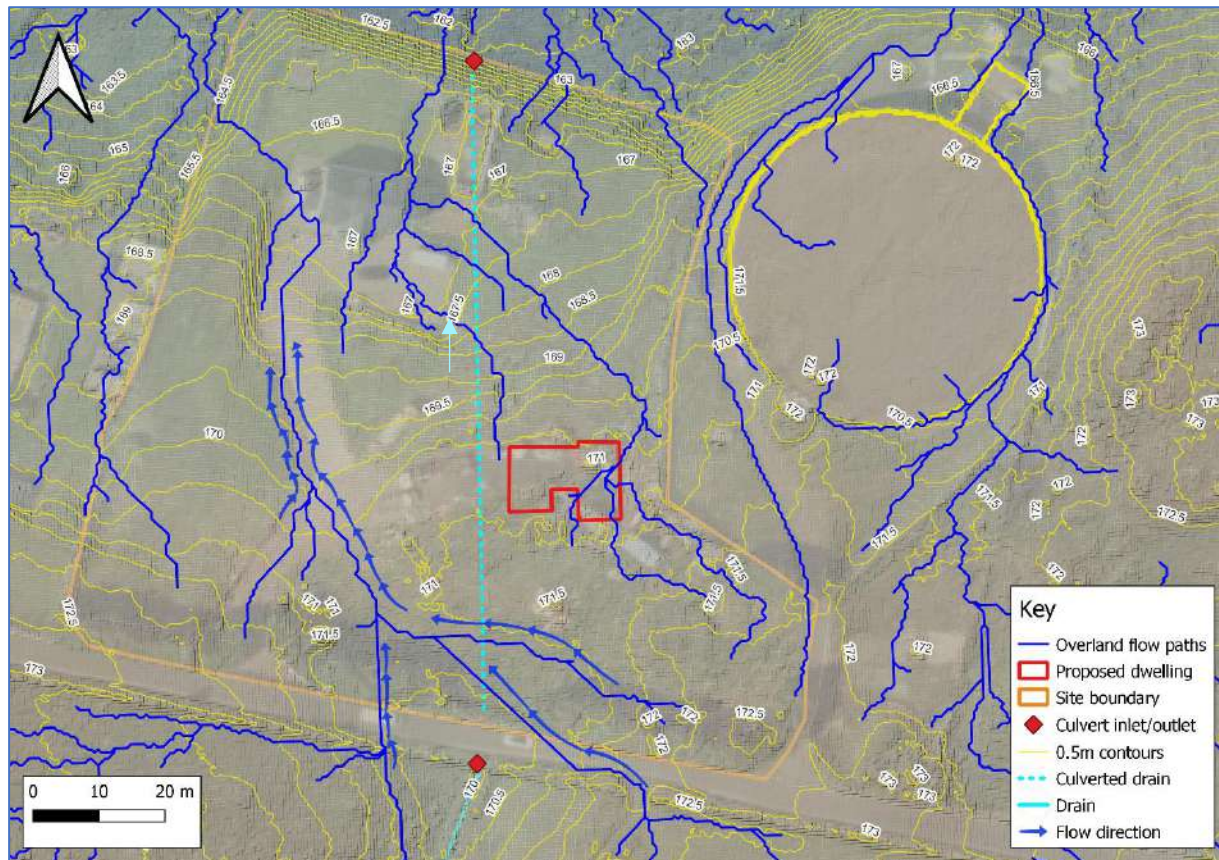


Figure 15: Pluvial hazard extent. Data Source: ©SEPA 2023 licenced under the Open Government Licence 3.0. Base map: BING Aerial Imagery, © 2024 TomTom.

- 6.7. The presence of the culvert is unlikely to have been considered when generating the pluvial flood risk extents on SEPA's flood maps. Culverts are only included in SEPA's fluvial flood extents if they are under 50m in length. For culverts 50m long and above, a full blockage scenario is represented¹⁴. Due to the size of the catchment, fluvial flood extents are not available for the spill way from Dougiehill reservoir. It is also likely that the culvert has not been represented. The pluvial flood risk extents therefore assume a full blockage scenario of the culvert inlet.

¹⁴ River flooding Summary – Methodology and mapping
https://www.sepa.org.uk/media/594527/river_summary_v3.pdf

- 6.8. Figure shows the overland flow paths generated through utilizing LiDAR elevation data processing GIS tools with QGIS, to understand the overland flow pathways during an event of a full blockage of the culvert inlet south of the site
- 6.9. Based on the elevation data, and the derived flow pathways water is predicted to cross Dougiehill Road and route towards north west of the overflow point of the culvert inlet, and away from the proposed dwelling



16: Overland flow paths Base map: Aerial Imagery, © 2024 TomTom.

- 6.10. Since the dwelling is shown to be outside of any fluvial flood extents as per SEPA's flood maps, no information on any predicted fluvial flood depth ranges is available. Depth ranges have therefore been obtained from SEPA's pluvial flood hazard depth range data (17).
- 6.11. The depth of the predicted water level at Dougiehill Road is between 0.3 and 1.0m as per SEPA's surface water depth range maps. The surface water depth range nearest to the site is between 0.0m and 0.3m

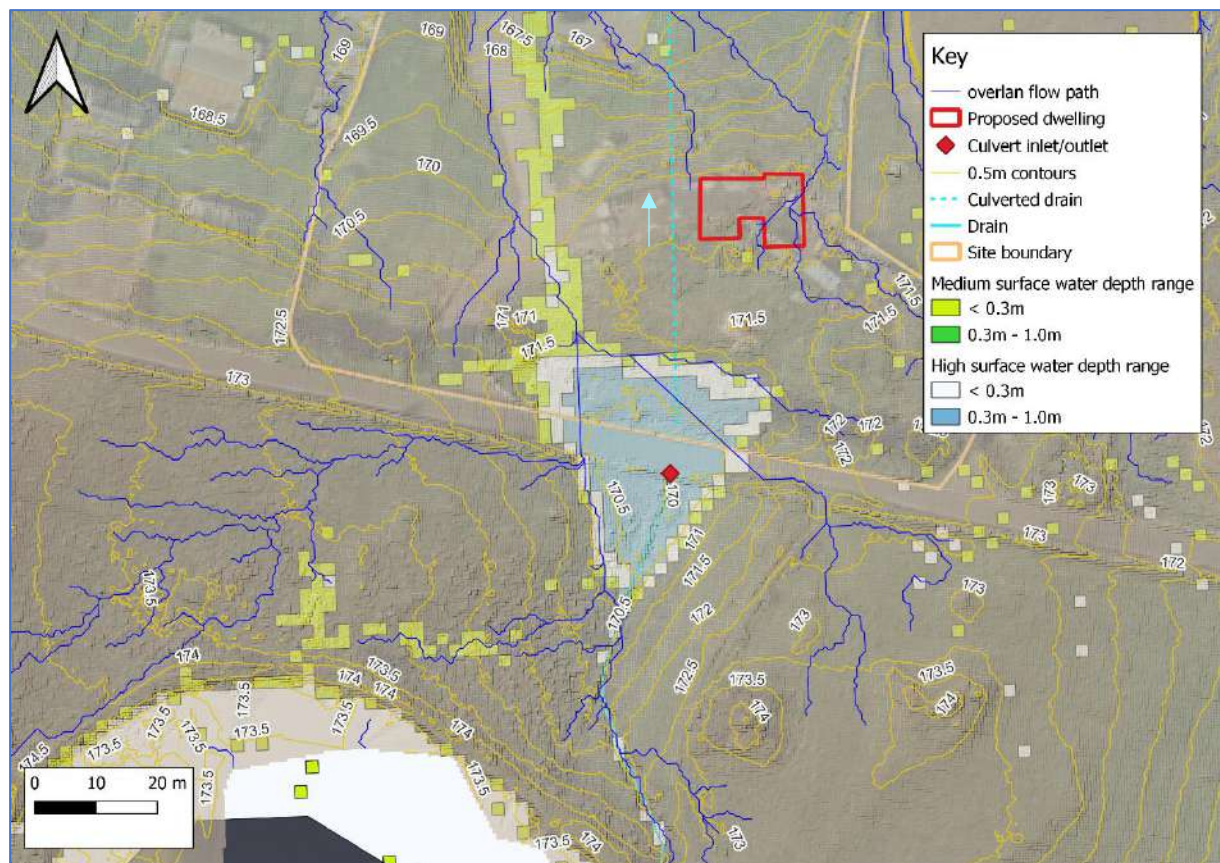


Figure 17: Surface water depth ranges. Data Source: ©SEPA 2023 licenced under the Open Government Licence 3.0. Base Map data ©2024 Google

- 6.12. A depth of 0.3m has been conservatively estimated based on the closest medium likelihood surface water depth range extent, obtained from SEPA's environmental data portal
- 6.13. Four cross sections have been extracted from the available LiDAR DTM data in order to provide additional analysis with regards to potential flow pathways across the site
- 6.14. All four cross sections have been drawn left to right, facing downstream, towards the north
(18 Figure 19 Figure 20 21 Figure 22

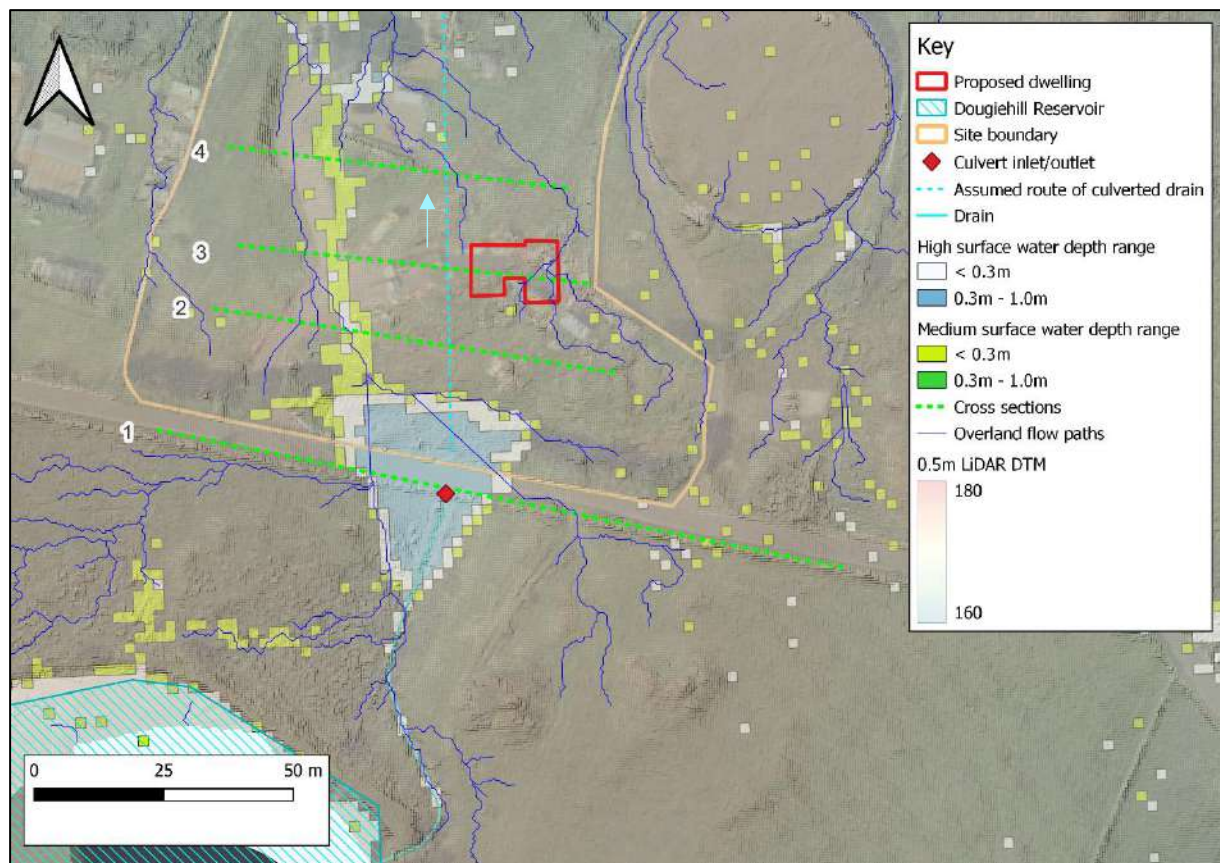


Figure 18: Cross sections generated through GIS and the available LiDAR DTM data. Base map: Aerial Imagery, © 2024 TomTom.

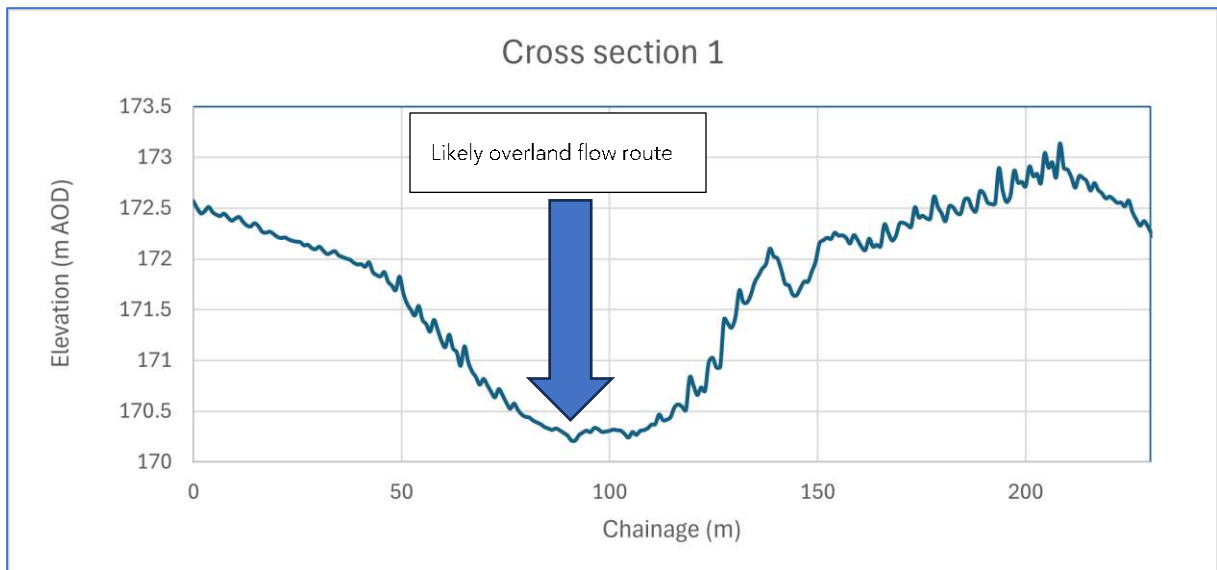


Figure 19: Cross section 1, showing the area of depression at Dougiehill road at the culvert inlet.

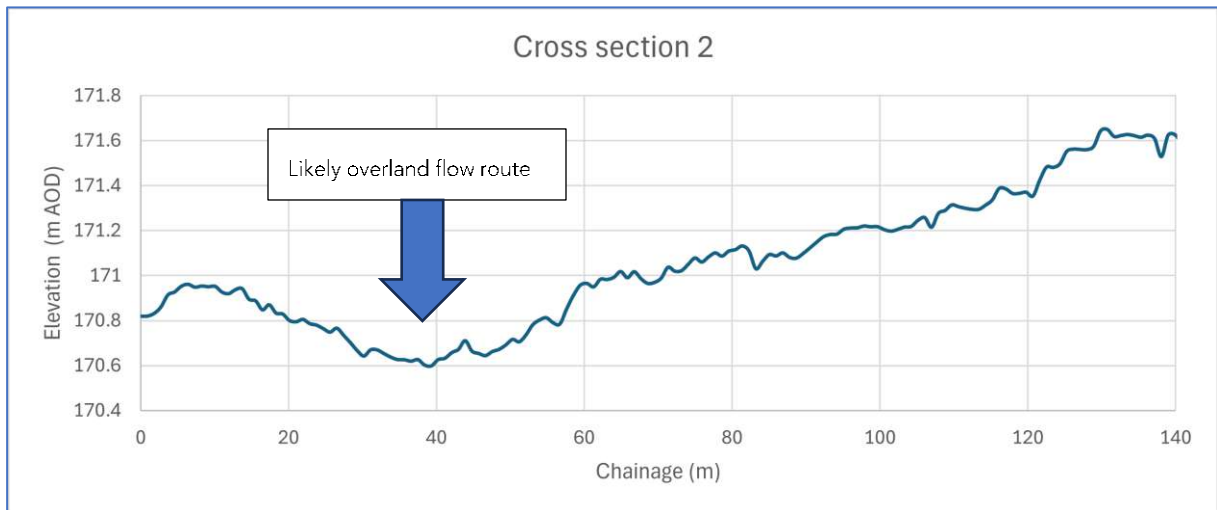


Figure 20: Cross section 2, showing the elevation profile upstream (south) of the proposed dwelling.

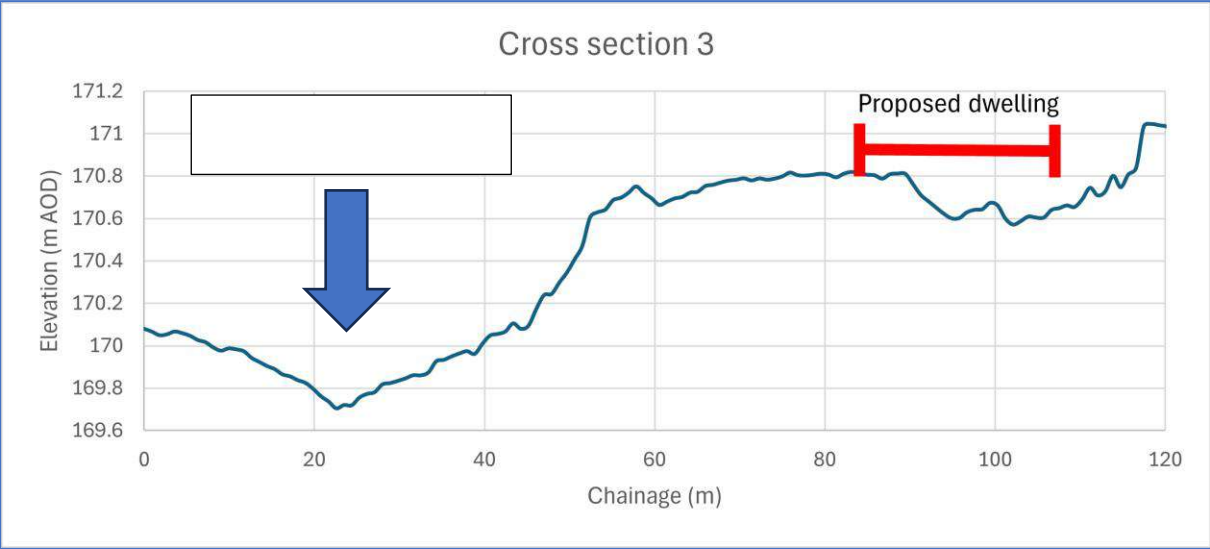


Figure 21 in relation to the overland flow route.

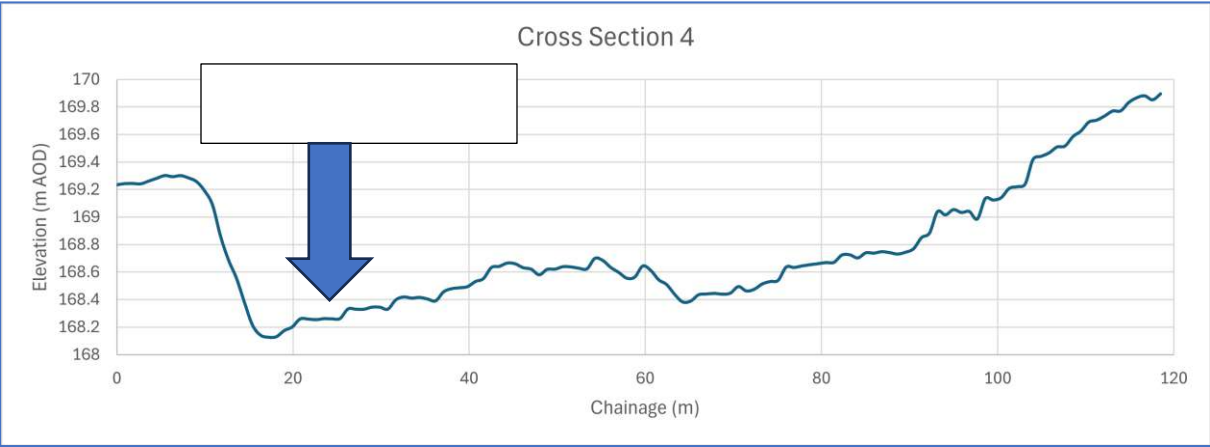


Figure 22: Cross section 4



Pluvial



Coastal

Reservoirs

Groundwater

groundwater to the development is considered low.

Sewers

Foul or surface water sewers can be a cause of flooding if the drainage network becomes

site is within a rural area south of

Therefore, it is assumed that there is limited public sewerage within close proximity to the site and dwelling.

The site is

¹⁸ Scotland's soils https://map.environment.gov.scot/Soil_maps/?layer=1

Summary

Source of Flooding	Preliminary Risk Classification	Comments / Explanation	Screening Outcome
Fluvial (River)	Low Risk	<p>SEPA's flood maps show that the site is outside of any extents of fluvial flooding. The topography of the site and the spillway drain from Dougiehill Reservoir have been considered when assessing the fluvial flood risk on site. The GIS-derived overland flow paths have identified that in the event of a full blockage scenario to the nearby culvert inlet, the water would flow away from the site of the proposed dwelling, towards the north west. The risk of fluvial flooding is therefore considered low.</p> <p>The estimated flood water level near the site is 170. 0m AOD which is 0. m below the level of the dwelling. As such, the risk of pluvial flooding is considered low.</p>	
Pluvial (Surface Water)	Low Risk	<p>SEPA's flood maps show that the proposed dwelling is in close proximity to an area of high risk of surface water flooding, due to an area of depression south of the site, at the culvert inlet at Dougiehill Road. Due to the topography of the site, the pluvial flood risk extent is considered to replicate a potential fluvial flood risk from the spillway drain from Dougiehill Reservoir.</p> <p>dwelling, where surface water could accumulate and pond. The pluvial flood risk within the boundaries of the dwelling is considered low.</p>	Acceptable Risk
Coastal	Very Low Risk	Examination of the SEPA coastal flood risk mapping shows the site to be well outside the extents of coastal flooding.	Acceptable Risk
Reservoirs	Low Risk	Examination of SEPA's online reservoir flood map shows the site to be located outside of any extents of areas identified as being at risk from reservoir failure. If any uncontrolled spill is to occur from Dougiehill Reservoir, south of the site, the flood water is predicted to flow towards the north-west, away from the proposed dwelling. The risk of flooding from this reservoir is considered low. The risk of uncontrolled reservoir spill from the water storage tank located 40m east from the proposed development is considered low, due to this asset being regularly inspected. Any potential uncontrolled spills are to likely route northwards and away from the proposed dwelling.	Acceptable Risk

Groundwater	Low Risk	As the proposed dwelling does not include any basements or subterranean levels, the risk of groundwater flooding is considered low.	Acceptable Risk
Surface Water Sewer	Low Risk	Due to the rural nature of the site, it is assumed that there is limited public sewer infrastructure that could impact the site. The risk of surface water flooding is considered low.	Acceptable Risk

7. Flood Risk Mitigation

Existing culverted drain within the site

to cross the boundaries of the proposed dwelling (23 . However, it is highly recommended that this culvert is surveyed at the earliest opportunity to confirm the route and condition of the asset, prior to any construction works on site. In addition, due to the history of the site being used as a filter station, the survey will determine whether there are any other pipe networks associated with the site's previous use.

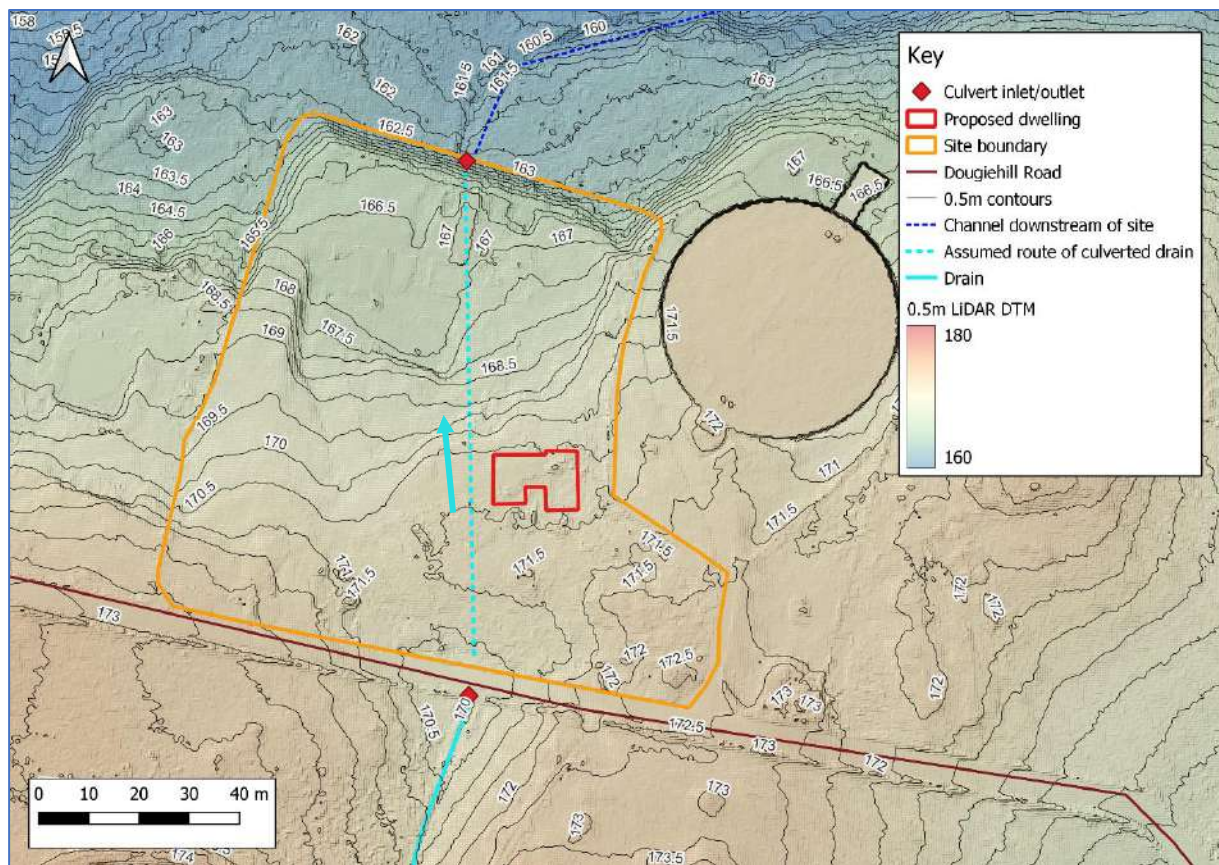


Figure 23: Assumed route of culverted drain. Elevation data source: Scottish remote Sensing Portal.

Finished Floor Levels

7.2.

estimate from SEPA's flood depth maps , with a total predicted surface water flood level of 170. m AOD.

7.4.

It is therefore recommended that the proposed dwelling has finished floor level of minimum 17 .80m AOD.

Increase to Flood Risk Elsewhere

- 7.6. It is recommended that a drainage strategy is produced for the dwelling, including plot level areas.

Safe Access/Egress

and the town of Port Glasgow (Figure 24 The proposed access route is predicted to remain safe and dry and outside of the extents of any flood risk areas, including a full blockage of the culvert inlet at Dougiehill Road



: Safe access/egress route. Base Map data ©20 Google

8. Conclusions

- 8.1. This FRA has been undertaken with reference to the requirements of NPF and the associated Planning Practice Guidance with respect to the development at the land north Dougiehill Road, Port Glasgow, Inverclyde, PA14 5XF. It has been written to support a Planning Permission in Principle prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 8.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:


Source of Flooding	Flood Risk Summary
Fluvial	The topography of the site and the spillway drain from Dougiehill Reservoir have been considered when assessing the fluvial flood risk on site. The GIS derived overland flow paths have identified that in the event of a full blockage scenario to the nearby culvert inlet, the water would flow away from the proposed dwelling, towards the north-west. Water level has been conservatively estimated to be 170.20m AOD based on the available pluvial flood depth range data, which is 0.6m below the level of the proposed dwelling. The recommended finished floor levels for the dwelling are 170.80m AOD. The risk of fluvial flooding is considered low.
Pluvial	SEPA's flood maps show that the proposed dwelling is in close proximity to an area of high risk of surface water flooding. However, the pluvial flood risk extent is likely associated with fluvial flood risk from Dougiehill Reservoir drain. The risk of pluvial flooding in isolation can be considered low.
Coastal	The site is outside of any extents of coastal flooding. The risk of coastal flooding is therefore considered very low.
Reservoirs	Overland flow path analysis has identified that if a spill is to occur from Dougiehill Reservoir, which is the nearest to the site, the flood water would route towards the north-west and away from the proposed dwelling. Therefore, the risk of uncontrolled spill from this reservoir is considered low. The risk of uncontrolled reservoir spill from the water storage tank located 40m east from the proposed development is considered low, due to this asset being regularly inspected. Any potential uncontrolled spills are to likely route northwards and away from the proposed dwelling.
Groundwater	As development proposals do not include any basement and subterranean levels, the risk of groundwater flooding to the site is considered low.

Sewers	The site is within a rural area, where few properties are present. The risk of sewer flooding is therefore considered low.
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- 8.3. It is recommended that a survey of the culverted drain on site is carried out to confirm the route and condition of the asset, prior to a commencement of any construction works on site. This will ensure the proposed development complies with the Building Standards Technical Handbook 2024
- 8.4. This Flood Risk Assessment should be submitted as part of the application for Planning Permission in Principle to satisfy the requirements under the Inverclyde Council and NPF

Appendix A - Development Proposals

Appendix B - SEPA FRA Checklist

 Flood Risk Assessment (FRA) Checklist		<small>Scotland's 4th National Planning Framework has recently been published. This document is therefore being reviewed and updated to reflect the new policies. You can still find useful and relevant information here but be aware that some parts may be out of date and our responses to planning applications may not match the information set out here.</small>	
		(SS-NFR-F-001 - Version 16 - Last updated 27/08/2019)	
This document must be attached within the front cover of any Flood Risk Assessments issued to Local Planning Authorities (LPA) in support of a development proposal which may be at risk of flooding. The document will take only a few minutes to complete and will assist SEPA in reviewing FRAs, when consulted by LPAs. This document should not be a substitute for a FRA.			
Development Proposal Summary			
Site Name:	Land at Dougiehill Road, Port Glasgow, Inverclyde, PA14 5XF		
Grid Reference:	Easting: 231737	Northing: 673761	
Local Authority:	Inverclyde Council		
Planning Reference number (if known):			
Nature of the development:	Residential	If residential, state type:	single residential dwelling
Size of the development site:	0.02 Ha		
Identified Flood Risk:	Source: Select from List	Source name:	Freed risk from spillway from Dougiehill reservoir has been addressed
Land Use Planning			
Is any of the site within the functional floodplain? (refer to SPP para 255)	No	If yes, what is the net loss of storage?	m ³
Is the site identified within the local development plan?	No	Local Development Plan Name:	Year of Publication:
If yes, what is the proposed use for the site as identified in the local plan?	Select from List	Allocation Number / Reference:	
Does the local development plan and/or any pre-application advice, identify any flood risk issues with or requirements for the site.	No	If Other please specify:	
What is the proposed land use vulnerability?	Highly Vulnerable	If so, please specify:	
		Do the proposals represent an increase in land use vulnerability?	Yes
Supporting Information			
Have clear maps / plans been provided within the FRA (including topographic and flood inundation plans)?	Yes		
Has sufficient supporting information, in line with our Technical Guidance, been provided? For example: site plans, photos, topographic information, structure information and other site specific information.	Yes		
Has a historic flood search been undertaken?	Yes	If flood records in vicinity of the site please provide details:	
Is a formal flood prevention scheme present?	No	If known, state the standard of protection offered:	
Current / historical site use:	previously used as filter station operated by Scottish water, now accommodates a dwelling and associated driveway and parking area		
Is the site considered vacant or derelict?	No		
Development Requirements			
Freeboard on design water level:		m	
Is safe / dry access and egress available?	Vehicle and Pedestrian	Min access/egress level:	m AOD
Design levels:	Ground level: 170.8	Min FFL:	170.8 m AOD
Mitigation			
Can development be designed to avoid all areas at risk of flooding?	Yes		
Is mitigation proposed?	No		
If yes, is compensatory storage necessary?	Yes		
Demonstration of compensatory storage on a "like for like" basis?	No		
Should water resistant materials and forms of construction be used?	No		



Flood Risk Assessment (FRA) Checklist

(SS-NFR-F-001 - Version 16 - Last updated 27/08/2019)

Hydrology	
Is there a requirement to consider fluvial flooding?	<div>No</div>
Area of catchment:	<div>km²</div>
Estimation method(s) used (please select all that apply):	<div><div><div>Pooled Analysis</div><div>Single Site Analysis</div><div>Enhanced Single Site</div><div>ReFH2</div><div>FEH RRM</div><div>Other</div></div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div>
Estimate of 200 year design flood flow:	<div>m³/s</div>
Qmed estimate:	<div>m³/s</div>
Statistical Distribution Selected:	<div>Select from List</div>
Is a map of catchment area included in FRA? <div>Select from List</div>	
If Pooled analysis have group details been included? <div>Select from List</div>	
If other (please specify methodology used): <div></div>	
Method: <div>Select from List</div>	
Reasons for selection: <div></div>	
Hydraulics	
Hydraulic modelling method:	<div>Select from List</div>
Number of cross sections:	<div></div>
Source of data (i.e. topographic survey, LiDAR etc):	<div></div>
Modelled reach length:	<div>m</div>
Any changes to default simulation parameters?	<div></div>
Model timestep:	<div></div>
Model grid size:	<div></div>
Any structures within the modelled length?	<div>Select from List</div>
Maximum observed velocity:	<div>m/s</div>
Brief summary of sensitivity tests, and range:	<div></div>
variation on flow (%)	<div>%</div>
variation on channel roughness (%)	<div>%</div>
blockage of structure (range of % blocked)	<div>%</div>
boundary conditions:	<div></div>
(1) type	<div>Upstream</div>
(2) does it influence water levels at the site?	<div>Downstream</div>
Has model been calibrated (gauge data / flood records)?	<div>Select from List</div>
Is the hydraulic model available to SEPA?	<div>Select from List</div>
Design flood levels:	<div></div>
Cross section results provided?	<div>Select from List</div>
Long section results provided?	<div>Select from List</div>
Cross section ratings provided?	<div>Select from List</div>
Tabular output provided (i.e. levels, velocities)?	<div></div>
Mass balance error:	<div>%</div>
Coastal	
Is there a requirement to consider coastal / tidal flooding?	<div>No</div>
Estimate of 200 year design flood level:	<div>m AOD</div>
Estimation method(s) used:	<div>Select from List</div>
Allowance for climate change (m):	<div>m</div>
Allowance for wave action etc (m):	<div>m</div>
Overall design flood level:	<div>m AOD</div>
If other please specify methodology used: <div></div>	
Comments	
Any additional comments:	<div></div>
Approved by:	Desi Ksiazek
Organisation:	Aegaea
Date:	

25/11/2024

Note: Further details and guidance is provided in 'Technical Flood Risk Guidance for Stakeholders' which can be accessed here:-

[CLICK HERE](#)

PAGE 2 of 2

Appendix C - Self Certification

CERTIFICATE A1 – SELF CERTIFICATION (DESIGNER)

1 We certify that reasonable professional skill, and care has been used in the preparation and checking of the Flood Risk Assessment for the development at **the land north of Dougiehill Road, PA14 5XF** With a view to securing that:

- a. It has been designed and checked in accordance with the most recent Inverclyde Council Flood Prevention Requirements
- b. It has been checked for compliance with the relevant standards in point a. above
- c. The required Professional Indemnity Insurance* is maintained per 6.7 of this document
- d. It has been accurately translated into drawings and documents submitted alongside the planning application (all of which have been checked). The unique numbers and revisions of these drawings are: -

.....
.....
.....
.....
.....

2

Signed



Name

Daniel Cook_____

Professional Qualifications¹

BSc (Hons) MSc C.WEM MCIWEM_____
Principal of Organisation responsible for the design

Position Held

Director and Principal Flood Risk Consultant____

Name of Organisation

Aegaea LTD_____

Date

26/11/2024_____

1 - The senior member of staff must be a Chartered Professional with either the Institution of Civil Engineers (ICE) or the Chartered Institution of Water and Environmental Management (CIWEM).

*Please attach appropriate evidence of Professional Indemnity Insurance

Appendix D - Independent Check Certificate

CERTIFICATE B1 – INDEPENDENT CHECK DECLARATION

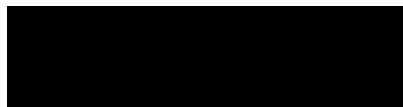
1 We certify that reasonable professional skill and care has been used in the checking of the Surface Water Management Plan / Flood Risk Assessment (delete as appropriate) for the development at the land north of Dougiehill Road, PA14 5XF with a view to securing that:-

- a. It has been designed and checked in accordance with the most recent Inverclyde Council Flood Prevention Requirements
- b. It has been checked for compliance with the relevant standards in a.
- c. Details of the ground investigation and the attached interpretative report demonstrating that any soakaways provided are compliant (delete as appropriate)
- d. It has been accurately translated into drawings and documents submitted alongside the planning application (all of which have been checked). The unique numbers and revisions of these drawings are: -

.....
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.....

2

Signed



Name

Derwyn Lear

Professional Qualifications¹

C.WEM CEnv MCIWEM

Principal of Organisation responsible for the design

Position Held

Director

Name of Organisation

EcoHydrology Limited

Date

06/12/2024

1 - The senior member of staff must be a Chartered Professional with either the Institution of Civil Engineers (ICE) or the Chartered Institution of Water and Environmental Management (CIWEM).

Appendix 2

Copy of Decision Notice relating to Planning Application
Reference Number 24/0246/IC

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 24/0246/IC

Online Ref: 100691619-001

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013

Mr. & Mrs. K & P Crighton
Valleyview House
396 Douglichill Road
PORT GLASGOW
PA14 5XF

Derek Scott Planning
Derek Scott
21 Lansdowne Crescent
EDINBURGH
EH12 5EH

With reference to your application dated 14th November 2024 for planning permission under the above-mentioned Acts and Regulations for the following development:

Erection of dwellinghouse and domestic garage (planning permission in principle)

at

Valleyview House, 396 Douglichill Road, Port Glasgow.

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

The reasons for the Council's decision are:

1. The proposal is for a detached dwellinghouse within the Green Belt which has not been justified under Policy 8 of National Planning Framework 4, Policy 14 of the adopted 2019 Local Development Plan or Policies 15 and 19 of the proposed 2021 Local Development Plan. It is considered to be incompatible with the surrounding established landscape and countryside character and would undermine the purpose of the green belt at the proposed location, contrary to Policy 8 of National Planning Framework 4, Policy 14 of the adopted Local Development Plan and Policies 15 and 19 of the proposed Local Development Plan.
2. The proposal is contrary to National Planning Framework 4, Policy 16, in particular criterion (f), as the proposal is not consistent with the plan spatial strategy or with policy on rural homes, is not a smaller scale opportunity within an existing settlement boundary, and is not for the delivery of affordable housing as part of a local authority supported affordable housing plan.

3. The proposal is for a detached dwellinghouse in a rural location with no safe and convenient links to the wider walking or cycling networks or to public transport nodes. It is unlikely to promote sustainable and active travel, contrary to Policy 13 of National Planning Framework 4, Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan.
4. The site is considered to have poor accessibility for the nature of development proposed as it is not easily accessible by public transport or easily walkable from nearby settlements and would be heavily dependent on access by car or other private vehicle. As such it fails to meet the qualities of being 'Connected' in Policy 14 of National Planning Framework 4 and 'Easy to Move Around' in Policy 1 of the Inverclyde Local Development Plan.
5. The proposal fails to contribute to local living as by being located outwith the settlement boundary it does not reflect the existing settlement pattern and would have poor levels of interconnectivity that would encourage private car use, contrary to the aims of Policy 15 of National Planning Framework 4.
6. The proposal would create new residential development in an area which is poorly connected to local facilities and this is considered to fail to successfully integrate into nearby existing communities, as required under the quality of being 'Welcoming' in Policy 1 of the Inverclyde Local Development Plan.
7. The site has undergone a degree of naturalisation and the return of the site to a natural state will happen without the need for intervention, providing biodiversity value to the green belt. As such the reuse of the land for residential development is not considered to be sustainable under Policy 9 of National Planning Framework 4.
8. The proposal does not meet any of the specific locational requirements for new homes in rural areas listed under Policy 17, criterion a) of the National Planning Framework 4 and the transport needs of the development would not contribute towards local living, as required under Policy 17, criterion b) of the National Planning Framework 4.
9. The proposal does not provide any specific locational benefit that would justify the need for a rural location and would not contribute towards local living, as required under Policy 29 of the National Planning Framework 4.
10. The application site is not a brownfield site located within an identified settlement boundary and is not considered to be sustainable development. It therefore cannot be justified against Policy 18 of the proposed 2021 Inverclyde Local Development Plan.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 10th day of February 2025



Mr Stuart W. Jamieson
Director Environment and Regeneration

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission, or to grant permission subject to conditions, the applicant may seek a review of the decision by submitting a Notice of Review within three months beginning with the date of this notice. A Notice of Review shall be addressed to Head of Legal, Democratic, Digital & Customer Services, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY
- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
L(--001		01.10.2024

Appendix 3

Copy of Report of Handling relating to Planning
Application Reference Number 24/0246/IC

REPORT OF HANDLING

Report By: David Sinclair

Report No: 24/0246/IC

**Local Application
Development**

**Contact
Officer:** 01475 712436

Date: 17th January 2025

Subject: Erection of dwellinghouse and domestic garage (planning permission in principle)
at

Valleyview House, 396 Douglichill Road, Port Glasgow.

SITE DESCRIPTION

The application site comprises Valley View Farm, a farmsteading set in grounds covering approximately 0.88 hectares located on the north side of Douglichill Road, within the Green Belt to the south and west of Port Glasgow.

The site contains an existing dwellinghouse towards the north-west corner of the site which is two storeys high and is set back from Douglichill Road by approximately 67m. The dwellinghouse is finished with a black slate roof, white render walls and brown uPVC windows. A number of small scale, single level ancillary structures are located within the site boundary, comprising of three containers within the field in the south-east corner of the site, two along the east boundary and one in the south-west corner of the field, and three ancillary buildings/sheds to the north and east of the dwellinghouse. The site also contains a fenced off area within the south-east corner which is currently being used as a dog run/exercise business.

The site is accessed through a gated entrance taken from Douglichill Road, with a gravel driveway leading to the ground used for the dog run and the dwellinghouse beyond. The site sits on a north facing slope, with the dwellinghouse set around 5m lower than the road. Boundary treatments vary throughout the site. The southern boundary fronting Douglichill Road contains a mix of breeze block wall up to 1.8m in height adjoining the site entrance, with metal palisade railings on each side. A row of conifer trees sits behind the railings.

The site sits in a reasonably isolated rural location with the north-east corner of the site approximately 250m from the nearest settlement boundary at the west end of Douglichill Place although there are a small number of other buildings in the vicinity. The site adjoins a former water treatment works to the east. To the west the site adjoins a detached dwellinghouse finished with brown concrete tiles and white render walls. This dwelling contains a number of ancillary buildings associated with it which are used to operate a dog kennels. The land to the north and south contain open countryside, with undisturbed scrub to the north which steeply falls away northwards and to the south across Douglichill Road lies grazing land which also contains the former Douglichill Reservoir.

PREVIOUS APPLICATION HISTORY

Before describing the proposal and by way of background there have been a number of planning permissions that are relevant to the current planning application.

Planning permission IC/03/446 was approved in December 2004 for a free range egg production unit, owner's temporary static home and future owner's dwellinghouse within the site. The consent was granted subject to a Section 75 Legal Agreement in relation to the occupancy of the site and a condition was placed on the planning permission requiring the removal of the temporary static home on completion of the approved house. A further planning permission IC/07/272 was approved in February 2008 for an amendment to the siting and design of the dwellinghouse. An application to discharge the S75 Legal Agreement under 11/0001/MP was refused by the Council in February 2012 and granted on appeal by the Scottish Government in June 2012 and the egg production unit ceased to operate at around this time.

Planning permission in principle 21/0211/IC for a new detached dwellinghouse to be located south-east of the existing dwellinghouse, approximately 5m from the east side boundary and 32.5m from the southern boundary with Douglichill Road was refused in October 2021, with a subsequent review request dismissed by the Council's Local Review Body in February 2022.

Planning permission 24/0102/IC was granted in September 2024 for a partial change of use of the field occupying the south-east corner of the site of around 0.32 hectares to operate a dog run/exercise business and for the erection of 2m high fencing around the dog exercise area.

PROPOSAL

Planning permission in principle is sought for the erection of one additional dwellinghouse and one additional domestic garage within the farm curtilage. As this is an application for planning permission in principle no details of the proposed house or garage have been given, such as position of the proposed house within the site, overall height, elevations and materials.

The application is accompanied by Flood Risk Assessment and Supporting Statement which sets out justification for the dwellinghouse. The Supporting Statement indicates the dwellinghouse would single storey and preferably located within the field currently operating the dog run/exercise business. Access would be taken from the existing access track which runs through the site and drainage arrangements would be provided through the installation of a new treatment plant. It is indicated that the need for the dwellinghouse has arisen and is supported by the applicant's health conditions.

NATIONAL PLANNING FRAMEWORK 4 (NPF4)

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2

a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

b) Development proposals will be sited and designed to adapt to current and future risks from climate change.

Policy 3

a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.

d) Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration.

Policy 6

a) Development proposals that enhance, expand and improve woodland and tree cover will be supported.

Policy 8

a) Development proposals within a green belt designated within the LDP will only be supported if:

i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;
- horticulture, including market gardening and directly connected retailing, as well as community growing;
- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- the reuse, rehabilitation and conversion of historic environment assets; or
- one-for-one replacements of existing permanent homes. and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

Policy 9

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalized should be taken into account.

c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

Policy 12

a) Development proposals will seek to reduce, reuse or recycle materials in line with the waste hierarchy.

c) Development proposals that are likely to generate waste when operational, including residential, commercial and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:

- i. provision to maximise waste reduction and waste separation at source, and
- ii. measures to minimise the cross contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.

Policy 13

b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

- i. provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii. will be accessible by public transport, ideally supporting the use of existing services;
- iii. integrate transport modes;
- iv. provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v. supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi. are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii. have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- viii. adequately mitigate any impact on local public access routes.

Policy 14

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 15

a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16

a) Development proposals for new homes on land allocated for housing in LDPs will be supported.

c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- i. self-provided homes;
- ii. accessible, adaptable and wheelchair accessible homes;
- iii. build to rent;
- iv. affordable homes;
- v. a range of size of homes such as those for larger families;
- vi. homes for older people, including supported accommodation, care homes and sheltered housing;
- vii. homes for people undertaking further and higher education; and
- viii. homes for other specialist groups such as service personnel.

f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out; and
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
- iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or

the proposal is consistent with policy on rural homes; or
the proposal is for smaller scale opportunities within an existing settlement boundary; or
the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

Policy 17

a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

- i. is on a site allocated for housing within the LDP;
- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
- iii. reuses a redundant or unused building;
- iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
- vi. is for a single home for the retirement succession of a viable farm holding;
- vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
- viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.

b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.

Policy 22

a) Development proposals at risk of flooding or in a flood risk area will only be supported if they are for:

- i. essential infrastructure where the location is required for operational reasons;
- ii. water compatible uses;
- iii. redevelopment of an existing building or site for an equal or less vulnerable use; or
- iv. redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice.

The protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk.

In such cases, it will be demonstrated by the applicant that:

- all risks of flooding are understood and addressed;
- there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;
- the development remains safe and operational during floods;
- flood resistant and resilient materials and construction methods are used; and
- future adaptations can be made to accommodate the effects of climate change.

Additionally, for development proposals meeting criteria part iv), where flood risk is managed at the site rather than avoided these will also require:

- the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and
- that the proposal does not create an island of development and that safe access/egress can be achieved.

c) Development proposals will:

- i. not increase the risk of surface water flooding to others, or itself be at risk.
- ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;
- iii. seek to minimise the area of impermeable surface.

d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.

Policy 29

a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:

- i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;
- ii. diversification of existing businesses;
- iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;
- iv. essential community services;
- v. essential infrastructure;
- vi. reuse of a redundant or unused building;
- vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;
- ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or
- x. improvement or restoration of the natural environment.

b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 – Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where:

- (a) It can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) There is likely to be an adverse impact on the historic environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 7 – Waste Reduction and Management

Proposals for waste management facilities will be supported where they:

- a) Support the national Zero Waste Plan and promote the waste hierarchy;
- b) Enable the management of waste closer to where it arises;
- c) Avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and
- d) Avoid significant adverse impact on historic buildings and places and the green network and our natural and open spaces.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Policy 8 – Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- b) increase the level of flood risk elsewhere; and
- c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 16 – Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

Policy 33 – Biodiversity and Geodiversity

Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protect species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

Local Landscape Area

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment.

Non-designated sites

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Planning Application Advice Notes (PAAN) 2 on “Single Plot Residential Development”, **(PAAN) 3** on “Private and Public Open Space Provision in New Residential Development” and **(PAAN) 8** on “Siting and Design of Houses in the Green Belt and the Countryside” apply.

PROPOSED 2021 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 – Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 7 – Waste Reduction and Management

Proposals for waste management facilities will be supported where they:

- a) support the national Zero Waste Plan and promote the waste hierarchy;
- b) enable the management of waste closer to where it arises;
- c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and
- d) avoid significant adverse impact on the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Policy 9 – Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- b) increase the level of flood risk elsewhere; and
- c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Policy 10 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Policy 12 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;

- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 17 – Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Policy 18 – Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 19 – Individual and Small Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;
- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 33 – Biodiversity and Geodiversity

European sites

Development proposals that are likely to have a significant effect on a European site which are not directly connected with or necessary to their conservation management must be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site either during construction or operation of the development, or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, adequate compensatory measures will be required.

Non-designated sites

All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Policy 34 – Landscape

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Draft Planning Application Advice Notes (PAAN) 2 on “Single Plot Residential Development”, **(PAAN) 3** on “Private and Public Open Space Provision in New Residential Development” and **(PAAN) 8** on “Siting and Design of Houses in the Green Belt and the Countryside” apply.

CONSULTATIONS

Head of Service – Roads and Transportation – Advises as follows:

Parking should be provided in accordance with the National Guidelines, which is 1 parking space for a 1 bedroom dwelling, 2 parking spaces for a 2 or 3 bedroom dwelling and 3 parking spaces for a 4 bedroom dwelling.

The minimum dimensions of the driveway should be 3m wide by 6.0m long per parking space. There should also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property.

The gradient of the driveway should not exceed 10%.

The Planning Statement indicates that the site is sustainable, however, the distances to public transport facilities are not reasonable with no footway to gain access to them. Therefore, the site is not sustainable and will have a dependency on the private car. As this is for one dwelling it is acceptable, however, the statements should be updated. The same applies throughout the Planning Statement in sections such as “Policy 15 – Local Living and 20-minute neighbours”.

A Section 56 Agreement is required for the footway crossover to the driveway.

The submitted Flood Risk Assessment (FRA) has assessed the risk of flooding from all sources and notes that the risk of flooding from all sources is low. The applicant should submit in accordance with 8.3 of the FRA a survey of the culverted drain to confirm route and condition which links in with proposed discharge location(s) of any proposed drainage systems. FRA has been self-certified and independently checked.

The Surface Water Management Plans (SWMP) can be addressed by condition and should be provided with any future AMSiC application.

Public Protection Manager – Advises as follows:

This site is identified as potentially Part IIa Contaminated Land, historical water treatment works use then demolition.

The proposed development is adjacent to an existing dog boarding kennels and a separate dog exercise field. The development may be affected by noise from the operation of these activities.

Conditions recommended in respect of: Japanese Knotweed; Environmental Investigation and Risk Assessment, including Remediation Scheme and Verification Plan; report prior to occupation confirming works completed in accordance with agreed scheme; variations and/or unrecorded contamination; and storage for waste and recyclables.

Advisory notes are recommended in respect of: PAN33 Advisory; site drainage; Construction (Design & Management) Regulations 2015 (CDM 2015);

Scottish Water – No objection, however the applicant should be aware this does not confirm that the proposed development can currently be serviced. Advises there is currently sufficient capacity in the Greenock Water Treatment Works to service the development and there is no public waste water infrastructure within the vicinity of the proposed development and would advise applicant to investigate private treatment options.

Advises there is live infrastructure in the proximity of the development area and the applicant must identify any potential conflicts with Scottish Water assets and contact their Asset Impact Team for an appraisal of the proposals. Any conflict with assets identified will be subject to restrictions on proximity of construction and written permission must be obtained before any works are started within the area of the apparatus. Also advises that Scottish Water will not accept any surface water connections into the combined sewer system.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on the 29th November 2024 due to presenting a departure from the Development Plan and there being neighbouring land with no premises situated on it.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. 28 representations were received in support of the application as follows:

Fantastic for the area and would be an improvement.

Will only increase the area's appeal.

Ideal location for a family home.

The house will be set in a quiet area.

A lovely addition to the area.

The use of the land would enhance the surrounding areas.

A home for someone who would have the luxury of stunning views to look out at everyday.

The construction of a bungalow on the site would be of no intrusion to anyone or anything.

It is their own land, so it will have no effect on the rest of Inverclyde.

Would bring work for local businesses that would complete the work.

Good for the community as it could create jobs for local people.

The construction will significantly benefit local trade and business.

Makes use of wasted land on the property.

Excellent addition to a barren area of Port Glasgow.

Good use of brownfield land.

The site is perfectly situated to accommodate new housing. It's redevelopment will make use of previously underutilised land.

Port Glasgow is lacking in detached family housing.

More houses like this are needed in Port Glasgow to keep people staying local.

Would address the housing shortage in Inverclyde.

There should be more activity in this particular area of Port Glasgow for all concerned and future generations to enjoy.

The people that currently live there would have a bit more support close by in case of emergency.

ASSESSMENT

The material considerations in determination of the application are the National Planning Framework 4 (NPF4); the adopted 2019 Inverclyde Local Development Plan (LDP); the proposed 2021 Inverclyde Local Development Plan (LDP); the adopted and draft Planning Application Advice Notes (PAAN) 2 on "Single Plot Residential Development", (PAAN) 3 on "Public and Private Open Space Provision in New Residential Development" and (PAAN) 8 on "Siting and Design of Houses in the Green Belt and the Countryside"; the Council's Supplementary Guidance Note on 'Energy'; the consultation responses; and the representations received.

National Planning Framework 4 (NPF4) sets out a long-term spatial strategy with a comprehensive set of national planning policies to form part of the statutory development plan. As per the Chief Planner letter issued in relation to the "Transitional Arrangements for National Planning Framework 4", dated 8th February 2023, in applying NPF4 policies it is stated that in the event of any incompatibility between the provision of NPF4 and the provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997, Section 24 (3)). NPF4 has been adopted most recently in February 2023 and takes precedence over the adopted Inverclyde Local Development Plan (LDP). Conflicts between national and local policies are to be expected. Factors for and against development require to be weighed up in the balance of planning judgement.

NPF4 supports sustainable, liveable and productive places. Sustainable development on brownfield land, where compact urban growth and the sensitive growth and diversification of sustainable rural areas is encouraged. Development should be aligned with the principles of local living to make productive use of existing buildings, places, infrastructure and services. Development in sustainable and accessible locations should be well-designed, energy efficient and good quality to contribute to the overall creation of successful and sustainable places.

Both LDPs locate the application site within the Green Belt where Policies 1, 2, 3, 6, 8 and 14 of NPF4, Policies 1 and 14 of the adopted LDP and Policies 1, 15 and 19 of the proposed LDP apply. The site contains an existing farmhouse and ancillary buildings as well as areas containing grassed fields, some of which have previously contained development. As the proposal is for a new dwellinghouse, Policies 9, 12, 13, 15, 16, 17 and 29 of NPF4, Policies 6, 7, 9, 10, 11, 16 and 33 of the adopted LDP and Policies 6, 7, 10, 11, 12, 17, 18, 19, 33 and 34 of the proposed LDP are relevant. Parts of the site are identified at medium and high risk of surface water flooding on SEPA's flood maps and as such, Policy 22 of NPF4, Policy 8 of the adopted LDP and Policy 9 of the proposed LDP require consideration in terms of flood risk.

In terms of the relevant policies in NPF4, Policy 1 requires consideration of the global climate and nature crises to be given to all development. Policy 2 requires proposals to be designed to minimise lifecycle greenhouse gas emissions and be able to adapt to current and future risks from climate change. Policy 3 requires consideration of impacts on biodiversity and the natural environment. Policy 9 encourages the reuse of brownfield land to help reduce the need for greenfield development, taking into consideration the biodiversity value of any naturalisation which has occurred on site. Policy 13 encourages development in locations which support sustainable travel. Policy 15 supports local living, considering the existing settlement pattern and the level and quality of interconnectivity of the development with the surrounding area and

local facilities. Policy 16 requires proposals not on land allocated for housing within the LDP to have an agreed timescale for build-out, to be consistent with the plan spatial strategy and other relevant policies, and be either consistent with policy on rural homes, be for a smaller scale opportunity within an existing settlement boundary or, be for the delivery of affordable housing as part of a local authority supported affordable housing plan. Policy 17 facilitates the delivery of more high-quality, affordable and sustainable rural homes in the right locations, to support rural communities and that are linked with service provision. The distinctive character, sense of place and natural and cultural assets of rural areas must be safeguarded and enhanced.

Policy 14 of NPF4 and Policy 1 of both LDPs refer to qualities of successful places. The relevant qualities in Policy 14 are being Pleasant, Connected, Distinctive and Sustainable, which are reflected in the qualities of being 'Distinctive', 'Resource Efficient', 'Easy to Move Around', 'Safe and Pleasant' and 'Welcoming' in Policy 1 of both LDPs. In the adopted LDP, the relevant factors to be considered 'Distinctive' are whether the proposal reflects local architecture and urban form; makes the most of important views; and uses native species in landscaping, and create habitats for native wildlife. In the proposed LDP, the relevant factors to be considered 'Distinctive' are whether the proposal respects landscape setting and character, and urban form; reflects local vernacular/architecture and materials; protects and makes the most of important views; and uses native species in landscaping where appropriate, and create habitats for native wildlife. To be considered 'Resource Efficient', the proposal should make use of existing buildings and previously developed land; incorporate low and zero carbon energy generating technology; utilise sustainable design and construction techniques and provide space for the separation and collection of waste. To be considered 'Easy to Move Around', the proposal should be well connected, with good path links to the wider path network, public transport nodes and neighbouring developments. To be considered 'Safe and Pleasant', the proposal should avoid conflict with adjacent uses and minimise the impact on traffic and parking on the street scene and to be considered 'Welcoming', the proposal should integrate new development into existing communities.

The application site is located within the Green Belt as illustrated on LDP Proposals Maps 2019 and 2021. Here, Policy 8 of NPF4, Policy 14 of the adopted LDP and Policies 15 and 19 of the proposed LDP apply. The field in the south-east corner of the site identified in the supporting statement as the preferred location for the dwellinghouse has previously contained small-scale outbuildings in relation to the farming of chickens and currently contains two containers in conjunction with the dog exercise business. These buildings were placed without the need to form any foundations or hardstanding and following the removal of the outbuildings the site has largely renaturalised to scrub grassland and gives the appearance of being a greenfield site. With the exception of the current house and outbuildings, the remainder of the site is largely greenfield in nature, contrary to the applicants' Planning Statement. As acknowledged in the Planning Statement, the proposal does not meet any of the specified criteria outlined in Policy 8 of NPF4, Policy 14 of the adopted LDP or Policies 15 or 19 of the proposed LDP. As the proposal does not meet the requirements of these policies and no locational justification or 'exceptional or mitigating circumstances' are provided to warrant such a departure from the Development Plan, the proposal is contrary to Policy 8 of NPF4, Policy 14 of the adopted LDP and Policies 15 and 19 of the proposed LDP.

Policy 18 of the proposed LDP further defines that if additional land is required for housing development, the Council will consider proposals with regard to policies applicable to the site and further criteria. Whilst the applicant does make reference to the site being brownfield, criterion (a) of the policy is quite specific in that it identifies a strong preference for appropriate brownfield sites within the identified settlement boundaries. The proposal is not within the settlement boundaries recognised by the LDPs and therefore cannot be supported under this Policy solely on the grounds that it is a brownfield site. The scale of the proposal ensures it will not present any conflict with criterion (b). Criterion (c) supports proposals for sustainable development. Further assessment is required against other Policies to determine whether the proposal can be considered to be sustainable development.

In considering the site history it is noted that prior to the construction of Valleyview Farm, the area indicated for the proposal in the supporting statement contained hardstanding covering around two-thirds of the area in 2002, which was removed by 2005 with the entire area cleared

back to soil. Around 2009, following the construction of the house a number of ancillary buildings in relation to the use as an egg production facility were located towards the north-west edge of this ground in close proximity to the access. The remainder of the site quickly reverted back to a green landscape within a couple of years of the buildings being added. The site indicated in the supporting statement for the proposed house and garage has largely regenerated following cessation of the egg production facility and supporting structures. NPF4 Policy 9, criterion (a) requires the biodiversity value of land which has naturalised to be taken into account. With the exception of the containers, the fenced off vehicle access point for the dog run and a strip of gravel hardstanding linking the containers and access point, the majority of the preferred area for the development identified in the supporting statement is in the process of returning to a natural state. It is noted that other areas within the site which did not previously contain structures in relation to the egg production facility contain unmanaged grass and scrubland which appear visually similar to the proposed site in terms of the extent and variety of grasses and plants growing there. The restoration of the site to an area of grass/scrubland appears likely to continue to happen unless there is intervention. The naturalisation of the site offers biodiversity value which would be affected by the proposed development and as such, the proposal cannot be supported under criterion (a) of NPF4, Policy 9. The proposal does not make use of existing buildings and the extent to which the site is regenerating makes it difficult to argue that the proposal should be supported through making use of previously developed land, as required under the 'Resource Efficient' quality in Policy 1 of both LDPs.

Planning permission in principle 21/0211/IC for a detached dwellinghouse at this site was refused on 04/10/2021 and the review dismissed on 02/02/2022. Although the policy context has changed since then with the adoption of NPF4, the current proposal fails to comply with Policy 8 a) i) and ii) thereof. Furthermore, reason for refusal 2 on the previous planning permission in principle application relating to sustainable and active travel is again applicable to the current proposal. In this regard, the Head of Service – Roads and Transportation has been consulted on the proposal and she has raised concerns over the sustainability of the site for a dwellinghouse due to the distances to public transport facilities being unreasonable and there being no footway along Douglichill Road to safely gain access to facilities. It is noted that the nearest footway is located approximately 600m from the site access on Douglichill Road, with the nearest bus services being approximately 1.1km from the site on Dubbs Road and Muirdykes Avenue and the nearest rail services at Port Glasgow approximately 1.8km from the site. As a result, occupants of any future dwelling would be heavily dependent on private car use for transportation. The lack of connectivity results in the proposal failing to meet the qualities of being 'Connected' in Policy 14 of NPF4 and 'Easy to Move Around' in Policy 1 of both LDPs. The lack of safe and convenient links to walking and cycling networks or to public transport nodes is unlikely to promote sustainable or active travel from future occupants, contrary to the aims of Policy 13 of NPF4, Policy 10 of the adopted LDP and Policy 11 of the proposed LDP.

In considering Policy 15 of NPF4, the proposed is to be located approximately 1.8km from the nearest local centre, approximately 2.1km from the nearest school and 2.3km from the nearest healthcare facility, beyond what could be considered a reasonable 20 minute walking distance from these facilities. The green belt location provides a green space and the development would offer the ability to age in place for the occupants of the existing house, however, given its location outwith the settlement boundary and the lack of connectivity with local facilities, additional future residents would be heavily reliant on private car for transportation. The quality of interconnectivity between the site and the surrounding area is considered to be poor and the site would not contribute towards a 20 minute neighbourhood. It is not considered to encourage local living and as such, cannot be supported under Policy 15 of NPF4.

The proposal would encourage further occupancy in an area which is poorly connected to local facilities and is therefore not considered to form a sustainable location capable of successfully integrating new development into the existing community. It therefore fails to meet the quality of being 'Welcoming' in Policy 1 of both LDPs.

In assessing the proposal against Policy 16 of NPF4, the site is not identified for development in the LDP so the proposal cannot be supported under criterion (a). The proposal seeks to provide a single storey dwellinghouse which is required to be accessible to meet the needs of the

applicant and this could allow it to be easily adapted to be wheelchair accessible, in accordance with the requirements in criterion (c). As the proposal is not consistent with relevant policies in respect of local living and 20 minute neighbourhoods, it stands to conflict with criterion f) of NPF4, Policy 16. Overall, it is considered that the proposal cannot be supported under this Policy.

Policy 17 of NPF4 supports new homes in rural areas subject to a number of criteria listed under criterion a) and considering how the development will contribute towards local living, including housing needs, economic considerations and transport needs of the development under criterion b). The proposal does not meet any of the specified criteria listed under criterion a) of Policy 17 which would warrant a specific locational requirement for the dwellinghouse. As previously assessed above, the transport needs of the development would rely heavily on private car use and the development would not positively contribute towards local living. The proposal does not include affordable housing and any economic benefit would be limited and would not warrant support contrary to failing to meet the other requirements listed under criterion b). It is therefore considered that the proposal cannot be supported under Policy 17 of NPF4.

Policy 29 of NPF4 supports rural development which contributes to the viability, sustainability and diversity of rural communities and local rural economy, including types of development likely to be supported in rural areas. The proposal is not in relation to a rural business, does not offer essential community services or infrastructure, will not make use of a redundant or unused building or historic asset, is not considered to utilise brownfield land where a return to a natural state will not happen, is not for small scale development that supports working in the rural area and is not considered necessary to improve or restore the natural environment. As previously assessed above, the proposal would rely heavily on private car use and the development would not positively contribute towards local living and as such, the proposal cannot be supported under Policy 29 of NPF4.

The remaining policies of both the adopted and proposed LDPs relate to matters that would be more appropriately addressed under a detailed application for approval of matters specified by condition and assessment of the proposal against these policies is to an extent academic given the proposal is not acceptable in principle with regard to the key Green Belt policies. In summary and for completeness however, it is possible that a dwellinghouse can be appropriately designed in accordance with both PAAN 2s in respect of plot size, proportion of built ground to garden ground, the distance of the building to garden boundaries (these criteria also applying to both PAAN 3s) and the use of facing materials could all reflect the locality. It is also possible for the siting and design of the dwellinghouse to be designed in accordance with the guidance given in both PAAN 8s. In doing so, this would allow the proposal to meet the qualities of being 'Pleasant' and 'Distinctive' in Policy 14 of NPF4 and the quality of being 'Distinctive' in Policy 1 of both LDPs. The proposal could also meet the quality of being 'Resource Efficient' through implementing sustainable design and construction techniques.

The site sits in a prominent location which provides attractive views. Incorporating these into the final design will allow the site to make the most of important views, meeting the quality of being 'Distinctive' in Policy 1 of both LDPs.

The proposal would make use of the existing access and the size of the site would allow for a driveway capable of allowing the parking requirements identified in the consultation response from the Head of Service – Roads and Transportation to be met within the site. The assessment of details in this respect would be more appropriately carried out under a detailed application and the proposal can be supported in terms of Policy 11 of the adopted LDP and Policy 12 of the proposed LDP, as well as meeting the quality of being 'Safe and Pleasant' through minimising impacts on traffic and parking on the street scene.

In terms of other factors to be considered 'Safe and Pleasant', the comments from the Public Protection Manager regarding the neighbouring dog kennels and dog exercise field are noted. The proximity of the dog kennels and dog exercise field to the proposed development could potentially create conflict with neighbouring uses in terms of noise and disturbance, however these could likely be mitigated as part of the detailed design. The proposal can be designed in a

manner so as not to conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and therefore meets the quality of being 'Safe and Pleasant' in Policy 1 of both LDPs.

In considering the biodiversity of the site (Policy 3 of NPF4 and Policy 33 of both LDPs), the site is identified as a non-designated site in both LDPs. The applicant has noted in the supporting statement that no trees would be removed as part of the proposals and the proposed layout could be designed in a manner that uses native species in landscaping and creates habitats for nature wildlife, in accordance with the quality of being 'Distinctive' in Policy 1 of both LDPs. Further tree cover could be introduced under a detailed application and this would allow the proposal to accord with Policy 6 of NPF4. The proposal can be designed to have a positive impact on biodiversity in accordance with Policy 3 of NPF4 and Policy 33 of both LDPs. The integration of nature positive, biodiversity solutions would also meet the quality of being 'Sustainable' in Policy 14 of NPF4.

In considering Policy 34 of the proposed LDP, assessment of the proposal's landscape impact is more appropriately carried out under a detailed application which confirms the scale and position of buildings rather than a planning permission in principle application. It is noted that the existing dwellinghouse is set lower than the public road, allowing it to be largely hidden from view on approach from the east. The position indicated in the supporting statement for the dwellinghouse is both on higher ground and in closer proximity to the road than the current dwellinghouse, placing the proposal in a more prominent location within the site. It is noted on site that the row of conifers along the southern boundary would help reduce landscape impacts.

In considering the requirements under the quality of being 'Resource Efficient' in Policy 1 of both LDPs and Policy 6 of both LDPs, the development needs to incorporate low and zero carbon energy-generating technology. Policy 6 of both LDPs requires all new buildings to be designed to ensure the carbon dioxide emissions reduction standard set by the Scottish Government is met through the installation and operation of low and zero carbon energy generating technologies. This matter can be satisfactorily controlled by a condition to ensure compliance with Policy 6 both LDPs.

Criterion b) of Policy 10 of the adopted LDP and Policy 11 of the proposed LDP require proposals to include electric vehicle charging infrastructure, having regard to the Supplementary Guidance on Energy. The guidance indicates that for new residential development consisting of single or multiple dwellings, one trickle charging point should be provided per dwelling. This matter can be addressed by a planning condition to ensure compliance with this criterion. Based on the above, the proposal is capable of implementing measures which ensure climate resilience, in accordance with the quality of being Sustainable in Policy 14 of NPF4 and 'Resource Efficient' in Policy 1 of both LDPs through incorporating low and zero carbon energy-generating technologies. The provision of low and zero carbon energy-generating technology will assist in minimising the overall lifecycle greenhouse gas emissions, in accordance with criterion a) of NPF4, Policy 2.

With respect to flooding and drainage, the site is identified on SEPA's flood maps as at risk of surface water flooding. In assessing the proposal against Policy 22 of NPF4, Policy 8 of the adopted LDP and Policy 9 of the proposed LDP, the Head of Service – Roads and Transportation, within her capacity as the Council's Flooding Officer, has identified that the FRA has assessed the risk of flooding from all sources and notes the risk of flooding from all sources is low. She has advised the applicant submit in accordance with Section 8.3 of the FRA a survey of the culverted drain to confirm route and condition which links in with proposed discharge location(s) of any proposed drainage systems. This matter can be addressed by condition to ensure it is considered as part of the final design. As the proposal demonstrates that it can be safely implemented without placing buildings and people at flood risk it can be supported under Policy 22 of NPF4, Policy 8 of the adopted LDP and Policy 9 of the proposed LDP.

In considering Policy 9 of the adopted LDP and Policy 10 of the proposed LDP, the Head of Service – Roads and Transportation considers in this instance that the provision of a Surface Water Management Plan could be addressed by condition and submitted alongside a detailed

application to address the final design. This matter can be secured by condition should planning permission in principle be granted. It is noted that Scottish Water has no objection to the proposal. Regarding the points raised in the consultation response from Scottish Water, these matters are to be addressed between the applicant and Scottish Water and can be added as advisory notes should planning permission be granted. The proposal is not considered to conflict with Policy 9 of the adopted LDP and Policy 10 of the proposed LDP.

Overall, there is nothing to suggest that the proposal could not be sited and designed to adapt to future risks from climate change and can be supported under Policy 2 of NPF4. The scale and nature of the proposal and the potential in terms of opportunities for biodiversity can be considered to have an acceptable impact on the global climate and nature crises and the proposal therefore raises no conflict with Policy 1 of NPF4.

In assessing potential contamination (NPF4 Policy 9, criterion c, Policy 16 of the adopted LDP and Policy 17 of the proposed LDP), the Council's Public Protection Manager has been consulted and advises that the site is identified for potential contamination, having historically contained a water treatment works and subsequent demolition. The advice given in respect of Japanese Knotweed and other contamination related matters can be addressed by condition should planning permission in principle be granted. It stands that the proposal can be implemented in a manner which complies with Policy 9, criterion c) of NPF4, Policy 16 of the adopted LDP and Policy 17 of the proposed LDP.

Turning to the other condition recommended by the Public Protection Manager in respect of waste and recyclable containers within the site, this can be addressed by condition should planning permission in principle be granted. The development is capable of implementing suitable measures for the separation, storage and collection of waste and stands to accord with Policy 12 of NPF4 and Policy 7 of both LDPs, as well as meeting the quality of being 'Resource Efficient' through providing space for the separation and collection of waste.

Turning to other matters raised by the applicant, the Planning Statement includes examples from other areas within Inverclyde where individual dwellings were permitted in designated greenbelt locations under 23/0053/IC and 23/0293/IC. In response to this, each case is required to be determined on its own individual planning merits and therefore 'precedent' in support of this application cannot be established simply based on these cases. With regard to the applications noted in the supporting statement, the context of the dwellinghouse granted under 23/0293/IC played a significant determining factor due to the site being largely covered by hardstanding which was unlikely to naturalise and directly adjoining existing dwellings on all sides of the site boundary, resulting in the site having no adjoining areas of open space and being situated within established built-up surroundings. The other site noted previously contained a building, the foundations of which remained in situ. Neither site had undergone significant naturalisation which has occurred in this instance. Although the proposal is located within the grounds of an existing dwellinghouse the remainder of the site appears greenfield in nature and is clearly set in a greenfield context, with open space and fields surrounding the site. As such, the justification made for a departure from the Development Plan which was considered appropriate in the other applications mentioned in the supporting statement cannot be made in this instance.

Taking into account all of the above, the proposal is not considered to amount to sustainable development and therefore cannot be justified against Policy 18 of the proposed LDP. The proposal can be considered to meet some of the qualities of successful places in Policy 14 of NPF4 and Policy 1 of both LDPs, however are considered to fail to meet the qualities of being 'Easy to Move Around' and 'Welcoming' in Policy 1 of both LDPs and 'Connected' in Policy 14 of NPF4. As the proposal does not meet all relevant qualities of successful places, it cannot be supported under Policy 14 of NPF4 or Policy 1 of both LDPs.

In conclusion, Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. Although the proposal can derive general support from some development plan policies and guidance, the proposal is located within the Green Belt and cannot be supported in particular against Policies 8, 9, 13, 14, 15, 16, 17 and 29 of NPF4,

Policies 1, 10 and 14 of the adopted LDP and Policies 1, 11, 15, 18 and 19 of the proposed LDP. Based on the above assessment, it is concluded that the proposal constitutes an unsubstantiated departure from the Development Plan. Having fully assessed the proposal, it is concluded that there are no material planning considerations that indicate that a position contrary to this should be taken. Planning permission in principle should therefore be refused for the reasons listed below.

RECOMMENDATION

That the application be refused for the following reasons:

1. The proposal is for a detached dwellinghouse within the Green Belt which has not been justified under Policy 8 of National Planning Framework 4, Policy 14 of the adopted 2019 Local Development Plan or Policies 15 and 19 of the proposed 2021 Local Development Plan. It is considered to be incompatible with the surrounding established landscape and countryside character and would undermine the purpose of the green belt at the proposed location, contrary to Policy 8 of National Planning Framework 4, Policy 14 of the adopted Local Development Plan and Policies 15 and 19 of the proposed Local Development Plan.
2. The proposal is contrary to National Planning Framework 4, Policy 16, in particular criterion (f), as the proposal is not consistent with the plan spatial strategy or with policy on rural homes, is not a smaller scale opportunity within an existing settlement boundary, and is not for the delivery of affordable housing as part of a local authority supported affordable housing plan.
3. The proposal is for a detached dwellinghouse in a rural location with no safe and convenient links to the wider walking or cycling networks or to public transport nodes. It is unlikely to promote sustainable and active travel, contrary to Policy 13 of National Planning Framework 4, Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan.
4. The site is considered to have poor accessibility for the nature of development proposed as it is not easily accessible by public transport or easily walkable from nearby settlements and would be heavily dependent on access by car or other private vehicle. As such it fails to meet the qualities of being 'Connected' in Policy 14 of National Planning Framework 4 and 'Easy to Move Around' in Policy 1 of the Inverclyde Local Development Plan.
5. The proposal fails to contribute to local living as by being located outwith the settlement boundary it does not reflect the existing settlement pattern and would have poor levels of interconnectivity that would encourage private car use, contrary to the aims of Policy 15 of National Planning Framework 4.
6. The proposal would create new residential development in an area which is poorly connected to local facilities and this is considered to fail to successfully integrate into nearby existing communities, as required under the quality of being 'Welcoming' in Policy 1 of the Inverclyde Local Development Plan.
7. The site has undergone a degree of naturalisation and the return of the site to a natural state will happen without the need for intervention, providing biodiversity value to the green belt. As such the reuse of the land for residential development is not considered to be sustainable under Policy 9 of National Planning Framework 4.
8. The proposal does not meet any of the specific locational requirements for new homes in rural areas listed under Policy 17, criterion a) of the National Planning Framework 4 and the transport needs of the development would not contribute towards local living, as required under Policy 17, criterion b) of the National Planning Framework 4.

9. The proposal does not provide any specific locational benefit that would justify the need for a rural location and would not contribute towards local living, as required under Policy 29 of the National Planning Framework 4.
10. The application site is not a brownfield site located within an identified settlement boundary and is not considered to be sustainable development. It therefore cannot be justified against Policy 18 of the proposed 2021 Inverclyde Local Development Plan.

Signed:



David Sinclair
Case Officer



p.p.

Stuart W Jamieson
Director
Environment & Regeneration

**10. FURTHER REPRESENTATIONS SUBMITTED
FOLLOWING RECEIPT OF NOTICE OF REVIEW**

From: [Linzi Burrows](#)
To: [Colin MacDonald](#)
Date: 03 April 2025 13:48:34

I still agree for the planing off the house for Mr and mrs k&p house 396 dougliehill Road
port glasgow ... dor the house and garage to be build.....

From: [Redacted] Redacted - Moira Crighton Email Address
To: Colin MacDonald
Subject: Re: Inverclyde Local Review Body - 396 Douglichill Road, Port Glasgow
Date: 03 April 2025 14:22:59

In reference to the above email. I strongly disagree with the decision refusing permission to build a bungalow. In my opinion is still i standby my original letter in favour of the building a bungalow. This building would definitely enhance a otherwise barren bit of land . And would be aiding the very real housing shortage in inverclyde. I fully support the application for the building of the bungalow .

[Yahoo Mail: Search, organise, conquer](#)

On Mon, 24 Mar 2025 at 10:34, Colin MacDonald
<Colin.Macdonald@inverclyde.gov.uk> wrote:

Classification - Official - Sensitive

Good Morning,

Please find attached a letter from the Head of Legal, Democratic, Digital & Customer Services at Inverclyde Council concerning a Notice of Review that has been submitted for Valleyview House, 396 Douglichill Road, Port Glasgow.

Kind regards,

Colin MacDonald
Senior Committee Officer
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LY

Email: colin.macdonald@inverclyde.gov.uk
Phone: 01475 712113

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From: [Don aldo](#)
To: [Colin MacDonald](#)
Date: 03 April 2025 21:04:29

Hi Colin It's recently came to my attention that the planning permission for 25/0246/IC has been refused ? As a concerned citizen & member of the public I'd like to appeal this decision & maybe if possible ask a reason for it's refusal for planning permission ? As I've already stated in my approval email that this area desperately needs more homes as the land already looks so barron & deserted so as a tax paying member of the public I'd like to see this rectified if possible thank you ...Kind Regards :Mr D.Mckay

From: [flex uk](#)
To: [Colin MacDonald](#)
Subject: Re: Inverclyde Local Review Body - 396 Douglichill Road, Port Glasgow
Date: 03 April 2025 10:34:16

I still stand with my original comment of support for this project I believe it's a great thing that the Crightons are doing and they have already brought so many amazing and successful projects to inverclyde community.

Therefore I trust their intentions in this new project.

On Mon, Mar 24, 2025, 10:34 AM Colin MacDonald
<Colin.Macdonald@inverclyde.gov.uk> wrote:

Classification - Official - Sensitive

Good Morning,

Please find attached a letter from the Head of Legal, Democratic, Digital & Customer Services at Inverclyde Council concerning a Notice of Review that has been submitted for Valleyview House, 396 Douglichill Road, Port Glasgow.

Kind regards,

Colin MacDonald

Senior Committee Officer

Inverclyde Council

Municipal Buildings

Greenock

PA15 1LY

Email: colin.macdonald@inverclyde.gov.uk

Phone: 01475 712113

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From: [Claire Saunderson](#)
To: [Colin MacDonald](#)
Subject: Re: Inverclyde Local Review Body - 396 Douglichill Road, Port Glasgow
Date: 03 April 2025 06:44:24

I still support the build for Mr and Mrs K&P Crighton at Valleyview House, 396 Douglichill road, Port glasgow. For the erection of a dwelling house and garage.
Thanks

On Mon, 24 Mar 2025, 10:34 Colin MacDonald, <Colin.Macdonald@inverclyde.gov.uk> wrote:

Classification - Official - Sensitive

Good Morning,

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Kind regards,

Colin MacDonald

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Phone: 01475 712113

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**11. SUGGESTED CONDITIONS AND ADVISORY NOTES
SHOULD PLANNING PERMISSION BE GRANTED
ON REVIEW**

24/0246/IC - Review - Suggested Conditions

Should planning permission be granted on review the following conditions and advisory notes are suggested.

Conditions

1. The development to which this planning permission in principle relates must be begun within 5 years from the date of this permission.

Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Plans and particulars of the matters listed below shall therefore be submitted for consideration by the Planning Authority, in accordance with the timescales and other limitations as directed under Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the planning authority has been given, and the development shall be carried out in accordance with that approval.

Reason: To ensure that the matters referred to are given full consideration and to accord with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.

3. Details of the proposed layout for the development are required to accord with Condition 2 above. These shall be shown on a plan at a scale of 1:100 or 1:200 showing the position of: all buildings; roads; means of access to the site including visibility splays in either direction; footpaths; car and cycle parking areas; and vehicular turning areas. The details shall allow for the following:
 - i. Parking shall be provided in accordance with the National Guidelines, which is 1 parking space for a 1 bedroom dwelling, 2 parking spaces for a 2 or 3 bedroom dwelling and 3 parking spaces for a 4 bedroom dwelling.
Note: for a proposed garage to be counted as a parking space, it must have minimum internal dimensions of 3m wide by 7m long per parking space.
 - ii. The minimum dimensions for the driveway shall be 3m wide by 6m long per parking space.
 - iii. A minimum of 0.9m width path past parking spaces where the driveway forms part of the pedestrian access to the property.
 - iv. The gradient of the driveway shall not exceed 10%.

Reason: To ensure suitable parking provision is afforded for the development in the interest of road safety.

4. Details of all proposed buildings and other structures for the development are required to accord with Condition 2 above. These shall be submitted to the Planning Authority in respect of the siting, design, floor plans and external appearance of all buildings and other structures inclusive of dimensions as well as the type and finishing colour of all external materials.

Thereafter the development shall be implemented as approved unless an alternative is agreed in writing by the Planning Authority.

Reason: To ensure that the design matters referred to are given full consideration and are acceptable.

5. Details are required to accord with Condition 2 above of the design and location of all boundary treatments, including walls and fences to be erected within and around the perimeter of the site. Thereafter the development shall be implemented as approved unless an alternative is agreed in writing by the Planning Authority.

Reason: To ensure an appropriate landscape setting is provided.

6. Details are required to accord with Condition 2 above of the location, type and colour of all hard surfacing treatments to be installed within the site boundary. Thereafter the development shall be implemented as approved unless an alternative is agreed in writing by the Planning Authority.

Reason: To ensure a precise and acceptable form of development in the interests of future occupants and the appearance of the locality.

7. Details are required to accord with Condition 2 above of the proposed ground levels throughout the site and proposed finished floor levels, in relation to a fixed datum point. The details shall include existing ground levels taken from the same fixed datum point.

Reason: To ensure a precise and acceptable form of development in the interests of future occupants and the appearance of the locality.

8. A Surface Water Management Plan (SWMP) shall be submitted for the approval in writing by the Planning Authority at the same time as the first submission of the details under Condition 2 above. The SWMP shall be accompanied by a self-certification declaration, completed in accordance with the requirements detailed in section 6.1 of Inverclyde Council's Flood Risk Assessment and Surface Water Management Assessment: Planning Guidance for Developers, dated March 2024.

Reason: To ensure that suitable drainage is provided for the safe removal of surface and waste water from the site.

9. A survey of the culverted drain on site identified in Section 8.3 of the Flood Risk Assessment (FRA) shall be submitted for the approval in writing by the Planning Authority at the same time as the first submission of the details under Condition 2 above. The survey of the culverted drain shall confirm the route and condition which links in with proposed discharge location(s) of any proposed drainage systems.

Reason: To ensure that the finalised design can be safely implemented without placing buildings and people at flood risk.

10. Development shall not commence on site until details have been submitted to and approved in writing by the Planning Authority in respect of the following:
 - i. Full details of landscaping, detailing all existing landscape features and vegetation to be retained as well as trees to be felled;
 - ii. Details of protective measures for all trees which are to be retained;
 - iii. The locations of new trees, shrubs, hedges, grassed areas and water features;
 - iv. A schedule of trees and plants including species, plant sizes and proposed numbers and density;
 - v. The layout, design and materials of all hard landscaping works; and
 - vi. The phasing/timescale for carrying out these works.

Thereafter the development shall be implemented as approved.

Reason: To ensure that the landscaping details and tree coverage on the site are given full consideration and are acceptable for the green belt setting.

11. No tree works or vegetation clearance approved under Condition 13 above shall occur on site from March through September (inclusive) each year unless otherwise agreed in writing with the Planning Authority prior to clearance works commencing. In the event that clearance is proposed between March to September (inclusive), a nesting bird survey shall be carried out by an experienced ecologist covering the proposed clearance area prior to each stage of tree felling and vegetation clearance and shall be submitted to and approved in writing by the Planning Authority before those clearance works commence. Once written approval has been given, the works themselves shall be carried out within a specified and agreed timescale.

Reason: To ensure the appropriate protection of breeding birds.

12. Any of the trees, areas of grass or planted shrubs or bushes approved as part of the landscaping scheme that die, become diseased, are damaged or removed within 5 years of planting shall be replaced with others of a similar size and species within the following planting season.

Reason: To allow the approved planting scheme to become established, in the interests of providing an appropriate setting for the green belt.

13. Development shall not commence until details of a survey for the presence of Japanese Knotweed have been submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.

Reason: To help arrest the spread of Japanese Knotweed in the interests of environmental protection.

14. Development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.

Reason: To satisfactorily address potential contamination issues in the interests of human health and environmental safety.

15. Before any part of the development is occupied the applicant shall submit a report for approval, in writing by the Planning Authority confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such

materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.

Reason: To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.

16. The presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reason: To ensure that all contamination issues are recorded and dealt with appropriately.

17. Development shall not commence until details of the containers to be used to store waste materials and recyclable materials produced on the premises as well as where the containers are to be located have been submitted to and approved in writing by the Planning Authority. The approved containers shall be implemented on site before the first use/occupation of the use of the development and thereafter retained in position.

Reason: To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents, or birds.

18. The dwellinghouse hereby approved shall be designed to ensure that at least 25% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon energy generating technologies. Details showing how this shall be achieved shall be submitted to and approved in writing by the Planning Authority prior to the construction of the dwellinghouse.

Reason: To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.

19. The dwellinghouse hereby approved shall be designed to include at least one trickle charging point made accessible for the charging of electric vehicles. Details of the charging point shall be submitted to and approved in writing by the Planning Authority prior to the formation of the driveway and the charging point shall be installed prior to the first occupation of the dwellinghouse.

Reason: To ensure adequate provision is made to encourage the use of electric vehicles.

Advisory Notes:

1. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".
2. Site Drainage: Suitable and sufficient measures for the effective collection and disposal of surface water/ground water should be implemented during construction phase of the project as well as within the completed development to prevent flooding within this and nearby property.
3. The applicant should be fully aware of the Construction (Design & Management) Regulations 2015 (CDM 2015) and its implications on client duties etc.

4. Onsite sewage treatment: As the premises be served by an onsite sewage treatment plant/septic tank, it will be necessary to ensure that the capacity of the plant/tank is sufficient to deal with any additional demand and that the maintenance and emptying regime is modified accordingly.
5. Design and Construction of Buildings - Seagulls: It is very strongly recommended that appropriate measures be taken in the design of all buildings and their construction, to inhibit the roosting and nesting of seagulls. Such measures are intended to reduce nuisance to, and intimidation of, persons living, working and visiting the development.
6. The sound insulation should have regard to advice and standards contained in the current Scottish Building Regulations.
7. The applicant is advised that a Section 56 Agreement is required for all works in the public road.
8. Water Capacity Assessment
 - There is currently sufficient capacity in the Greenock Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.
Waste Water Capacity Assessment
 - According to our records there is no public waste water infrastructure within the vicinity of this proposed development therefore we would advise the applicant to investigate private treatment options.
9. Surface Water
 - For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.
 - There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical and technical challenges.
 - In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should refer to our guides which can be found at <https://www.scottishwater.co.uk/Help-and-Resources/Document-Hub/Business-and-Developers/Connecting-to-our-Network> which detail our policy and processes to support the application process, evidence to support the intended drainage plan should be submitted at the technical application stage where we will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.
10. Asset Impact Assessment
 - Scottish Water records indicate that there is live infrastructure in the proximity of your development area that may impact on existing Scottish Water assets.
 - The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via our Customer Portal for an appraisal of the proposals.
 - The applicant should be aware that any conflict with assets identified will be subject to restrictions on proximity of construction.
 - Written permission must be obtained before any works are started within the area of our apparatus.