

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Index of applications under the above acts to be considered by Planning Applications Committee on
3rd December 2014

Reference No: 2014/0609/TP

Ward: 5

Applicant:

CALA Management Ltd
Cairnlee House
Callendar Business Park
Callendar Road
Falkirk
FK1 1XE

Agent:

Site: Adjacent land to west of 1-20 Cheviot Drive and east of Fa'side Lodge, Ayr Road, Newton Mearns, East Renfrewshire

Description: Erection of residential development comprising 44 detached houses and 14 flats with associated access road, open space and SUDS area (amendment to previous planning permission 2011/0732/TP to substitute house types on plots 29 to 42 and re-profiling of ground levels at rear of plots)

REPORT OF HANDLING

Reference: 2014/0609/TP

Date Registered: 16th September 2014

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South

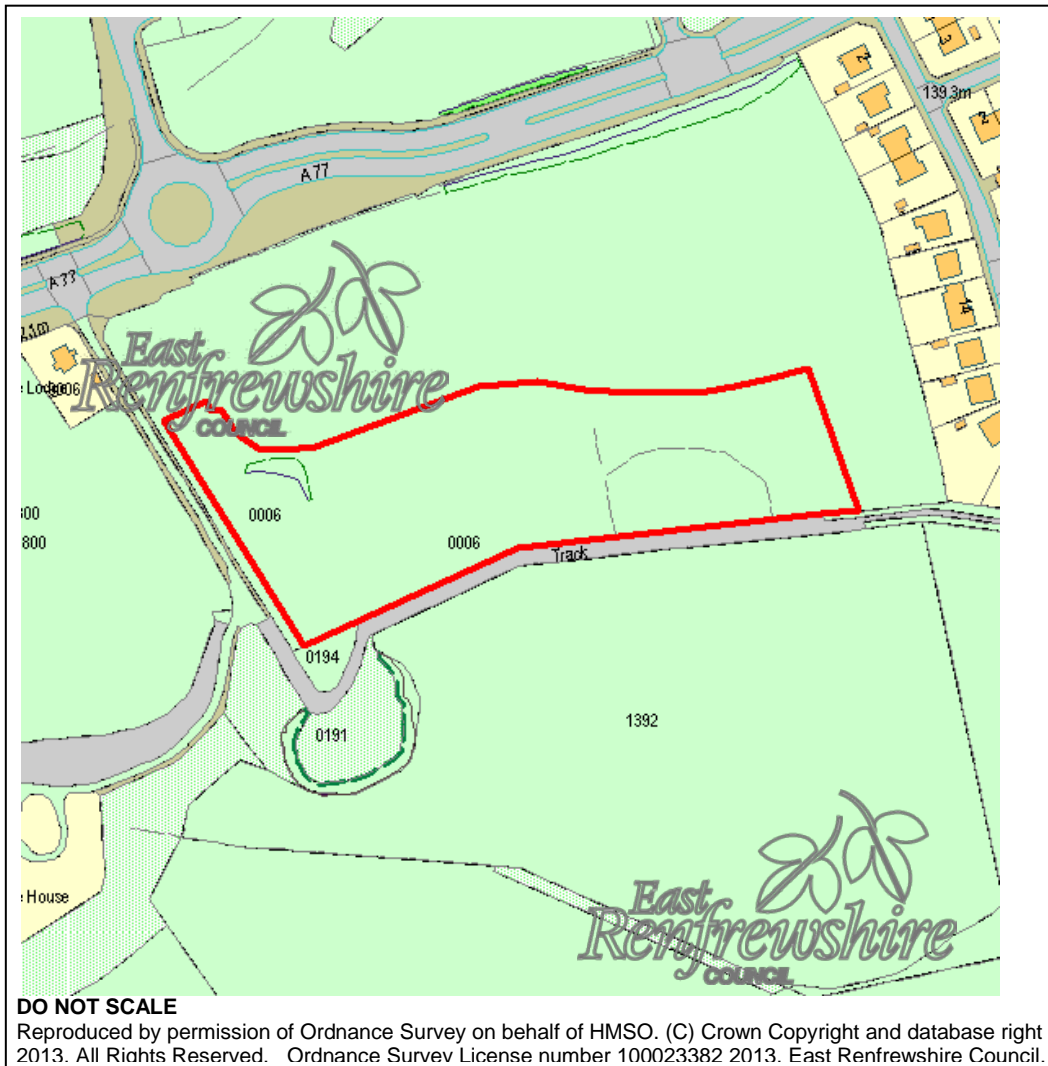
Co-ordinates: 253098/:655076

Applicant/Agent: Applicant: Agent:

CALA Management Ltd
Cairnlee House
Callendar Business Park
Callendar Road
Falkirk, FK1 1XE

Proposal: Erection of residential development comprising 44 detached houses and 14 flats with associated access road, open space and SUDS area (amendment to previous planning permission 2011/0732/TP to substitute house types on plots 29 to 42 and re-profiling of ground levels at rear of plots)

Location: Adjacent land to west of 1-20 Cheviot Drive and east of Fa'side Lodge
Ayr Road
Newton Mearns



CONSULTATIONS/COMMENTS:

East Renfrewshire Council Development
Contributions and Affordable Housing Officer

No objections subject to conditions

East Renfrewshire Council Roads And
Transportation Service

No objections subject to conditions

PUBLICITY:

26.09.2014 Glasgow and Southside Extra Expiry date 10.10.2014

SITE NOTICES: None.

SITE HISTORY:

2011/0732/TP	Erection of residential development comprising 44 detached houses and 14 flats with associated access road, open space and SUDS area	Approved subject to conditions	18.04.2012
2012/0594/TP	Formation of temporary access road off Ayr Road with associated alterations to central reservation	Approved subject to conditions	01.05.2013
2014/0271/TP	Erection of residential development comprising 44 detached houses and 14 flats with associated access road, open space and SUDS area (amendment to previous planning permission 2011/0732/TP to substitute house types on plots 1 to 28 and 43 to 44)	Approved subject to conditions	13.08.2014

REPRESENTATIONS:

A total of 18 representations have been received.

Representations can be summarised as follows:

Flooding and drainage issues in an area designated as high risk by SEPA
Flood risk assessment required
Environmental Impact Assessment required
Review of Compensatory Flood Store required
Impact of the exposed rock face on drainage
Lack of drainage calculations
Blocked culvert to the north of the site
Impact of larger CALA house types
Lack of consultation

ASSESSMENT:

This is a local development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. However, as more than ten objections have been received to the application it has to be presented to the Planning Applications Committee for determination.

The application site is a field that is an allocated housing site in the adopted East Renfrewshire Local Plan that is located to the south of Ayr Road and west of the rear boundaries of the existing properties on Cheviot Drive. The site extends from the rear boundaries of Cheviot Drive west to the access road for Fa'side House. The topography of the site slopes down steeply from the southern boundary towards the centre of the site and then rises up to Ayr Road. The topography also rises from east to west with a level difference of approximately of 17m between the east and west boundary. The site is bound to the south and west by a Right of Way that connects the residential development within the former Mearnskirk Hospital Grounds to Maidenhill and Ayr Road. The western boundary is defined by an avenue of mature trees which form the boulevard access to the adjacent Fa'side House which is a category B listed building. The wooded land beyond the south west corner of the site and beyond the Right of Way is designated as a Site of Importance for Nature Conservation.

This site has been the subject of previous planning applications, with planning permission approved under 2011/0732/TP on 18th April 2012 for the erection of a residential development comprising 44 detached houses and 14 flats with associated access road, open space and SUDS area. A further planning permission was approved on 1st May 2013 for the formation of a temporary access road off Ayr Road with associated alterations to the central reservation (2012/0594/TP). These applications were submitted by Stewart Milne Homes, the previous owner and developer of the site.

CALA Homes has since purchased the site from Stewart Milne Homes and planning permission 2011/0732/TP was activated on site by the commencement of construction works by CALA Homes on 6th May 2014. An application (2014/0271/TP) was received for an amendment to the previous planning permission 2011/0732/TP to substitute house types on plots 1 to 28 and 43 to 44. The application was approved at the Planning Applications Committee on 13th August 2014.

Planning Permission is now sought to substitute house types on plots 29 to 42 and re-profiling of ground levels at the rear of these plots. The proposal does not involve any increase in unit numbers, with a total of 14 houses being substituted and replaced by a selection of four particular CALA house types.

The principle of residential development at this site has been established through the allocation of the land for housing development in the adopted Local Plan and the approval of the original planning permission (2011/0732/TP) which includes the overall approved layout of the site and the erection of two storey houses throughout the site. The principle of the approval of the overall development is therefore not being re-considered as part of this application. The determination of this application focuses on whether the substitution of the house types at the above plots and the re-profiling of the ground are considered to be acceptable.

The proposed changes to house types in comparison to 2011/0732/TP are:

- o Substitution of Earlston house type with Ranald house type at Plots 29, 37 and 38
- o Substitution of Earlston house type with Ramsay house type at Plots 31 and 40
- o Substitution of Earlston house type with Moncrief house type at Plots 32 and 41
- o Substitution of Cromwood house type with Ranald house type at Plots 30 and 33
- o Substitution of Cromwood house type with Kennedy house type at Plot 42
- o Substitution of Cullen house type with Moncrief house type at Plots 36 and 39
- o Substitution of Cullen house type with Ranald house type at Plot 34
- o Substitution of Cullen house type with Ramsay house type at Plot 35

The main change under this application is CALA's use of full two storey houses instead of the split level house types proposed by Stewart Milne Homes. The split level design is not being proposed

by CALA as the ground levels have been altered at the southern boundary by excavating the sloped section. The final levels and grading of the slope have not been yet established on site, with the southern boundary currently excavated to the exposed rock shelf. The submitted plans detail the proposed final levels on site, with sections showing the re-profiling of the slope.

The houses to be substituted at the various plots are house types that are considered to be appropriate for this development and the changes are not considered to be significant when viewed in the context of the overall development. The previous approved Stewart Milne layout contained 5 bedroom houses and CALA will be replacing these houses with similar sized 5 bedroom houses. The rear garden ground for all the plots will be reduced in depth from the original approved application however all of the gardens will retain a minimum depth of 9 metres, with most plots exceeding this depth. The re-profiling of the ground at the southern section will result in an area of embankment which will be steeper than the embankment which existed prior to the works starting. Although the gradient will be steeper, the use of low maintenance woodland mix planting and the location of the new houses will mean that any visual impact will be mitigated. In addition, it should be noted that the approved application 2011/0732/TP involved a re-grading of the embankment, using stepped terraces within the rear garden grounds of the relevant plots. The principle of re-grading has therefore been established, albeit, the current proposal involves the formation of a steeper sloped section.

The applicant has submitted plans which detail the proposed external finishes for the houses and details of the proposed walls and fences to be erected on site. The houses will be finished with a combination of red profiled roof tiles and red smooth dormer/turret tiles, Dolo white or Huntington beige roughcast, smooth white render and Anstone pitched Scottish mix stone. Throughout the site there will be a combination of 1.2m high and 1.8m high Anstone feature walls, 1.8m high timber screen fences and 1.8m high anti climb galvanised mesh panel fence. The anti climb fence will be located at the top of the slope at the southern boundary and will run the full length of this boundary. These materials and fences/walls are considered to be acceptable.

The Council's Roads Service has confirmed that there are no objections to the application and that the conditions attached to 2011/0732/TP will still apply for the development of the site. The drainage information submitted by the applicant, including drawings and a letter from independent engineering consultants Dougall Baillie Associates (DBA) have been assessed by the Roads Service. The letter has stated that the detailed design is comparable to that of the previous application (2011/0732/TP) and as a consequence the Roads Service has no further comments to make.

The Development Contributions and Affordable Housing Officer confirmed that there are no objections to the application subject to relevant conditions. The previous planning permission 2011/0732/TP is live with the previous conditions of the consent and associated Section 75 Agreement remaining in force.

A total of 18 representations have been received with comments focusing on flooding and drainage issues in an area designated as high risk by SEPA; the requirement for a Flood Risk Assessment; requirement for a review of the Compensatory Flood Store; requirement for an Environmental Impact Assessment; impact of the exposed rock face on drainage; lack of drainage calculations, blocked culvert to the north of the site; impact of larger CALA house types; lack of consultation.

In response to these objections it should be noted that SEPA has recently changed their terminology in relation to the categorisation of potential flood areas on their new flood maps. A small section of this site at the north eastern corner is identified on the flood maps as having a high likelihood of surface water flooding. SEPA has made it clear on their own website that this change in terminology does not mean that properties are now subject to increased flood risk.

It is therefore considered that this change in terminology has no material effect on this application as all flooding matters were assessed during application 2011/0732/TP, when a Flood Risk and Drainage Impact Assessment was submitted and assessed. The site was deemed to be capable of being developed, with the SUDS area and compensatory storage area providing adequate measures to deal with any flooding/drainage issues and also to control the outflow from the site.

It is noted that re-profiling of the southern section of the site is required to re-grade the ground around the exposed rock shelf. This work is essential to improve the overall appearance of the site. The applicant has confirmed, through the letter from independent engineering consultants Dougall Baillie Associates (DBA) that the drainage layout plans provide a detailed design that is comparable to that of the Stewart Milne Homes design and which also complies with the recommendations of the Flood Risk and Drainage Impact Assessment report. As the overall site has been granted planning permission, and the revised drainage plans for the specific part of the application site largely correspond with the details contained in application 2011/0732/TP, it is considered that the revised drainage layout leading to the approved SUDS area and compensatory flood store is acceptable.

There is no requirement for a revised Flood Risk Assessment and it is considered that other issues raised in the objections that relate to historic problems with existing flooding and drainage outwith the site, such as the existing blocked culvert, are not material considerations in relation to the processing of this particular application for the substitution of house types and re-profiling of ground levels at the rear of plots 29 to 42. These existing problems do not have a direct bearing on this application given the previous history and the acceptability of the drainage layout approved through the previous application (2011/0732/TP).

An Environmental Impact Assessment Screening Opinion was adopted for the original planning application 2011/0732/TP. The Screening Opinion concluded that an EIA was not required after examining the proposed development in relation to the relevant criteria in the EIA Regulations and the advice given in Scottish Government Circular 3/2011. It is therefore considered that this particular application for the change in house types wholly within the original site boundary does not trigger the requirement for an EIA.

As stated previously, the CALA house types are comparable to the approved Stewart Milne house types and do not raise any concerns in relation to the impact on the site infrastructure. The relevant internal consultees have been consulted and given the approved infrastructure and drainage layout will remain largely unchanged, there is no requirement for further consultations with SEPA or Scottish Water.

Conclusion

As indicated above, this application is to substitute house types at plots 29 to 42 and re-profiling of ground levels at the rear of these plots. The principle of residential development at the site was established through its inclusion in the adopted East Renfrewshire Local Plan. In addition the erection of two storey houses throughout the site was established under planning permission 2011/0732/TP. There is therefore no requirement to re-assess the principle of the development or matters associated with the principle of the development. What is being assessed in this application are the changes to the house types and associated re-profiling of the ground at the rear of these plots compared to the previous planning permission.

Taking all of the above matters into account it is considered that the substitution of the house types and re-profiling now being proposed accords with the relevant policies of the adopted Local Plan and proposed Local Development Plan and is acceptable at this location. The additional details that relate to the house finishes and erection of fences and walls throughout the site are also considered to be acceptable. It is therefore recommended that the application is approved subject to conditions.

RECOMMENDATION: Approve Subject to Conditions

PLANNING OBLIGATIONS: None

CONDITION(S):

1. No activities in connection with construction (including deliveries and offloading) which are liable to cause disturbance to occupiers of nearby properties shall be carried out

prior to 08.00 hours or after 19.00 hours Monday - Friday, prior to 08.00 hours or after 13.00 hours Saturday, with no such activities carried out on Sundays.

Reason: To protect the amenity of nearby residential properties.

2. Prior to the commencement of works on site details of a scheme for the transfer of the area of land outlined in blue and annotated " Affordable Housing Nett Area" (on the approved plan ARN-ARC/006 of planning permission 2011/0732/TP), together with all relevant services, (detailed (a) and (b) below) to a registered social landlord such as a housing association or other regulated housing body or the Council shall be submitted to, and approved in writing by the Head of Environment (Planning, Property and Regeneration). This scheme shall include a phasing arrangement in accordance with condition 4 below.

(a) any roads and footpaths constructed to the standard necessary for adoption by the Council as local roads authority as are needed to connect the boundary of the affordable housing zone to the public road network; and

(b) all related infrastructure needed to service the affordable Housing Zone (taking into account its proposed end use for affordable housing to meet varying needs standards) together with any required access rights for all relevant purposes relating to the proposed end use.

Reason: To ensure the provision of serviced land for affordable housing in accordance with the Council's Supplementary Planning Guidance on Affordable Housing.

3. The 14 units within the flatted block in the area of land outlined in blue and annotated " Affordable Housing Nett Area" on the approved plan (ARN-ARC/006 of planning permission 2011/0732/TP) shall be allocated for the provision of affordable housing as defined within the Council's Supplementary Planning Guidance on affordable housing and be managed locally by a registered social landlord such as a housing association or other housing body regulated by The Scottish Housing Regulator or the Council. Subject to other relevant legislation, the affordable housing shall be retained as such.

Reason: To ensure the provision of serviced land for affordable housing in accordance with the Council's Supplementary Planning Policy on affordable housing.

4. The development shall not proceed beyond the 27th market unit until the area of land outlined in blue and annotated "Affordable Housing Nett Area" (on the approved plan ARN-ARC/006 of planning permission 2011/0732/TP) has been transferred to the Council or a Registered Social Landlord. Details of the transfer, in accordance with the details to be approved in Condition 2 above, shall be submitted and approved in writing by the Head of Environment (Planning, Property and Regeneration).

Reason: To ensure the provision of affordable housing in accordance with the Council's Supplementary Planning Guidance on Affordable Housing.

5. The site levels shall be implemented in accordance with the approved details in Drawing: 14066-100-104 and Drawing: SS-03-A unless otherwise agreed in writing by the Head of Environment (Planning, Property and Regeneration)

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

ADDITIONAL NOTES:

The developer is reminded that the Section 75 Legal Agreement associated with the original planning permission 2011/0732/TP remains in effect.

Conditions 2, 3 and 4 of the planning permission hereby approved have been attached to remind the developer of the requirement to provide affordable housing on site in accordance with the original planning permission 2011/0732/TP.

The applicant is required to comply with the European Council's Directive 92/43/EEC on the Conservation of Natural Habitats, the Wildlife and Countryside Act 1981 (as amended) and the Nature Conservation (Scotland) Act 2004 which provide full protection for certain plant and animal special and European Protected Species. It is illegal to capture, kill, disturb any such animal, damage or destroy breeding or nesting sites or eggs or deliberately or recklessly pick, collect, cut, uproot or destroy European Protected Species of wild plant. In addition, where it is proposed to carry out works which will affect European Protected Special or their shelter/breeding places, a licence is required from the Scottish Executive. Further information on these matters can be sought at Scottish Executive Species Licensing Team, Countryside and Heritage Unit, Victoria Quay, Edinburgh or from Scottish Natural Heritage.

The Developer is required to consult with East Renfrewshire Council's Development Plans Section on 0141 577 8542 on proposed street naming and numbering at an early stage in the development.

ADDED VALUE: Conditions have been added that are necessary to control or enhance the development and to ensure the proposal complies with the Council's Local Plan policies.

BACKGROUND PAPERS: Any background papers referred to in this report can be viewed at www.ercplanning.eastrenfrewshire.gov.uk/eplanning, where you can enter the Reference Number listed below. Any further information can be obtained from Mr Jamie Gilliland on 0141 577 3057.

Ref. No.: 2014/0609/TP
(JAGI)

DATE: 26th November 2014

DIRECTOR OF ENVIRONMENT

2014/0609/TP - APPENDIX 1

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

East Renfrewshire Local Plan (Adopted 14th February 2011)

Policy E1

General Urban Areas

Within the general urban area, as shown on the Proposals Map, there will be a presumption against significant new development or change of use not compatible with the character and amenity of the locality and its surrounding land uses.

Proposal H1

New Housing Development

The Council supports the development of the sites listed below and shown on the Proposals Map which are allocated for predominantly private sector residential development.

All proposals will require to comply with the terms of Policy H3 on Affordable Housing, unless Planning Permission for private sector housing was granted before the introduction of the Affordable Housing policy in March 2006 and remains extant.

All proposals will require to comply with Policies Strat2 - Assessment of Development Proposals and DM1 - Detailed Guidance for all Development and the open space standards for residential development referred to in Policy L4 - Open Space Provision in New Developments, expanded upon in Appendix 1.

Proposals for new housing elsewhere will be positively considered where there is a demonstrable need and subject to compliance with Policy Strat 2 and the Council's Supplementary Planning Policy Guidance

Schedule H1

Ref	Location	Area (Ha)	Capacity
Newton Mearns H1.31	Ayr Road (Malletsheugh)	4.82	50 **

Notes -

Cap Capacities are notional other than where detailed Planning Permission has been granted.

* Sites carried forward from the previous Local Plan.

** Other new sites brought forward through this Replacement Local Plan.

Policy DM1

Detailed Guidance for all Development

Where the principle of development is deemed to be acceptable in terms of the other Policies contained within this

Local Plan, proposals for development will require to conform to the appropriate criteria below:

1. Not result in a significant loss of character or amenity to the surrounding area.
2. Be of a size, scale and density in keeping with the buildings in the locality and respect local architecture, building form, design, and materials.
3. Not constitute backland development without a road frontage.
4. Not impact adversely on the landscape character, involve a significant loss of trees or other Important landscape, greenspace or biodiversity features (see Policies E3 - "Protection of Natural Features", E6 - "Biodiversity" L1 - "Protection of Important Urban Greenspace", and L2- "Safeguarding the Local Greenspace

- Resource".
5. Ensure that landscaping is an integral element in layout design, taking account of existing physical features (e.g. trees, hedgerows, walls, etc.). Where appropriate, tree planting should augment the amenity and appearance of the site.
 6. Ensure that the standards for 'Open Space' are satisfied see Policy L4 - "Open Space Provision in New Developments" and Appendix 1).
 7. Meet the parking and access requirements of the Council and provide Appropriate mitigation to minimise the impact of new development (see Policies T3 - "New Transport Infrastructure" and T5 - "Other Traffic Management and Calming Measures).
 8. Not prejudice the amenity of neighbouring properties by unreasonably restricting sunlight or privacy.
 9. Seek to create safe and secure environments and reduce the scope for anti-social behaviour and fear of crime.
 10. Be designed to meet disability needs and include provision for disabled access within public areas.
 11. Minimise the extent of light pollution caused by street and communal lighting and any flood lighting forming part of, or associated with, development.
 12. Be designed to include provision for the recycling, storage, Collection and composting of waste materials.
 13. Be designed to retain on-site, for use as part of the development, as much as possible of all waste material arising from construction of the development.
 14. Be designed where applicable to take into account the legacy of former mining activity.

Policy L5

Public Rights of Way

The Council will protect and keep open and free from obstruction the public Rights of Way identified on the Proposals Map.

Proposed Local Development Plan

The Proposed Local Development Plan (LDP) has been sent for Examination to the Scottish Government. The LDP outlines the Council's most up to date statement of planning policy.

Policy D2

General Urban Areas

Development will be supported within the general urban areas, as defined on the Proposals Map, where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Proposed Plan.

Policy SG1

Housing Supply

The Council has identified sufficient land for a minimum of 4100 homes and associated infrastructure to be delivered in East Renfrewshire between 2009 and 2025 to comply with the Strategic Development Plan requirements. Sites listed under Schedules 8 to 11 (including past completions 2008/09-2012) will contribute towards meeting these targets.

The land supply will be monitored annually through the Housing Land Audit, Housing Trajectory and the Action Programme. At all times a 5 year continuous effective land supply will be maintained.

The Council will support housing development on the established housing sites as shown on the Proposals Map and listed under Schedule 8. All proposals will require to comply with the terms of Policy SG5 Affordable Housing and Strategic Policy 3.

Sites listed under Schedule 9 and as shown on the Proposals Map are allocated exclusively for affordable housing, including housing for particular needs. Proposals for private housing on these sites will not be supported.

Policy SG2 Distribution of New Housing

The Council will support the additions to the established housing land supply as shown on the Proposals Map and as listed in Schedules 10 and 11 and the master plan areas under Policies M2 to M8. All proposals will require to comply with the terms of Policy SG5 Affordable Housing and Strategic Policy 3.

Policy SG3 Phasing of New Housing Development

The new allocations of land for housing development listed in Schedules 10 and 11 will be subject to phased release to ensure that a 5 year continuous effective land supply is maintained at all times.

The locations listed in Schedules 10 and 11 will be removed from the green belt. Sites contributing to Phase 1 will be shown as formal allocations in the Proposed Plan. Sites safeguarded in Phase 2 will be identified as meeting longer term development needs.

Phase 2 safeguarded locations will only be released before 2025 in exceptional circumstances if necessary to maintain a 5 year land supply or where levels of affordable housing significantly in advance of the 25% requirement are being promoted.

Policy D1 Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, water management, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';

10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. As much as possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.

Policy D9

Protection of Outdoor Access

There will be a strong presumption against proposals which have an adverse impact upon outdoor access including core paths, rights of way as shown on the Proposals Map and Schedule 1 and other important access provision unless a satisfactory alternative route is provided.

Further detailed information and guidance is set out in the Green Network Supplementary Planning Guidance.

GOVERNMENT GUIDANCE:

Scottish Planning Policy on the Delivery of New Homes indicates the planning system should identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times; enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stakeholders.