

National Park Authority Planning & Access Committee



Agenda Item 7

SUBMITTED BY:	Head of Planning & Rural Development
SUBJECT:	Local Development Plan: Design and Placemaking Supplementary Guidance
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1. Introduction

- 1.1 This report outlines the proposed amendments to the Draft Supplementary Guidance on Design and Placemaking, which was issued for consultation in 2015 with the Proposed Local Development Plan. The comments received are also appended for information.

2. Recommendation

2.1 That **Members:**

- a) **Adopt** the amended Supplementary Guidance on Design and Placemaking.
- b) **Agree** to delegate responsibility to the Head of Planning and Rural Development for making any final design and minor editorial amendments to the Design and Placemaking Guidance.

3. Background

- 3.1 Supplementary Guidance, often referred to as 'statutory' Supplementary Guidance, provides more detail on how the policy or strategy requirements of the Local Development Plan can be met. Unlike Planning Guidance, Supplementary Guidance once adopted, forms part of the statutory development plan, having equal weight and status in terms of decision making. Consultation on this draft supplementary guidance was undertaken alongside consultation on the Plan between 18 May and 29 June 2015.
- 3.2 The content of the Supplementary Guidance was not scrutinised at Examination stage given that this relates to the core policy(ies) contained within the Plan. Procedurally, following Member approval to adopt the guidance, a copy of this must be submitted to Scottish Ministers who then have 28 days to scrutinise it. Once this period has lapsed the authority may then adopt the guidance. The Scottish Ministers scrutiny will focus on ensuring that the principles of good public involvement and proper connection to the Plan have been achieved rather than detailed policy content. There is no requirement to update any

accompanying Strategic Environmental Assessment (SEA) as the guidance was originally 'screened out', meaning no SEA was required.

- 3.3 The draft supplementary Design and Placemaking Guidance was prepared to support the new overarching policies within the new Local Development Plan (adopted December 2016). The guidance is an updated version of the previously adopted Sustainable Design Supplementary Guidance used to support the design policies of the previous local plan. The previous design guidance focused on sense of place, built environment and construction details. This new guidance has new sections on assessing the natural environment, building in green infrastructure into proposals and also considering climate change.

4. Details of Amendments to Design and Placemaking Guidance

- 4.1 We have reviewed and amended the guidance to reflect comments received during consultation. The main changes were in response to comments for our statutory consultees Scottish Natural Heritage (SNH) and Scottish Environmental Protection Agency (SEPA), as well as Scottish Government. There was also a comment from one individual. A copy of the verbatim comments received during consultation is provided in Appendix 2 and our response to them.
- 4.2 The main changes have required additional pages to be added and include:
- a) A revised page about considering passive solar gain and wind shelter. This was to meet the requirements of part a) of the climate change requirements within Overarching Policy 2 to use landscaping, topography, design, siting and orientation to reduce energy usage of a building.
 - b) A revised page on low and zero carbon technology. This was to meet the requirements of part b) of the climate change requirements within Overarching Policy 2 and to bring clarity on what buildings would be exempt from this requirement, such as those that are not heated and small scale extensions.
 - c) A revised page on the water environment with additional text to ensure that this is assessed at an early stage and then subsequently measuring such as Sustainable Urban Drainage are incorporated into the design. This meets the requirements of the detailed Natural Environment Policies on the water environment, flooding and drainage.
- 4.3 Other minor changes and clarifications will be made under delegated powers, if approved by Members and are likely to include:
- a) Modification made to Page 9 to change 'Who to involve' to 'Who to appoint' and add a new box on 'Who to involve' and in this list include the planning authority, community council, Scottish Water, SNH, Roads Authority and SEPA.

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- b) A change to the name of section 2.2 *Spaces between buildings* to *Designing High Quality Places & Spaces*
- c) Minor amendments to the caravan and campsite site layout requirements (pg71) adding in reference to protecting important habitats, limiting the need for roads to each pitch and details of other ancillary structures.
- d) Page 30 'Siting in the National Park Landscape' has been removed as the text here is found elsewhere in the document and the description of landscape architects and landscape designers was not felt to add anything to the document.

5. Conclusion

- 5.1 The adoption of this supplementary guidance will aid delivery of the Local Development Plan. Members are asked to approve the adoption of the Supplementary Guidance on Design and Placemaking and delegate any final design and other minor editorial changes to the Head of Planning and Rural Development.

6. List of Appendices

Appendix 1: Amended text for Design and Placemaking Guidance

Appendix 2: Consultation comments and responses on the Design and Placemaking Guidance

7. Background Documents

- 7.1 Draft Design and Placemaking Guidance is available on our website - <http://www.lochlomond-trossachs.org/rr-content/uploads/2016/08/LDP-Draft-Design-and-Placemaking-SG-1.pdf>