

Classification: OFFICIAL

Good morning Kevin

Thank you for your e-mail.

I can confirm the extension of time set out in your e-mail.

Kind regards,

Fiona

Fiona Scott
Planning Officer – Oban, Lorn and the Isles
Development Management
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Work Pattern: Monday to Thursday: 07:45 – 17:00 – Friday: Off



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Customer Satisfaction Questionnaire

The Planning Service are keen to get customers views on how we deliver our services. Your feedback is important to allow us to tailor our services to customer needs.

If you have any comments or wish to make a suggestion, please fill in our online [Customer Satisfaction Questionnaire](#)



From: Kevin Burnett <[REDACTED]>
Sent: 26 May 2023 12:51
To: Scott, Fiona <Fiona.Scott@argyll-bute.gov.uk>
Cc: Tommy McQuade <tommy@morhambro.co.uk>
Subject: Re: 23/00376/PPP - Site at Lonan Drive, Oban [OFFICIAL]

Good morning Fiona

Thank you for your email regarding the above.

We are currently engaging specialists to deal with the points raised in your email but will require more time to complete the large body of work requested.

We therefore formally request an extension of time to the response period stated as three weeks from the date of your email

Please could you also confirm receipt of this communication .

We look forward to hearing from you in early course.

Kind regards

Kevin

Sent from my iPhone

On 24 May 2023, at 15:45, Scott, Fiona <Fiona.Scott@argyll-bute.gov.uk> wrote:

Classification: OFFICIAL

Good afternoon Kevin

I hope that this e-mail finds you well.

I refer to the above application currently with the Planning Authority for consideration and I must apologise for not having been in touch sooner.

As you may be aware National Planning Framework 4 (NPF4) was adopted on 13 February 2023 which now represents the main policy background against which proposed developments are currently being assessed underpinned by the Policy and Supplementary Guidance (SG) contained within the adopted 'Argyll and Bute Local Development Plan' 2015 (LDP).

In light of the above, the following NPF4 Policies required to be addressed within the current submission. The details below provide a summary of the relevant parts of the Policies with full details of all Policies available to view via the following link: [Part 2 – National Planning Policy - National Planning Framework 4 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/national-planning-framework-4/policies-and-requirements/part-2-national-planning-policy-national-planning-framework-4-2022/pages/12-to-15.aspx).

Policy 3 (a & c) – Biodiversity

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 11 – Energy

A statement outlining any renewable energy proposals to be incorporated into the development should be provided.

Policy 12(a & c) – Zero Waste

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, c & d) – 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.*

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.

Policy 14 (a, b & c) – 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.*

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 16(f) – Quality Homes

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:

- 1. 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*
- 2. the proposal is consistent with policy on rural homes; or*
- 3. the proposal is for smaller scale opportunities within an existing settlement boundary; or*
- 4. the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.*

Policy 21(d, e & g) – Play, Recreation and Sport

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.

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.

In light of the above, in order to allow the application to progress, I request that you arrange to submit further a Design Statement for the proposed development which should address the requirements of the relevant NPF4 Policies outlined above.

The above represents formal notification under Regulation 24 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 and you should be advised that the Council will not determine your application in the absence of the requested details.

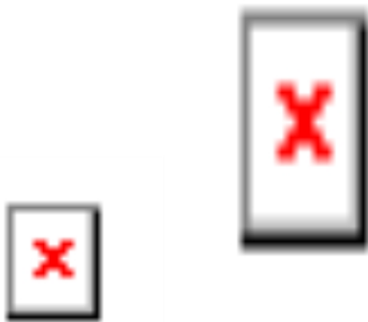
The additional information requested above should be submitted within 3 weeks from the date of this letter unless an alternative, extended timescale for submission is agreed in writing.

In the event that it is not possible to submit the requested information within an agreed time period it would be more appropriate to withdraw the current application and resubmit when the additional information requested is available. In the event that the requested information is not submitted within the agreed time period, I must advise that it would be my intention to refuse the application on the basis of lack of information.

Please do not hesitate to contact me should you wish to discuss the above further.

Kind regards,

Fiona



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