



PLANNING IN PRINCIPLE FOR THE ERECTION OF DWELLING HOUSE FOR AGRICULTURAL ACCOMODATION

B8071, BALLYHAUGH, ISLE OF COLL,
PA78 6TB





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APPENDIX





1.0 INTRODUCTION

TmC Planning and Property Development Ltd have been asked to provide a statement supporting the planning application for the erection of one dwelling house at Ballyhough, Isle of Coll, PA 78 6TB.

This planning statement aims to set the context for this application by describing the site location, history of the building, development proposal, and all relevant planning policies and supplementary guidance as a guide for this planning proposal.

This application proposes, in principle, the erection of a dwellinghouse on the Isle of Coll in Argyll and Bute, for an agricultural worker, which will be the delegated decision by the planning authority.

This planning statement in support the application.





2.0 SITE BACKGROUND

Ballyhough has been run as a satellite farm by Allan Brodie. The sole house on the land was sold to Project Trust following the death of Alec Conway (Mr. Brodie's uncle and business partner) approximately 40 years ago. Mr. Brodie has since travelled daily between the two holdings.

The farms are now working in partnership between Allan Brodie and Juliet Conway, Alec's daughter, and her partner, John Morrison, who acts as the farm manager. Mr. Morrison is doing most of the working farm as Mr. Brodie has reached retirement age.

Mr. Morrison and Ms. Conway currently live in a small cottage at Uig, three miles away from the Ballyhough, with their two children, who attend the local primary school (a roll of five children). It is hoped the children will continue to live and work on Coll when they are older, in line with the aspirations of the Islands Bill.

The farm at Ballard (where Mr. Brodie lives with his wife) and Ballyhough are two miles apart, through a rough sandy track. There is no farmhouse at Ballyhough, though there is a livestock fank and pens, which are regularly used for sheep shearing, vet visits, and cows calving.

The agricultural/farming policy is based on breeding sheep and cattle, mainly producing store lambs and calves for sale.

The agriculturally active land extends to 91.85 ha- as the annual IACS form claims.

The Hebridean island of Coll has approximately 185 residents and lies 42 miles from Oban. Arinagour is the main settlement in Coll and the most local services here, including in Cridhe and Coll Bunkhouse, the ferry terminal, post office, petrol station, shop, and accommodation.





Transport Links *Figure 1: Site located*



Caledonian MacBrayne ferry leaving Oban

Islanders are heavily reliant on transport links provided by the ferry and plane. The ferry takes less than 3 hours from Oban and there are scheduled flights 2 days a week from Connel. Over the summer months the ferry runs once a day seven days a week, and over the winter five days a week.

In the summer, you can take a day trip to Tiree from Coll on a Wednesday, or, from the mainland, you can take a day trip to Coll. Otherwise any trips to the mainland or inter island require an overnight stay. There is no direct public service link between Coll and Mull and the current timetables do not encourage links between Tiree and Coll.



2.1 SITE LOCATION

The site is located on the Isle of Coll and is under the planning authority jurisdiction of Argyll and Bute Council.

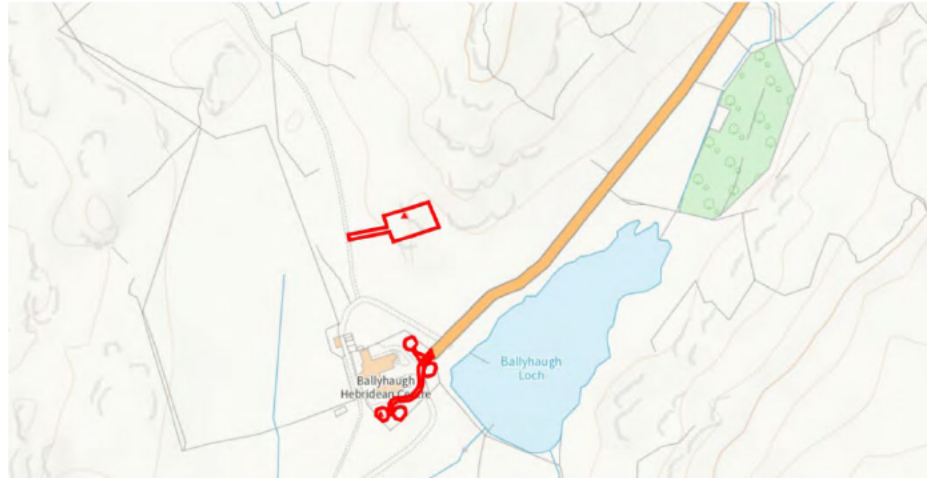


Figure 2&3: Site Location

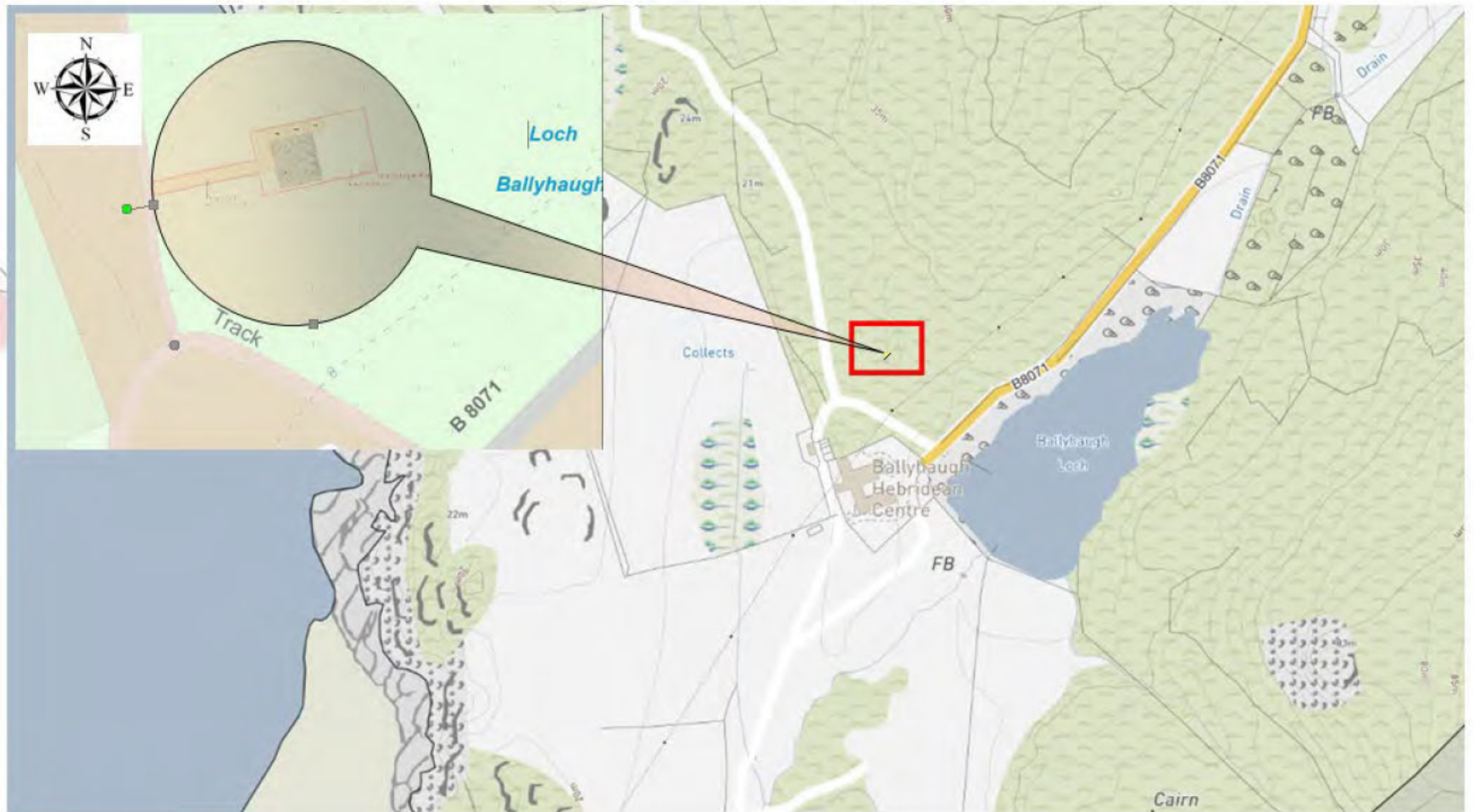
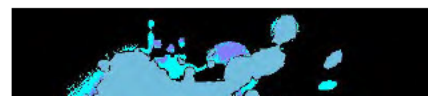


Figure 4: Site location





The site lies on the land to the north of Ballyhaugh Hebridean Outdoor Centre, Isle of Coll, Argyll, and Bute, PA78 6TB, north of the B8071. The site is currently vacant and has never been developed and is located at the foot of a 50-meter hill. The site is located west of the Isle of Coll and 42 miles from the Oban. The site is approximately 5 km (Red line) from the main town of Arinagour and 6 km (yellow line) from the Coll Ferry Terminal. Situated on the island of Coll, Argyll, and Bute, Ballyhaugh lies at the northern end of Hough Bay, 3 miles (5 km) west of Arinagour. Arnabost lies 3 miles (5 km) to the northeast.

2.2 SITE HISTORY

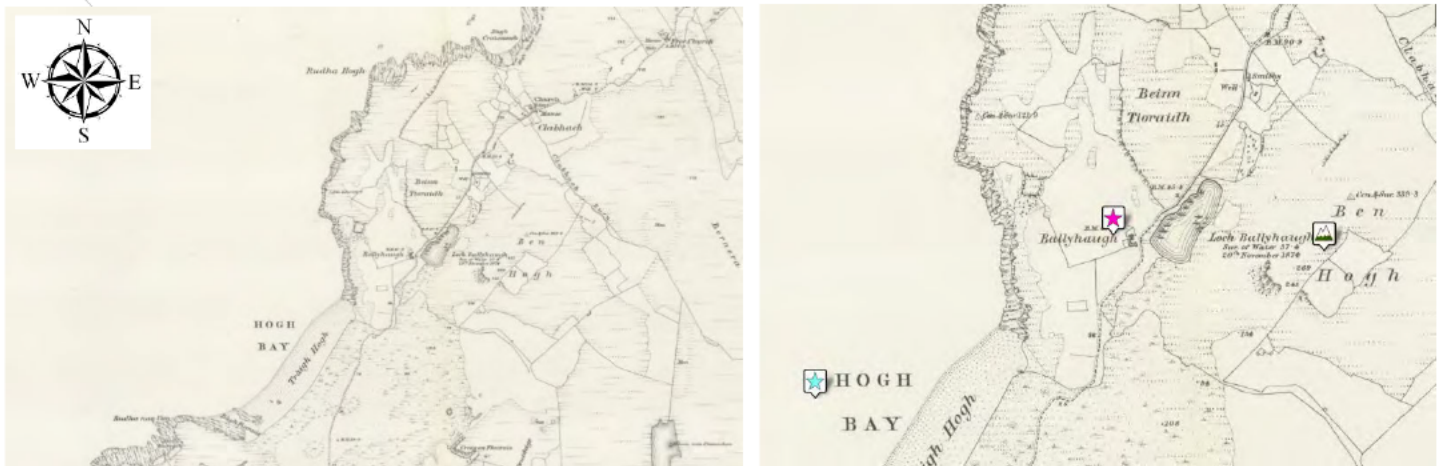
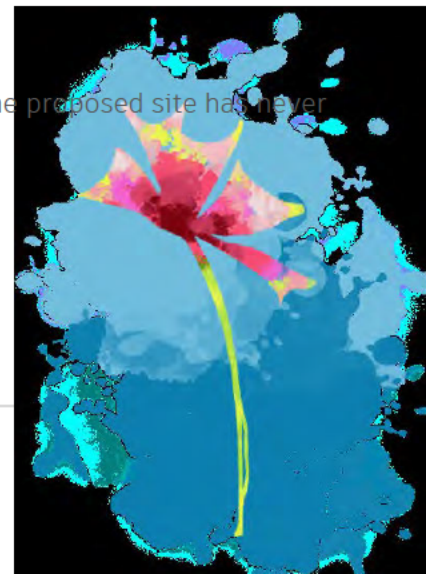
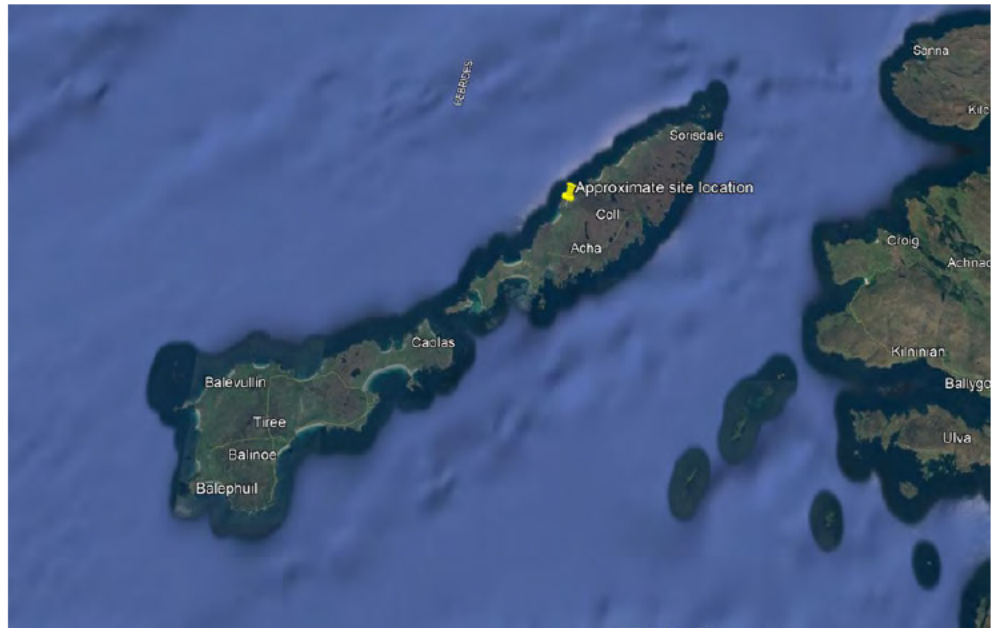


Figure 5&6: Site location history

The Ordnance Survey maps dating back to 1843 show that the proposed site has never been developed.



2.3 SITE ANALYSIS



The surrounding sites of Special Scientific (SSSIs) are those areas of land and water that consider best represent by natural or heritage in terms of:

- i. Flora
- ii. Fauna
- iii. Geology
- iv. Geomorphology
- v. A mixture of these natural features

Well-known for its sandy beaches that rise to form large dunes, Coll is a spectacular Scottish island. It's remote, but a visit is worth it for the abundance of farmland birds, not to mention the peace. It's also one of the best places to see corncrake.

SSSIs: Totamore Dunes and Loch Ballyhaugh and the site are at the foot of a 50 meter hill. According to SEPA, the area is free from flooding and coastal and water surface risk.



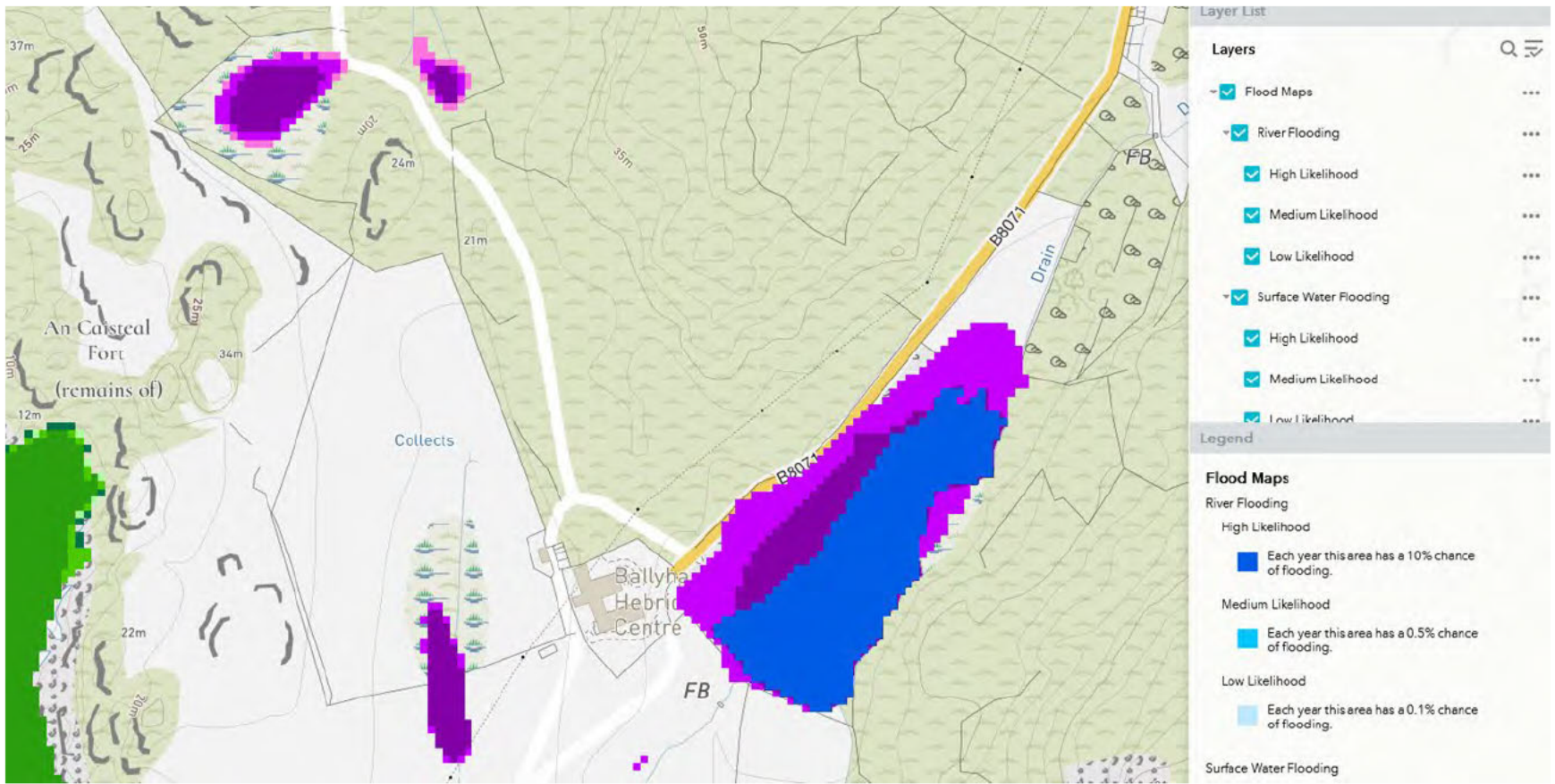
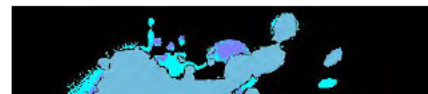


Figure 6: SEPA map





2.4 CURRENT LAND USE

The land currently is a farm. Ballyhaugh Farm extends to 91.85 ha of ground and has been run as a satellite farm to Ballard farm two miles away along the rough track (as claimed in the annual IACS forms).

2.5 SURROUNDING AREA

The site surrounding by an SSSI area, less than a mile from Ballyhaugh Loch and The Hebridean Centre (Project Trust).



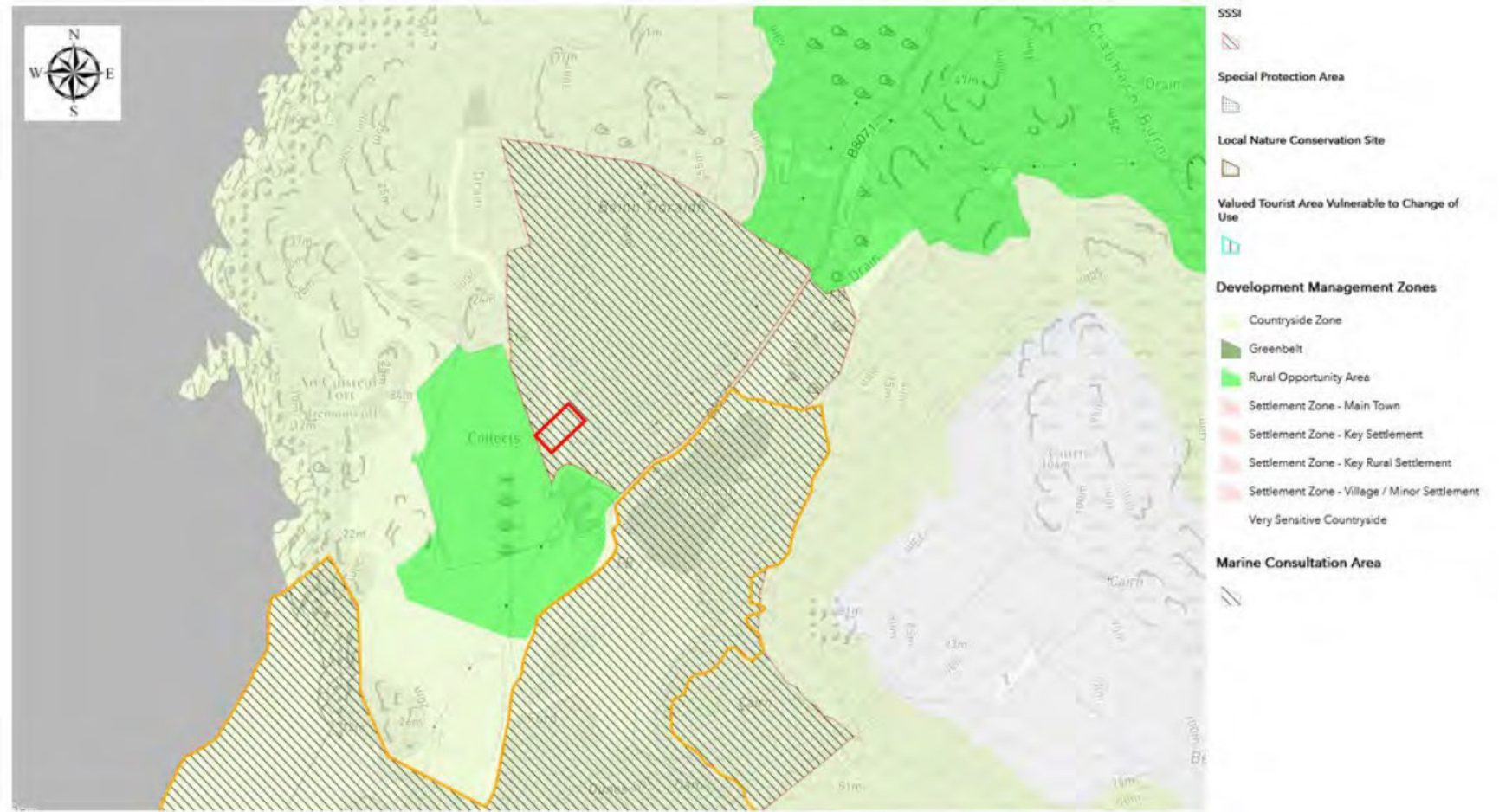
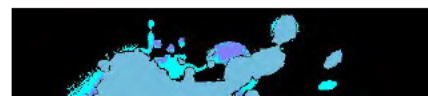


Figure 7: Argyll and Bute Local Development Plan 2015 land use



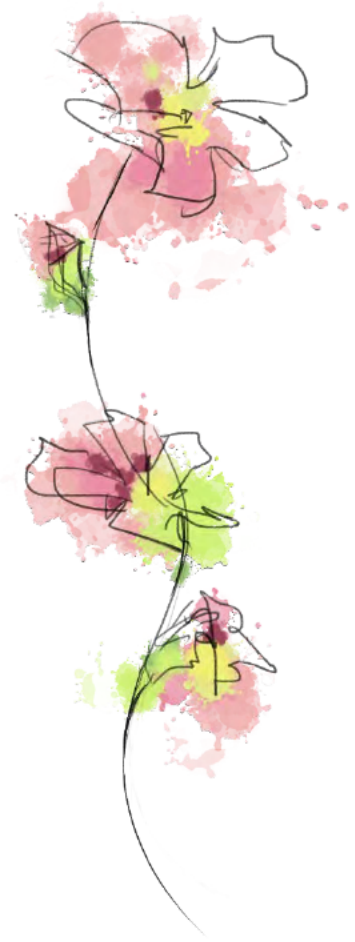
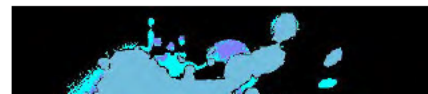


Figure 8: Surrounding area



4.0 PROPOSAL

Outline In Principle

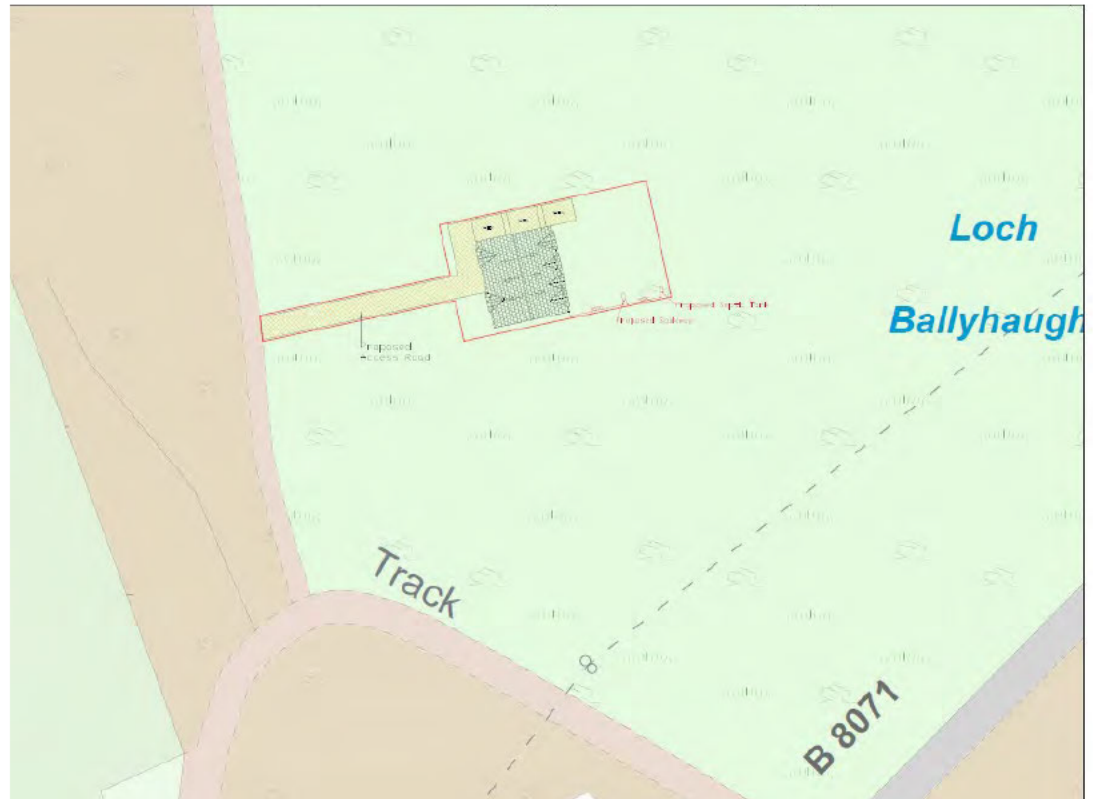


Figure 8: Site Proposal

The applicant is proposing the Erection of one house on the land to the north of the Ballyhaugh Hebridean Centre, north of the B8071.

The proposal is in Principle, so the application has been assessed against Development Plan policies that apply in the development pro

The site layout proposes the new dwelling alongside three car parking spaces and a unique access point. The submitted planning statement outlines the site background, the proposal, and relevant planning policies within the Local Development Plan and NPF4 that the development was in accordance.



4.1 INDICATIVE DESIGN

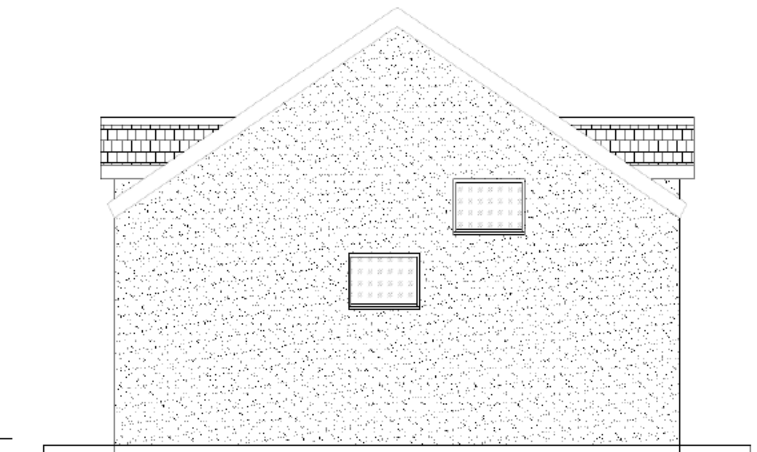
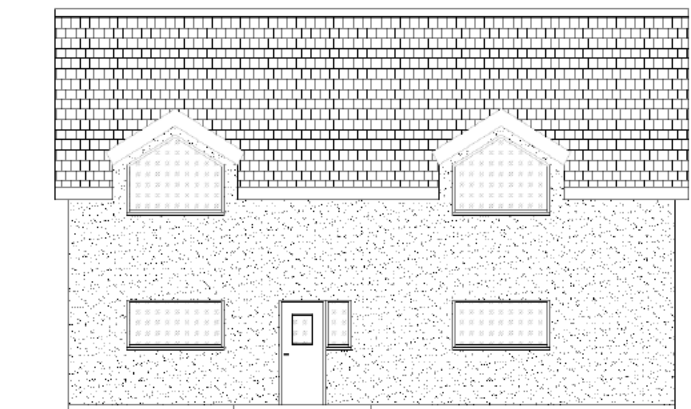
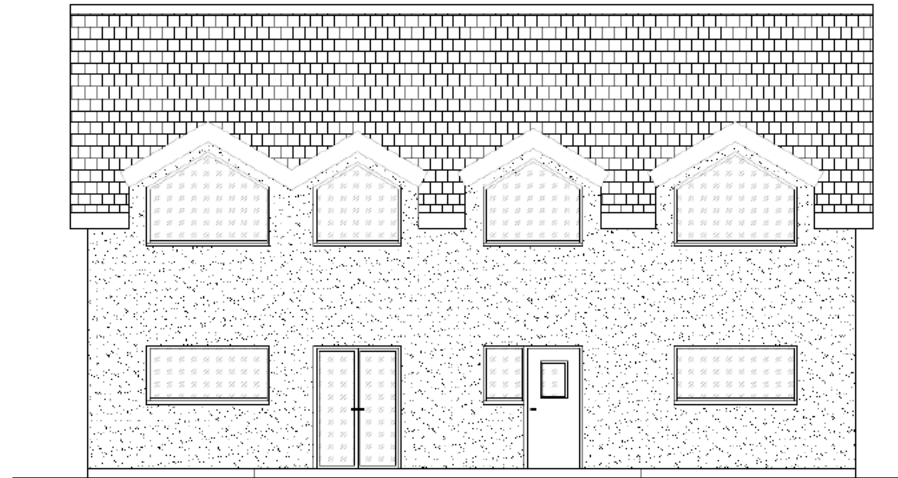
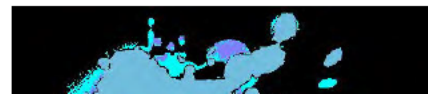


Figure 9: Indicative design for house farm





5.0 RELEVANT POLICIES

5.1 NATIONAL PLANNING FRAMEWORK DRAFT 4 (NPF4)

Scotland's fourth National Planning Framework is in its draft stage. Although developments are still decided against the current planning legislation, NPF4 is the new standard which developments should be assessed against. It is a valuable baseline for what local authorities will have to permit in the future and should be a benchmark for current development proposals. In addition, NPF 4 has been published in draft form. It, therefore, becomes a material planning consideration.


Featured in the spatial principles for Scotland 2045 emphasises encouraging rural and island development so that there is a balance throughout the country. It states that

"We want to support Development across Scotland, so people have more choice about where they live, learn and work. This will create opportunities for communities in areas of decline and manage development more sustainably in areas of high demand. We wish to enable more people to live and remain in rural and island areas, and to actively transform areas of past decline so that we can make the best use of our assets."

Therefore, the upcoming planning framework for Scotland specifies that housing on the islands should be encouraged.

Furthermore, another relevant aim of NPF4 is urban and rural synergy. "Scotland's urban and rural and island areas, and all of the places, can work together and share learning and innovation to achieve better places. Our strategy is for Scotland as a whole, bringing together the contributions of our cities, towns, villages, and countryside areas to achieve shared objectives. As part of this, 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.

"To meet this aim in the future, local authorities must permit development that supports this."



This development will increase the island's population and improve connectivity throughout the island by building out an established settlement.

The proposal site is within the North and West Coastal Innovation action area. The overarching aim of development for this area is "to make sustainable use of our coasts and islands to sustain communities and pioneer investment in the blue economy." By supporting housing development in Coll, its population and community are being sustained for the future.

5.2 ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN

Spatial Strategy Area- Oban, Lorn, and The Isles

The key focus areas for the Argyll and Bute LDP are:

Policy LDP DM1- Development within the development Management Zones:


(E) Within the Countryside Zone up to scale on appropriate infill, rounding off and redevelopment sites, and changes of use of existing buildings. In exceptional cases, development in the open Countryside up to and including large scale

may be supported on appropriate sites if this accords with an ACE

There is a presumption against development that seeks to extend an existing settlement into the Countryside Zone.

RESPOND: The proposal is suitable for the Countryside Zone as it is small-scale (assessed against the ACE, which designates small-scale housing developments as less than five houses). In addition, the development is on a green field. However, being located next to the Hebridean Visitor centre, a proposal is appropriate, as there is already developed in the immediate vicinity.





Policy LDP 3 – Supporting the Protection, Conservation, and Enhancement of our Environment:

In all development management zones, Argyll and Bute Council will assess applications for planning permission with the aim of protecting conserving, and where possible enhancing the built, human, and natural environment. A development proposal will not be supported when it:

(A) does not protect, conserve, or where possible enhance biodiversity, geodiversity, soils and peat, woodland, green networks, wildland, water environment, and the marine environment.

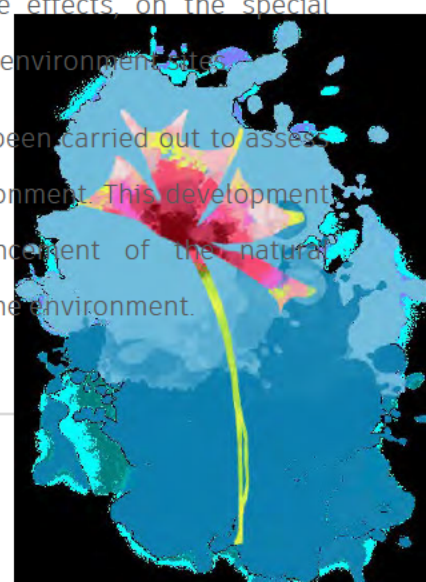
(B) does not protect, conserve, or where possible enhances; (i) the established character and local distinctiveness of the landscape and seascape in terms of its location, scale, form, and design; and (ii) the "Dark Skies" status of the Isle of Coll.

(C) does not protect, conserve, or where possible enhance the established character of the built environment in terms of its location, scale, form, and design.

(D) has not been ascertained that it will avoid adverse effects, including cumulative effects, on the integrity or special qualities of international or nationally designated natural and built environment sites. Further information and detail on matters relating to the natural environment, landscape, and historic environment will be provided in Supplementary Guidance.

(E) has significant adverse effects, including cumulative effects, on the special qualities or integrity of locally designated natural and built environment sites.

RESPOND: The relevant environmental assessments have been carried out to assess and mitigate the effects of this development on the environment. This development will support the protection, conservation, and enhancement of the natural environment. This application will minimize the impact on the environment.





Policy LDP 8 – Supporting the Strength of Our Communities


The Council will support new sustainable development proposals that seek to strengthen the communities of Argyll and Bute, making them better places to live, work and visit. The Council will always maintain a five-year effective housing land supply. Further information and detail will be provided in Supplementary Guidance on the following matters: General housing development, including affordable housing provision and special needs access; housing green space; residential caravans and sites; sport, leisure, recreation, and open space; key rural services; community plans and new or extended crofting townships; planning gain; enforcement action; departures from the local development plan; bad neighbour development.

RESPOND: The LDP has stated that over 10 years there should be 1380 market houses built across Oban, Lorn, and the Isles. This would contribute to this aim.

Section 25 of the Act Development Plan and other material considerations over and above those listed above which have been considered in the assessment of the application:

- i. List of all Development Plan Policy considerations taken into the assessment of the application:

Argyll and Bute Local Development Plan, 2015

- a. LDP STRAT 1: Sustainable Development
 - b. LDP DM 1: Development within the Development Management Zones
 - c. LDP 3: Supporting the Protection Conservation and Enhancement of our Environment
 - d. LDP 8: Supporting the Strength of our Communities
 - e. LDP 9: Development Setting, Layout, and Design
 - f. LDP 8: Supporting the Strength of our Communities
 - g. LDP 11: Improving our Connectivity and Infrastructure
- 



5.3

ANIMAL HEALTH AND WELFARE

Argyll and Bute Council's Animal Health Service is responsible for carrying out the Council's duties in relation to the Animal Health Act 1981 and other associated legislation in relation to Animal Health and Welfare.

Animal Health and Welfare Role

The principal function of the Animal Health and Welfare Section is: -

- a) to prevent the introduction and control the spread of contagious diseases, including some which may constitute a risk to human health and
- b) ensuring the welfare needs of animals and birds are met

Visiting livestock markets


Officers visit livestock markets too.

- ensure high welfare standards are maintained for the livestock in the market and during transportation to and from the market.
- monitor compliance with bio-security rules that are in place to reduce the risk of any potential spread of disease.
- ensure the livestock at the market are correctly identified and are moved with the correct paperwork.
- Look for any sign of disease.

Carry out transit checks

Officers:

- stop (with the support of the police) and inspect vehicles transporting animals to ensure that high welfare standards are maintained for animals during their journey.
- ensure that the vehicles are constructed and used correctly for the transportation of the appropriate species of animal.



Visiting livestock holdings

Officers will carry out an inspection and provide advice and assistance on:

- Farm livestock record
- veterinary medicine records.
- animal movement licences and passports.
 - livestock identification.
 - disposal of livestock carcasses.
- livestock vehicles – construction and cleanliness.

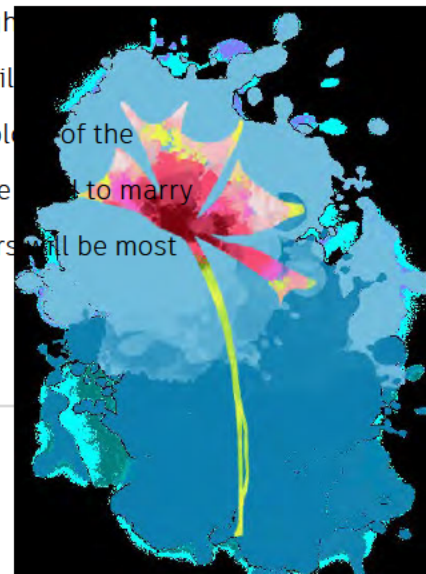
Other areas of work


This includes

- Investigation of complaints in relation to animal health and welfare.
- Helping to maintain Contingency Plans which when deployed assist in the control of diseases such as Rabies and Foot and Mouth Disease.
- Investigation of any import and export of animals alleged to be in breach of regulations.
- Visits to premises which are subject to license conditions such as zoos and premises keeping animals listed as “dangerous wild animals” as requested by Environmental Health.
- Providing advice and assistance on Animal Health and Welfare Legislation.

AGRICULTURAL BUILDINGS

17.1 New agricultural buildings should be sympathetically sited and of a high quality design appropriate to their setting in the landscape. When locating agricultural buildings consideration should be given to the local topography and the scale and colour of the building. Sites on the skyline should be avoided, natural contours should be followed to marry the building into the landscape and in most cases, dark/natural matt colours will be most appropriate.





17.2 The erection of all agricultural buildings or significant extensions to existing buildings requires the submission of a Prior Notification form to the Planning Authority. Depending on their size and location, some agricultural buildings also require planning permission

SG LDP SERV 9 – Safeguarding Better Quality Agricultural Land

This policy provides additional detail to policy *LDP 10 Maximising our Resources and Reducing our Consumption* of the Adopted Argyll and Bute Local Development Plan.

Argyll and Bute Council expects new development proposals to minimise the loss of better quality agricultural land including in-bye land and croft land. Consequently, in all development management zones new development proposals will not be supported where it would result in:

- (A) the loss of better quality agricultural land;
- (B) the fragmentation of field systems;
- (C) the loss of access to better quality agricultural land.


If proposals do not meet the above criteria they will only be deemed acceptable where the applicant can adequately demonstrate that:

- (D) there exists a proven and justified significant economic, environmental or social wider community interest to allow the development to proceed; And
- (E) there is no alternative viable land outwith the in-bye or croft land concerned for the development to proceed.

Argyll and Bute have a very limited supply of good quality agricultural land and efforts need to be made to safeguard it to help ensure our future food security, reduce our carbon footprint, and assist in the further development of our economically important food and drink industry.

Therefore, Argyll and Bute Council seek to protect our better-quality agricultural land, including in-bye or croft land, particularly where there are opportunities to protect better quality land in the same community. An exception to this approach may be taken where an applicant concerned can fully justify the loss of better-quality agricultural land where wider economic, environmental and/or social benefits can be delivered to the same community.





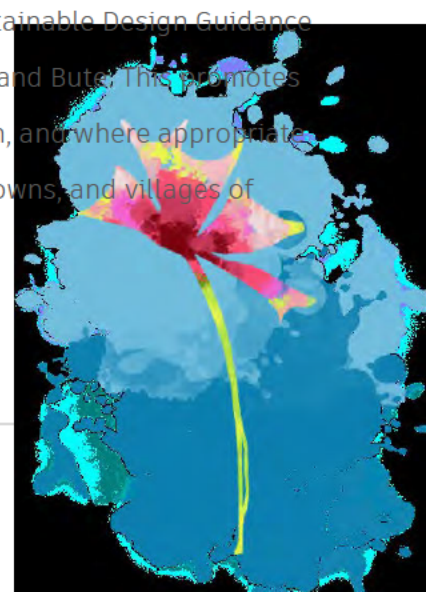
RESPOND: The application is to support the farm worker and the welfare of the animals. The remote island location of this farm and its welfare responsibilities will add pressure to labour requirements in addition to the standard figures calculated below. The welfare responsibilities should not be underestimated. This application also concerns animal welfare needs, rural crime and security concerns.


5.4 ISLE OF COLL SUSTAINABLE DESIGN GUIDANCE

This design guidance for Coll sets out to explore why some new developments look out of place whilst some fits happily into its surrounding. It suggests ways to ensure that new developments are attractive, energy-efficient, and flexible. The Guidance suggests how the building can be sited and designed so that they enhance rather than detract from or spoil their landscape setting.

Whilst this guidance aims to illustrate why certain designs will not work well in particular situations, it is not intended to restrict applicants' options for developing innovative and high-quality design solutions for sites on Coll. Instead, its aim is to encourage individual, high-quality design solutions for the very special sites and places within this planning authority area. It describes a sustainable approach to the long-term impact of development.

Argyll and Bute Council have recently completed a new Sustainable Design Guidance for all new housing development taking place within Argyll and Bute. This promotes good quality, sustainable and contemporary building design, and where appropriate, innovative solutions, suited to the distinctive landscapes, towns, and villages of Argyll and Bute.





The guidance explains the key principles of quality design and sustainable development applicable to the Argyll and Bute area. It includes a summary of the Planning Application Process.

The Sustainable Design Guides have been adopted by the Council as supplementary planning guidance and are therefore a material consideration when applications for planning consent are considered





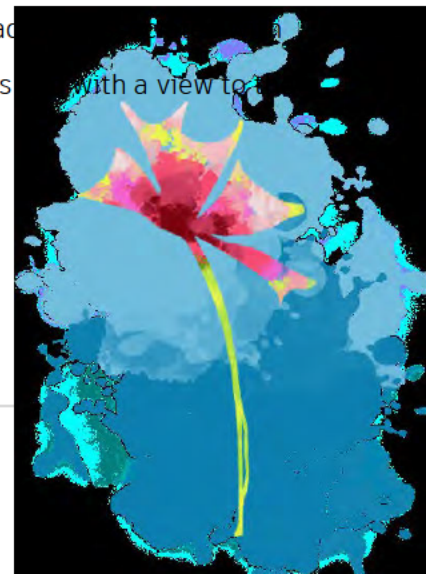
Mid Coll

larger farms sit back from road in a flatter more open landscape

Settlement Pattern

Building and settlement in Mid Coll have a distinctive development pattern, massing, and scale which is closely linked to their location.

- ✚ **Farmed Strath** – The location for a series of substantial farm steadings which overlook the land they serve, such as Ballyhaugh and Cliad. These are seen as "point features and their larger scale units the more open landscape in which they sit. Often these larger farmsteads are located away from the main adopted road.
- ✚ **Hinterland of rocky moorland** – this area is not itself developed but the larger single-storey and one-and-a-half-storey croft houses tend to hug the location between the change in height and cultivated land. For example, the farm at Totamore is sheltered by a hillside with views over more fertile land.
- ✚ **Headlands and bays** – the location for smaller farms and clachans on small stretches of more fertile land sheltered by rocky knolls with a view to sea.





Massing and Scale

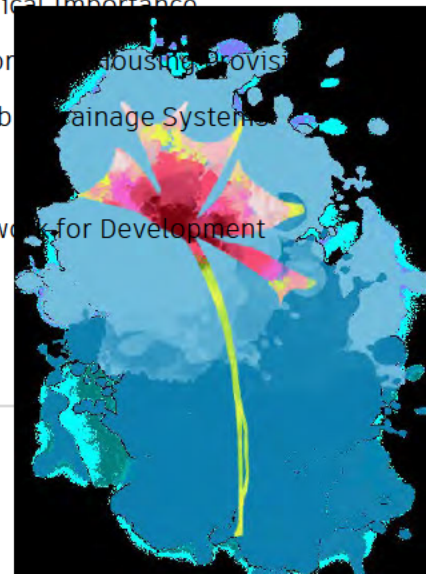
Even though some older properties are larger than others they are made up of components which share the same scale and proportions as their neighbours- such as dormers, window proportions, porches, and entrances.


Where properties vary in height, they still have the same proportions of walls to windows and are made up of flat walls and simple geometric shapes. Although storey height varies, properties have similar proportions because they have a consistent roof pitch and plan depth. They, therefore, complement each other even though they use different materials.

- ✚ **Farm steadings**- symmetrical one-half-storey and two-storey houses tend to form a dense grouping with extensive farm outbuildings. Often their massing is broken down into a series of components of different heights, but which share a common roof pitch, ceiling height and depth of gable
- ✚ **Croft houses** – these share the characteristics of the smaller croft houses described on the preceding pages. These are often larger than their equivalent to the north of the island and their massing is broken up by often smaller extensions to either side.
- ✚ **Clachans** – there is a loose, low-density grouping of houses and outbuildings at Clabhach, linked by a network of drystone walls.

Supplementary Guidance

- a. SG LDP ENV 14: Landscape
- b. SG LDP ENV 20: Development Impact on Sites of Archaeological Importance
- c. SG LDP HOU 1: General Housing Development Including Affordable Housing Provis
- d. SG LDP SERV 2: Incorporation of Natural Features/ Sustainable Drainage Systems (SuDS)
- e. SG LDP SERV 7: Flooding and Land Erosion- The Risk Framework for Development





List of all other material planning considerations considered in the assessment of the application, having due regard to Annex A of Circular 3/2013:

- a. Argyll and Bute Sustainable Design Guidance 2006
- b. Scottish Planning Policy (SPP) 2014
 - c. Planning Advice Note 72 (PAN 72), Housing in the Countryside Consultee Responses
- d. Isle of Coll Sustainable Design Guidelines
 - e. Isle of Coll Landscape Capacity for New Housing Report 2006





6.0 JUSTIFICATION OF PROPOSED DEVELOPMENT

Regarding the Labour Report prepared by SAC Consulting, The Scottish Agricultural College, the results found few justifications why the applicant needs to develop the dwellinghouse on the proposed site.

i. Animal Welfare

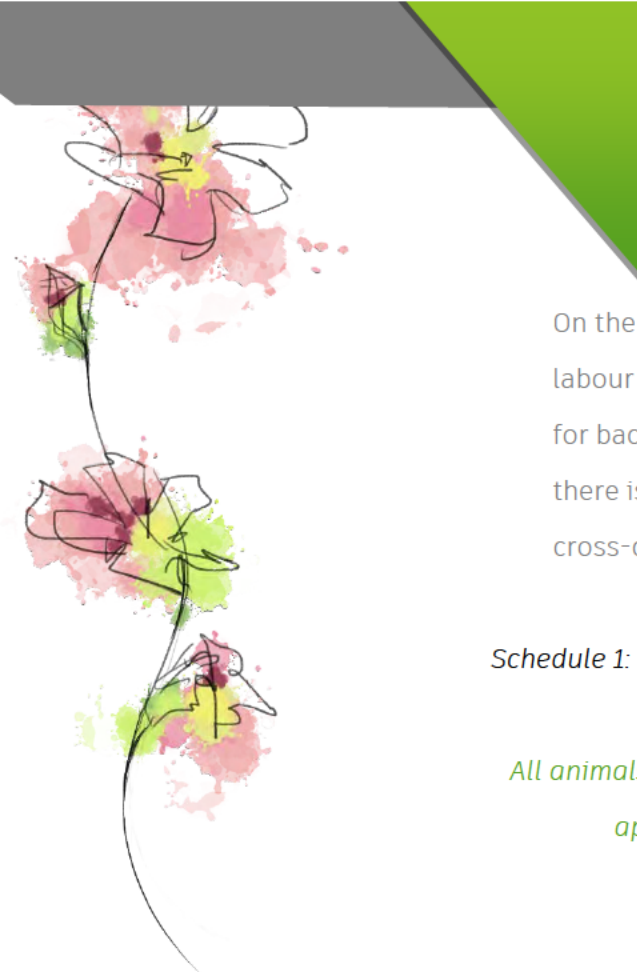
Livestock requires management and supervision, especially in systems such as remote Island farming as any drop in production can affect the profitability, and indeed viability, of the business which like many other forms of agriculture runs on very tight profit margins.

When dealing with livestock, welfare requirements are of paramount importance. Without accommodation, a farmer/crofter/stockman is prevented from fulfilling their welfare obligations. This is especially important during:

- a. Lambing and calving time when stock needs to be checked several times during the day and night to deal with any lambing/calving difficulties and sickly stock are dealt with quickly,
- b. The winter months when livestock are required to be fed supplementation daily, as the nutritional value of the grazing has dropped below the minimum required to maintain stock in a healthy condition.

As stewards of the countryside farmers and crofters are responsible for sustaining and maintaining the land to provide a safe and clean environment. Land and stock management factors are more challenging in a remote island location.





On the Isle of Coll, there is a serious issue with the availability of skilled labour to help in an emergency. For a business to be resilient there is a need for backup skilled labour to be available on short notice. It is essential that there is someone present on the unit to ensure animal welfare legislation and cross-compliance measures are being met:

Schedule 1: paragraph 1 of the Welfare of Farmed Animal (Scotland) Regulations 2000 states that:

All animals must be cared for by a sufficient number of staff who possess the appropriate ability knowledge and professional competence.

And Schedule 1 paragraph 2 requires that:

All animals kept in husbandry systems in which their welfare depends on frequent human attention must be thoroughly inspected at least once a day to check that they are in a state of well-being.

The sheep flock and beef herd come with constraints and needs, especially at lambing and calving time when staff must be on call and supervising at all times to ensure animal welfare standards are maintained. The lambing and calving periods are very intensive and 24 hours supervision is a must (especially for indoor lambing) to maintain animal welfare and business viability. This is in addition to the requirements for an enhanced level of shepherding to present at lambing time to ensure losses to predators such as ravens are minimized.





ii. Carbon Emissions

As well as the substantial cost of petrol to operate the quad bike (currently, at a cost of £2.19 per litre), the farm has carried out the carbon audit and is keen to reduce its carbon emissions in line with Government aspirations and the future conditionality of subsidy payments.

The completed carbon audits highlighted that fuel use across the business was comparatively higher than benchmarks (1.16 compared to 0.33kgCO₂e/kg dwt) due to the 3-4 times daily quad trip between holdings and from Mr. Morrison and Ms. Conway's home in Uig to Ballyhaugh. To reduce business emissions, reducing fuel use is of critical importance.

iii. Lack of alternative accommodation

There is currently no accommodation at Ballyhaugh and so Mr. Morrison has had to stay in the shed overnight, or more recently a caravan, during the calving period if any issues arise.

iv. Security

Rural and farm-related crime has been on the increase across Scotland with opportunist and organised theft of machinery, equipment, stock, and fuel becoming a real concern. It is important that staff are always present to act as a deterrent and be able to act upon any occurrences.

worrying on farms is an increasing issue that is detrimental to animal welfare, highly distressing for those involved, and a financial burden. A dwelling on site would mean that dog worrying incidents at any time of day can be responded to rapidly. As can gates being left open by walkers leading to livestock straying on public roads.





Labour Requirements

The below calculation shows that 1.08 Full-Time Equivalent (FTE) labour units are required to run this unit.

The remote and island location of this farm and its welfare responsibilities will add pressure to labour requirements in addition to the standard figures calculated below. The welfare responsibilities in particular should not be underestimated.

It is therefore highly recommended that planning permission be granted on the basis of operational needs.

It has been demonstrated that the business has a high labour requirement. This coupled with the growing rural crime and security concern, the animal welfare needs, and the lack of affordable housing nearby, therefore, illustrates a clear agricultural justification for a house to be built.


Calculation of Standard Hours Worked

Crop / Livestock Category	Number (head / ha)	Standard hours (head / ha)	Hours per Category
Ewes & Rams (LFA)	120	3.7	444.00
Hoggs	40	3.1	124.00
Cows & Bulls	35	26	910.00
Helpers and Youngstock	2	12	24.00
Beef calves	35	12	420.00
Rough Grazing (Region 2)	91.85	1.5	137.78
		Total Hours	2059.78
		Standard Labour Unit hours for 1 FTE	1900
		No of FTE on this Unit	1.08

Standard labour hours are taken from SAC Farm Management Handbook 2021/22 page 390

Figure 10: Standard labour hours from SAC Farm Management handbook 2021/22





The standard work capacity is taken as 1900 hours per man year as revised by SGRPID in 2006. This is calculated on the assumption that a worker would work 237.5 standard working days per year to include an element of overtime as well as considering public holidays, weekends, and illness. A standard man day is taken as 8 hours and is the widely accepted standard in agriculture.

The standards are set for the UK as a whole and do not consider location. As the Isle of Coll is particularly remote, there are agricultural activities that are not considered in these standards.

Using the SGRPID DEFRA and DANI agreed on standard Labour Requirement as published in the SAC Farm Management Handbook (October 2021) the agricultural activities carried out by the farming business of Mr. Morrison, the farm manager, can be calculated – **figure 10**

The calculation shows a total labour requirement of 2059.78 hours in total for agricultural activities carried out on the farm on an annual basis. This equates to 1.08 FTE labour units.

The stated figures show that the labour requirements for this business are extensive. It should be noted that no time has been allocated for bookkeeping, quality assurance compliance and other general paperwork.





7.0 PRECEDENT

The following applications have been approved for construction in the area. Each of these is close to the proposed site and is for dwellinghouses or extensions/alternations to dwellinghouses.

The sites are in the Countryside and therefore the same policies would have factored in the decision to approve therefore precedent has been set that the same decision should apply to this application.

- i. **16/02276/PP** | Conversion of the store to form dwellinghouse (retrospective) | Mill Cottage Isle of Coll Argyll and Bute PA78 6TB
- ii. **15/00147/PPP** | Site for the Erection of dwellinghouse | Land Southeast of An Lanntair Isle of Coll Argyll and Bute PA78 6TB
- iii. **14/01765/PPP** | Site for the Erection of dwellinghouse | Land Southwest of An Lanntair Isle of Coll Argyll and Bute PA78 6TB
- iv. **13/01994/PPP** | Site for the Erection of dwellinghouse and installation of the septic tank. | Land Northeast of Lonban Cottage Isle of Coll Argyll and Bute PA78 6TB
- v. **19/00168/PP** | Erection of extension to dwellinghouse | Old Totamore Isle of Coll Argyll and Bute PA78 6TB
- vi. **17/02635/PP** | Formation of black bee project, Erection of dwellinghouse and workshop (Class 4), formation of vehicular access and installation of private drainage system | Land North of Ballard Isle of Coll Argyll PA78 6TB
- vii. **16/03420/PP** | Alterations and extension to dwellinghouse | Mill Cottage of Coll Argyll and Bute PA78 6TB





The proposed development is appropriate as there is already developed in the immediate vicinity. Furthermore, the site is located 0.08 metres from the Hebridean Visitor centre, which has involved multiple planning applications for the following:


- Reference: **10/01292/PP** - Alteration and extension to existing office sites within the Hebridean Centre.
- Reference: **21/02333/PP** – erection of two wind turbines up to 18 metres high (to blade tip).

Several applications of similar proposals have been approved for construction in the area close to the proposed. The proposal is small compared to the visitor centre and would be sensitively designed to integrate with the rural character, surrounding buildings and landscape. The dwelling will be single-storey, and the materials used will reflect the traditional materials used for the visitor centre and other facilities in the area to fit in with the surroundings. We are happy to accept conditions relating to the design principles to keep in line with the neighbouring visitor centre.

The Application: **15/00147/PPP** was granted planning permission for the erection of a dwellinghouse and associated works. The reasoning for approval is the following:

1. The site is considered a suitable opportunity for development with a suitably designed and sited dwellinghouse without any undue impact in the broader landscape setting of the area. There are no infrastructural constraints which would preclude the development of the site.





2. The proposal accords with Policies STRAT DC 4, STRAT DC 8 and STRAT SI 1 of the approved Argyll and Bute Structure Plan and Policies LP ENV 1, LP ENV 19, LP HOU 1, LP SERV 1, LP SERV 4, LP TRAN 4, LP TRAN 6 and Appendix A of the adopted Argyll and Bute Local Plan. Therefore, no material considerations warrant anything other than the Application being determined following the provisions of the development plan.

This decision notice states the development conforms to the policy and will not cause a detrimental impact on the broader landscape. The effect is also located in the Countryside, thus setting a form of precedence worthy of reference.






8.0 SUMMARY

To summarise, this development is consistent with Argyll and Bute's Local Development Plan aims. The location and scale of the development are appropriate for the aims of the spatial Strategy area of Oban, Lorn and the Isles as it is a small-scale (>5 houses) development in a countryside zone. The proposal meets the criteria expected of developments in this area such as 'Supporting the Protection, Conservation and Enhancement of our Environment' and 'Supporting the strength of our communities. The development both increases the population of the island and promotes migration to the area as well as being a sustainable design that does not impact the natural environment surrounding it.

This application is to support the applicant, it is essential that there is someone present on the unit to ensure animal welfare legislation and cross-compliance measures are being met. The frequent trips to the farm mean there are high fuel emissions, contributing to the farm's carbon footprint.

Adding accommodation would help to mitigate the animal welfare needs, the farm's carbon footprint and the lack of any housing nearby. Therefore, this illustrates a clear agricultural justification for the proposed one unit of the farmhouse





The development also supports the draft NPF4 which should be a foundation for planning decisions as it outlines what the Scottish Government expects local authorities to shape their communities around towards 2045. There is particular emphasis on sustaining our island communities and encouraging development, ensuring their survival and connectivity.

In respect of this, we would ask that the application be granted permission.

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Planning Consultant



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Appendix:

Siting - what does guidance seek to avoid

Throughout Isle of Coll there are a number of post war or more contemporary houses. Some fit in well in the Isle of Coll landscape and others are more obtrusive.

As elsewhere in Argyll and Bute, where these newer houses do not look appropriate for their setting it tends to be for the following reasons:-

- **undue prominence** - sometimes new homes are located to take advantage of the best views, as a result they are often located much more prominently than their older neighbours which would have been sited to make the most of shelter. Because of this they can have a significant impact on their setting - for example larger properties visible from a long distance or located right beside a beach or historic property.
- **landmark designs** - one exciting or different house is a landmark, but Coll is a small island and a number of wildly different properties are likely to be visually chaotic.

- **buildings are out of scale with their neighbours** - larger two storey properties can become visually dominant in among smaller "croft house" neighbours or within some of Coll's small scale landscapes. Often this is as a result of bigger floor to ceiling heights and/or more extensive underbuilding, often associated with suspended timber floors.
- **massing is significantly different, and is not usually associated with a scottish rural location** - such as suburban semi, log cabin or larger hacienda type bungalow. Even if correctly scaled and sited, properties like this can have a disproportionate effect on their setting
- **different orientation** - houses which are orientated in a significantly different way to their neighbours can stand out and become unduly prominent.
- **using a "standard" timber kit house** - many timber kit manufacturers



before: remote headland - views across water



after: remote headland - out of place larger property dominates view

produce a range of standard house types which are suitable for locations such as suburbs or the edges of a small town. These house types do not provide the best solutions for the Isle of Coll. Because their proportions and scale are different to their neighbours, they become unacceptably prominent in Coll's important landscape setting

Smaller groupings and infill

Even when individual properties have been carefully designed to suit their rural location, a new development can look out of place. This is often because:

- **new development unacceptably alters existing density** Where there is a predominantly low density small scale development pattern, new larger development with a higher density and a uniform layout will not only look out of

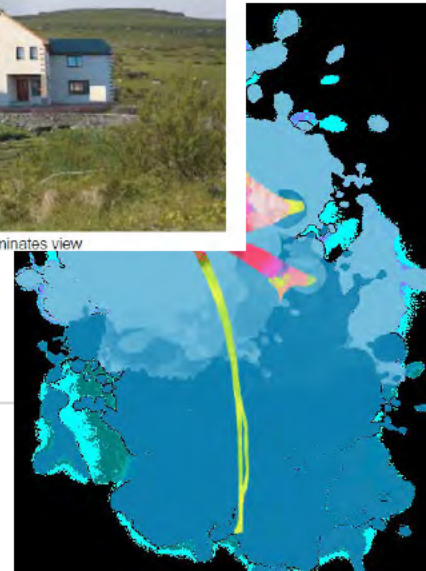
- place itself, but will change the way its neighbours are perceived.
- **development is introverted** - new houses look in towards each other rather than outwards, ignoring Coll's fantastic views. Timber back garden fencing can become an unattractive "face" of development.
- **a standard, uniform "urban" layout is used** - which appears out of place in Coll's remote landscape setting (wider streets, extensive areas of pavement, traffic calming, larger parking courts, intrusive street lighting)
- **standardised suburban gardens dominate** - smaller front gardens and larger enclosed back gardens - associated with timber ranch fencing, brick boundary walls, pavlovas



before: Arinagour, small scale rural character



after: Arinagour, out of place larger property dominates view





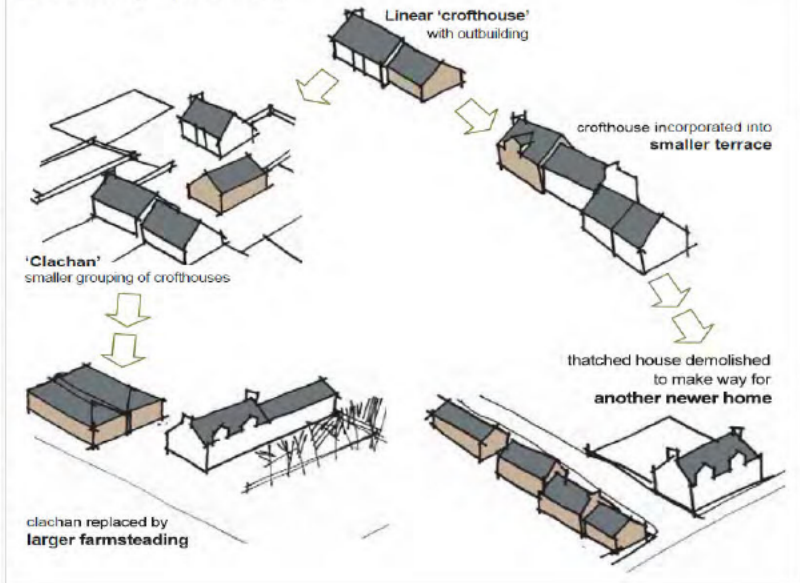
Coll analysis - summary

Colls evolving way of building

There is no single, "typical" settlement pattern or building type associated with the Isle of Coll. Every part of the island reveals different development patterns which reflect its own very local history. They illustrate how Coll's rural houses have developed and how different types of location have influenced the way that land is used and thus the way that building types have evolved. Nevertheless, our analysis has revealed that Coll's buildings and settlements often share common characteristics which developers and designers need to recognise and use as a basis for new proposals.

New buildings should not just be a reflection of traditional buildings, nor should they be copies of buildings elsewhere – rather they should be a contemporary interpretation of Coll's evolving way of building.

Coll's evolving way of building



Siting Guidance: settlement patterns and their relationship to the landscape

The previous analysis has explained how specific Coll locations are associated with particular way of siting, massing and scale of development.

New development should relate to its specific landscape setting and this Guidance now suggests strategies for designing new houses and smaller groups of dwellings specifically for the Isle of Coll

The Guidance is based upon the previous analysis of the siting, settlement and house types on the island. It suggests where each development type can be most appropriately be used so that it complements its location.

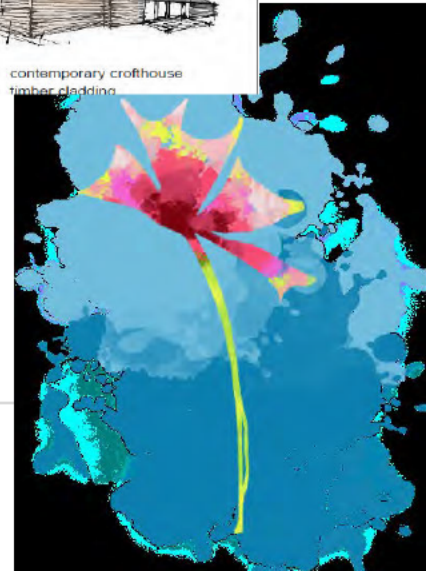
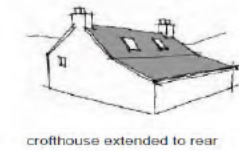
Firstly the Guidance suggests how properties should be sited and it includes four generic settlement types, together with a note of the landscape types with which they are associated, in order to demonstrate broad principles for siting, massing and scaling new development:

- o **Croft houses** - a building type often located close to Coll's rocky knolls and within a more enclosed landscape.
- o **Clachans** - loose groupings of smaller houses - a good model for new development which are again associated with a more enclosed landscape setting - good current examples are Sorisdale and Clabach
- o **Larger houses and farmsteadings** - traditionally associated with more open landscape
- o **Arinagour** - a low density development characterised by clusters each with a different character, but which share a common scale and proportions.

Next the Guidance considers strategies for more detailed design of specific components of new properties such as windows and openings, materials and construction details. These are not intended as an exclusive way of designing new homes on the island but can be used as a useful starting point.

Linear croft house: existing Coll examples

- o Associated with a more enclosed landscape
- o Small scale
- o Simple proportions
- o Dispersed, stands alone in landscape



Clechan: reconstruction
loose grouping, utilising a range of roofing and walling materials



- » Associated with smaller areas of open land
- » Small scale
- » Simple proportions
- » Loose grouping
- » No urban or village spaces (such as streets or squares)
- » Buildings have a direct relationship with the landscape

Farmsteadings: existing Coll example
generally one and half storey or two storey farmhouses with single storey outbuildings



- » Associated with open, fertile land
- » Larger scale
- » Forms complex and compact groupings

Siting, massing and scale: smaller houses



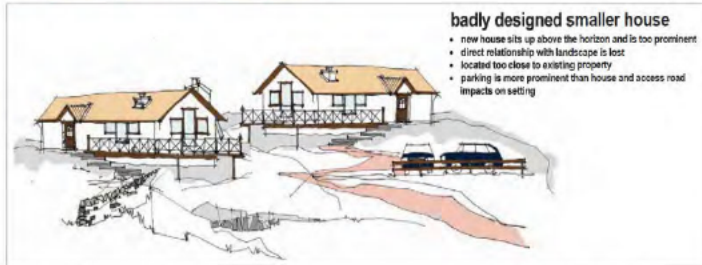
well designed smaller house

- » sheltered by contours, does not impact on landscape setting
- » attractive boundary treatment appropriate for location
- » parking screened by planting and located away from the front of the house
- » larger windows based on proportions of existing buildings
- » minimal difference between external ground level and ground floor

Contemporary precedent



Siting, massing and scale: smaller houses



badly designed smaller house

- » new house sits up above the horizon and is too prominent
- » direct relationship with landscape is lost
- » located too close to existing property
- » parking is more prominent than house and access road impacts on setting

Location: well designed smaller houses are separated by larger areas of landscape



Location

- » This development type is associated with:
 - » small scale rocky and enclosed landscape to the north (East End)
 - » the junction between farmland and rocky moorland in mid Coll
 - » limited linear development to the south.

Siting

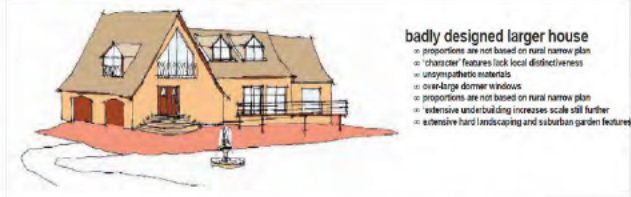
- » Sustainable siting of properties in these locations will avoid impacting unduly on their setting through:
 - » Working with the landform rather than against it tucking buildings against rocky outcrops for shelter will reduce energy costs and impact on surroundings
 - » Siting below the horizon rather than impacting on the skyline
 - » Maintaining the spacing between buildings in the area
 - » Avoiding significant visual intrusion onto Coll's shoreline

- » Retain a direct relationship with the landscape use minimal garden boundaries and avoid formal front and back gardens

Massing and Scale

- » New houses in these locations can avoid looking inappropriate for their location through:
 - » The use of a narrow plan form and a simple roof shape
 - » Using an appropriate building scale - generally minimising floor to floor heights, and keeping as close to existing ground levels as possible
 - » Where larger properties are proposed they should not dominate their setting. They will complement their location better if they are a maximum of one and a half storeys and their massing is broken down into components based on a narrow plan.

Siting, massing and scale: larger houses



badly designed larger house

- » proportions are not based on rural narrow plan
- » 'character' features lack local distinctiveness
- » unsympathetic materials
- » overlarge dormer windows
- » proportions are not based on rural narrow plan
- » extensive underbuilding increases scale still further
- » extensive hard landscaping and suburban garden features

Location

This development type is associated with more open fertile landscape in mid and south Coll. It can be a good model for the design of a large homes which is in keeping with its Coll context.

Siting

The faster landscape means that these properties can be made more prominent - any new development which looks significantly different to its neighbours will be very conspicuous. To avoid this properties should:

- » maintain the spacing and density associated with a particular location.
- » Either directly adjoin existing properties in the same way as their older counterparts - for example extending a farmsteading to increase the size of a compact cluster sitting in an open landscape. Or maintain existing spacing between properties
- » orientate new buildings in the same way as

their older counterparts - for example towards a road

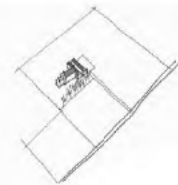
- » minimise the impact of access-ways and parking
- » retain a direct relationship with the landscape - use minimal garden boundaries and avoid formal front and back gardens.

Massing and Scale

New houses in these locations can avoid looking inappropriate for their location through:

- » Maintaining a compact grouping - to give an impression of a dense cluster in the middle of more open landscape.
- » Introduce common proportions, such as common building depth, ceiling height, roof pitch, details at eaves and gable.

Location: larger scale property sits in larger area of more open landscape



Labour Report

For

Allan C Brodie and Juliet Conway
Ballyhough
Isle of Coll

*This report was prepared based on figures provided by **Allan Brodie and Juliet Conway***

Prepared by:

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20th September 2022

This report has been prepared exclusively for the use of **Allan Brodie and Juliet Conway** on the basis of information supplied and no responsibility can be accepted for action taken by any third party arising from their interpretation of the information contained in the document. No other party may rely on the report and if they do, then such reliance is at their own risk. No responsibility is accepted for any interpretation that may be made of the contents of the report. In particular SAC accepts no liability in the event of the planning application being turned down. In the event of planning permission being granted, SAC accept no liability for any planning conditions that Councils may impose on the dwelling house

SAC Consulting is a division of SRUC

Leading the way in Agriculture and Rural Research, Education and Consulting

Summary

- This report has been prepared for the purpose of providing agricultural justification to support a planning application to Argyll and Bute council.
- Ballyhough Farm extends to 91.85 ha of ground and has been run as a satellite farm to Ballard farm two miles away along a rough track.
- The couple who work the farm currently, Ms Conway and Mr Morrison, live in a small cottage at Uig, three miles away from Ballyhough as there is no farmhouse at Ballyhough and so Mr Morrison, the farm manager, has had to stay overnight in a shed during calving if there are issues.
- The business puts 35 Luing x Simmental cows to the bull, calving in the spring with most calves being sold store in the autumn.
- The unit also has 120 Cheviot cross breeding ewes/gimmers, plus hogs.
- It is essential that there is someone present on the unit to ensure animal welfare legislation and cross-compliance measures are being met.
- The frequent trips to the farm mean there are high fuel emissions, contributing to the farm's carbon footprint.
- Adding accommodation would help to mitigate the animal welfare needs, the farm's carbon footprint and the lack of any housing nearby. Therefore this illustrates a clear agriculture justification for the proposed dwelling.

1 Introduction

Allan Brodie and Juliet Conway approached SAC consulting for a report to assess the labour requirement of the agricultural enterprise and review the suitability of an agricultural justification for a dwelling on the land at Ballyhough on the Isle of Coll.

The purpose of this report is to:

- Review the farming activities of the business and assess the annual labour requirements.
- Outline and review other issues relevant to the need for housing on the farm.

The report deals only with agricultural issues affecting the justification for a planning application to be considered.

2 Background

Ballyhough has been run as a satellite farm to Ballard farm by Allan Brodie. The sole house on the land was sold to Project Trust following the death of Alec Conway (Mr Brodie's uncle and business partner) approximately 40 years ago. Mr Brodie has since travelled daily between the two holdings.

The farms are now worked in partnership between Allan Brodie and Juliet Conway, Alec's daughter, along with her partner, John Morrison who acts as the farm manager. Mr Morrison is now doing most of the farm work, as Mr Brodie has reached retirement age.

Mr Morrison and Ms Conway currently live in a small cottage at Uig, three miles away from Ballyhough, with their two children, who attend the local primary school (a roll of five children). It is hoped the children will both continue to live and work on Coll when they are older, in line with the aspirations of the Islands Bill.

The farm at Ballard (where Mr Brodie lives with his wife) and Ballyhough are two miles apart, through a rough sandy track. There is no farmhouse at Ballyhough, though there is a livestock bank and pens, which are regularly used for sheep shearing, vet visits and cows calving.

The farming policy is based around breeding sheep and cattle, mainly producing store lambs and calves for sale.

The agriculturally active land extends to a total of 91.85 ha - as claimed in the annual IACS forms.

The labour unit assessment is based on average standard man hours as laid down by the UK Farm Classification Document (Oct 2014). These standards are measured against the projected agricultural activity on the unit.

3 Farming System

The farming system comprise of a spring calving suckler herd, and a sheep flock producing store lambs across 91.85ha of rough grazing region 2 ground.

The business puts 35 Luing xSimmental cows to the bull, running as a spring calving system, with heifers having their first calf at around 36 months. The first cow calves down around February each year, with calving running until June, or sometimes July. Calves are sold as store at both the spring and Christmas sales in Oban and Stirling.

Currently, during calving time, Mr Morrison must make 3-4 trips per day on quad bike. If there are any issues, he must stay at the shed overnight. as there is no accommodation on the farm.

The only cattle that are housed are cows in poor condition, as well as calves who come in in November in preparation for sales. In addition, later calvers come in from around November to March. Other cattle are wintered outside, and need supplemented daily with silage from December until late May. Again, this requires Mr Morrison to make the trip in inclement winter weather to feed stock. The frequent travel is inefficient use of the farmer's time.

It should be noted that the cattle bring significant biodiversity benefits to the ground, and so during the summer months Mr Morrison must make the trip to Ballyhough to rotate cattle. Without grazing or with too low a grazing intensity, it is not possible to maintain some wader populations due to the indirect effects of grazing on habitat quality. Conservation grazing is particularly important in this context due to the species rich machair on the farm.

The unit also has 120 Cheviot cross breeding ewes/gimmers, plus hogs (which are wintered at home). Replacement ewes are kept from females born with fresh genetics being introduced through the purchase of new tups. New tups are now purchased from Lairg as the Cheviot type there tend to be hardier and therefore more suited to island weather on Coll, highlighting Mr Morrison's attention to detail and commitment to the farming system at Ballyhough.

Ewes are lambed inside for welfare reasons, in order to mitigate against predation from ravens, with lambs being sold store in the autumn. This requires Mr Morrison to be present to check stock several times during the day and night over the lambing period from early April through to mid May.

Sheep are supplemented with blocks and concentrates over winter, requiring Mr Morrison to make the trip to Ballyhough to put blocks out and concentrate feeding as required to ensure the nutrition of the breeding ewe is good enough for the ewe to raise a healthy lamb.

Both cattle and sheep are on the rough grazing and machair all year

The family have a real passion for farming. In fact, Ms Conway lived at Ballyhough until she was a teenager. Her maternal ancestors have lived on the farm for generations.

Farming in such a remote location as Coll is very labour intensive, with stock needing constant close supervision and management 365 days a year. Not only for the productivity and viability of the business but also for the welfare of the animals which needs to be kept at a high standard.

4 Labour Requirement

The standard work capacity is taken as 1900 hours per man year as revised by SGRPID in 2006. This is calculated on the assumption that a worker would work 237.5 standard working days per year to include an element of overtime as well as considering public holidays, weekends, and illness. A standard man day is taken as 8 hours and is the widely accepted standard in agriculture.

The standards are set for the UK as a whole and do not consider location. As the Isle of Coll is particularly remote, there are agricultural activities that are not considered in these standards.

Using the SGRPID DEFRA and DANI agreed standard Labour Requirement as published in the SAC Farm Management Handbook (October 2021) the agricultural activities carried out by the farming business of Mr Morrison, the farm manager, can be calculated – see Appendix 1.

The calculation shows a total labour requirement of 2059.78 hours in total for agricultural activities carried out on the farm on an annual basis. This equates to 1.08 FTE labour units.

The stated figures show that the labour requirements for this business are extensive. It should be noted that no time has been allocated for bookkeeping, quality assurance compliance and other general paperwork.

5 Need for On-Farm Accommodation

Animal welfare

Livestock require management and supervision especially in systems such as remote Island farming as any drop in production can affect the profitability, and indeed viability, of the business which like many other forms of agriculture run on very tight profit margins.

When dealing with livestock, welfare requirements are of paramount importance. Without accommodation, a farmer / crofter / stockman is prevented from fulfilling their welfare obligations. This is especially important during:

- Lambing and calving time when stock need to be checked several times during the day and night to deal with any lambing/calving difficulties and sickly stock are dealt with quickly.
- The winter months when livestock are required to be fed supplementation daily, as the nutritional value of the grazing has dropped below the minimum required to maintain stock in a healthy condition.

As stewards of the countryside farmers and crofters are responsible for sustaining and maintaining the land to provide a safe and clean environment.

Land and stock management factors are more challenging in a remote island location. On the Isle of Coll, there is a serious issue with the availability of skilled labour to help in an emergency (or even for routine work when the farmer/crofter is off farm for business or holiday). For a business to be resilient there is a need for back up skilled labour to be available at short notice.

It is essential that there is someone present on the unit in order to ensure animal welfare legislation and cross-compliance measures are being met:

Schedule 1, paragraph 1 of the Welfare of Farmed Animals (Scotland) Regulations 2000 states that:

- All animals must be cared for by a sufficient number of staff who possess the appropriate ability knowledge and professional competence.

and Schedule 1 paragraph 2 requires that:

- All animals kept in husbandry systems in which their welfare depends on frequent human attention must be thoroughly inspected at least once a day to check that they are in a state of well-being

The sheep flock and beef herd come with constraints and needs, especially at lambing and calving time when staff must be on call and supervising at all times to ensure animal welfare standards are maintained. The lambing and calving periods are very intensive and 24hrs supervision is a must (especially for indoor lambing) to maintain animal welfare and business viability. This is in addition to the requirement for an enhanced level of shepherding to be present at lambing time to ensure losses to predators such as ravens are minimised.

Carbon Emissions

As well as the substantial cost of petrol to operate the quad bike (currently, at a cost of £2.19 per litre), the farm has carried out a carbon audit and is keen to reduce its carbon emissions in line with Government aspirations and the future conditionality of subsidy payments.

The completed carbon audit highlighted that fuel use across the business was comparatively higher than benchmarks (1.16 compared to 0.33 kgCO₂e/kg dwt) due to the 3-4x daily quad trip between holdings and from Mr Morrison and Ms Conway's home in Uig to Ballyhough. To reduce the business emissions, reducing fuel use is of critical importance.

Lack of alternative accommodation

There is currently no accommodation at Ballyhough and so Mr Morrison has had to stay in the shed overnight, or more recently a caravan, during the calving period if any issues arise.

Security

Rural and farm related crime has been on the increase across Scotland with opportunist and organised theft of machinery, equipment, stock, and fuel becoming a real concern. It is important that staff are always present to act as a deterrent and be able to act upon any occurrences.

Dog worrying on farms is an increasing issue which is detrimental to animal welfare, highly distressing for those involved and a financial burden. A dwelling on site would mean that dog worrying incidents at any time of day can be responded to rapidly. As can gates being left open by walkers leading to livestock straying on public roads.

6 Conclusion

The above calculation shows that 1.08 Full Time Equivalent (FTE) labour units are required to run this unit.

The remote and island location of this farm and its welfare responsibilities will add pressure to labour requirement in addition to the standard figures calculated above. The welfare responsibilities in particular should not be underestimated.

It is therefore highly recommended that planning permission be granted on the basis of operational needs.

It has been demonstrated that the business has a high labour requirement. This coupled to the growing rural crime and security concerns, the animal welfare needs, and the lack of affordable housing nearby therefore illustrates a clear agriculture justification for a house to be built.

Appendix 1

Calculation of Standard Hours Worked

Crop / Livestock Category	Number (head / ha)	Standard hours (head / ha)	Hours per Category
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Standard labour hours are taken from SAC Farm Management Handbook 2021/22 page 390

05/09/2023



THOMAS COCHRANE BSC.(HONS), HND, CPC

PRINCIPAL URBAN PLANNER
TMC PLANNING AND PROPERTY DEVELOPMENT LTD

PROJECT COMMUNICATION PLAN

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SITE LOCATION



NATIONAL PLANNING FRAMEWORK 4

In determining the application, it is essential to note that the National Planning Framework Four (NPF4) should be the primary document followed by the Local Development Plan (LDP) whilst considering emerging policies in LDP2. The Chief Planner has highlighted that NPF4 should be read and applied as a whole. It consists of 33 policies that guide decision-making, and conflicts between policies are expected. Therefore, it is necessary to weigh factors for and against development in the balance of planning judgement, and no single policy should be used in isolation.

NPF4 prioritises the global climate and nature emergency while considering all development proposals. It requires that development proposals should be sited and designed to minimise lifecycle greenhouse gas emissions and adapt to current and future risks from climate change. The framework also supports development proposals for new homes in rural areas, provided they are suitably scaled, sited, and designed. It can be demonstrated that the development is necessary to support a viable rural business and is essential for a worker to live permanently at or near their place of work.

NPF4 emphasises sustainable temperature management in development proposals that people will occupy. To achieve this objective, it promotes natural or passive solutions such as siting, orientation,

and materials. Additionally, the framework supports proposals contributing to the viability and diversification of rural communities and the local rural economy by farms.

Supporting policies are shown below.

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.*
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.*

Policy 17

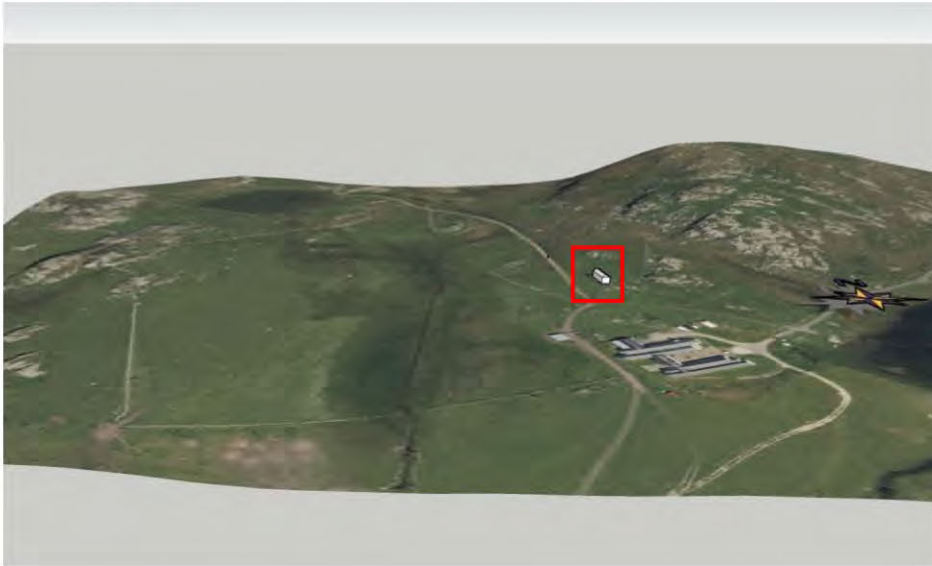
- a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:*
- v. is demonstrated to be necessary to support the sustainable management of a viable rural business 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;*

Policy 19

- f) 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.*

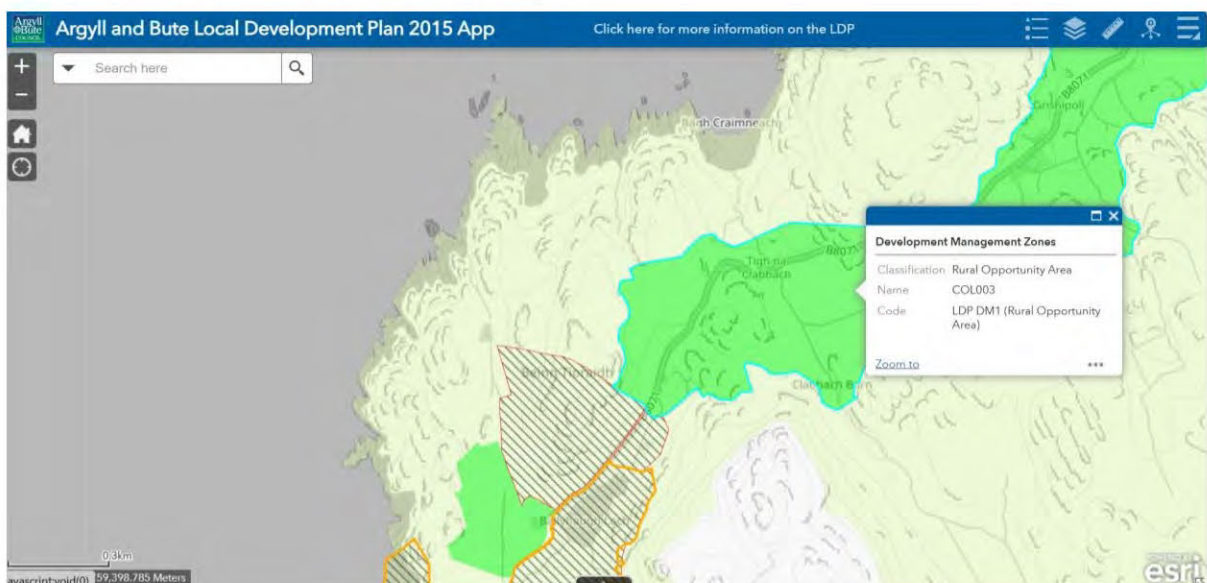
Policy 29

- 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;*



The image above demonstrates that the development will be shielded from the cold, northerly and easterly winds during winter while also taking advantage of the warmer southwesterly winds and solar gain from the southern direction.

ARGYLE AND BUTE CURRENT ADOPTED LDP.



Argyle and Bute planning officers are currently persuading our client to consider a "green with a redline" location on the plan. This is the only feasible location available despite the rocky terrain and land engineering challenges. However, due to the Scottish government's requirements in NPF 4, this area would not be suitable for construction because of its exposure to harsh, northerly and easterly winter winds. The site's elevated position would exacerbate this issue, making it unsuitable for our purposes.

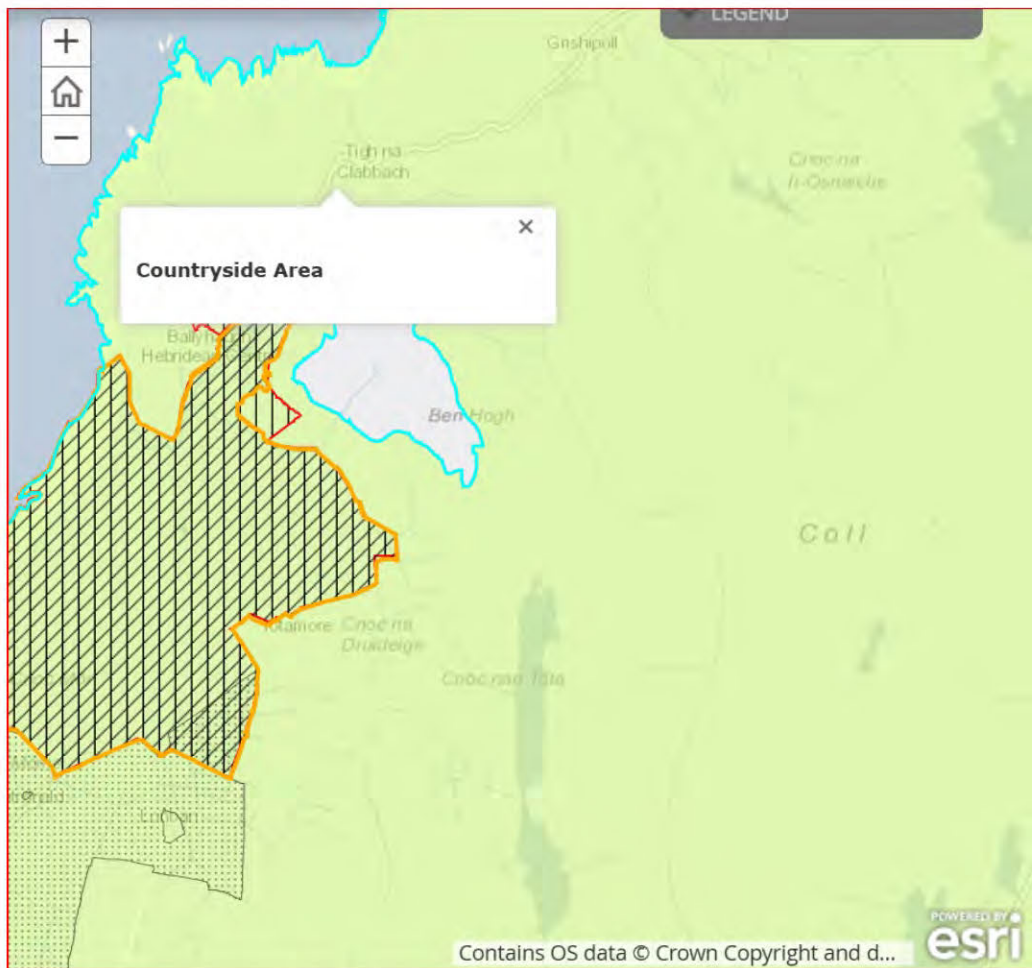




THE PROPOSED LDP 2

The proposed LDP2 includes a preference for sustainable development that is appropriately scaled, designed, sited, and used for its countryside location. However, only specific development categories on suitable sites will be considered in rural areas. This includes development directly supporting existing agricultural units, as with this application.

Moreover, some policies aim to maximise sustainable design opportunities, such as reducing carbon footprint and increasing energy efficiency. The orientation is a critical factor in this application, facilitating sustainable design and climate change mitigation measures at the MSC stage.



It is noticeable that the Rural Opportunity Areas have been eliminated for this area.

Please refer to the following policies.

Policy 02 A

A – Countryside Areas

Within the Countryside Areas there is a presumption in favour of sustainable development where this is of an appropriate scale, design, siting and use for its countryside location, as detailed in the relevant subject policies. All developments will require a Landscape and Visual Impact Assessment demonstrating to the satisfaction of the Planning Authority, that the proposal can be successfully integrated into its land scape setting unless they are:

- Infill; or
- Rounding off; or
- Redevelopment opportunities of clusters; or
- Previously developed sites. Development adjacent to, but outwith settlement boundaries which are delineated in the Proposals Maps will not constitute infill, rounding off or redevelopment.

This moves us forward to policy 02B

B – Remote Countryside Area

Within the Remote Countryside Areas, only specific categories of development on appropriate sites will be considered. These comprise

- Renewable energy related development
- Telecommunications/Digital or other infrastructure where a specific locational requirement has been demonstrated
- Development directly supporting existing
- agricultural units,
- aquaculture, or
- other recognised countryside activity.

Policy 04 – Sustainable Development

In preparing new development proposals, developers should seek to demonstrate the following sustainable development principles, which the planning authority will also use in deciding whether or not to grant planning permission:

- a) Maximise the opportunity for local community benefit;
- b) Make efficient use of vacant and/or derelict land including appropriate buildings;
- c) Support existing communities and maximise the use of existing infrastructure and services;
- d) Maximise the opportunities for sustainable forms of design including minimising waste, reducing our carbon footprint and increasing energy efficiency;**
- e) Avoid the use of locally important good quality agricultural land;**
- f) Utilise public transport corridors and active travel networks;
- g) Avoid the loss of important recreational and amenity open space;
- h) Conserve and enhance the natural and built environment and avoid significant adverse impacts on biodiversity, natural and built heritage resources;
- i) Respect the landscape character of an area and the setting and character of settlements;
- j) Avoid places with significant risk of flooding, tidal inundation, coastal erosion or ground instability; and
- k) Avoid having significant adverse impacts on land, air and water environment

Policy 05 – Design and Placemaking

To achieve good quality places proposals should, where possible, meet the following placemaking criteria:

- **The proposed use should be compatible with surrounding land uses.**
- The proposal should, where practicable, be resource efficient by utilising existing infrastructure and facilities.
- The design should respect site topography and any surrounding important landmarks or views.
- The design should create and improve connectivity within, and where practical, beyond the site.
- Green infrastructure should be an integral part of the design process from the outset.

- The design should develop the area's sense of identity by understanding and embracing the existing distinctive characteristics, with the design respecting and complementing its surroundings in terms of density, appearance, height, scale, massing, materials and finishes.
- Where the site contains existing buildings, structures and/or natural features that contribute to the character and identity of the wider area, these should be retained and sensitively integrated into the design unless it has been clearly demonstrated to the planning authority that it is not practicable.
- The siting and design should respond to the natural environment in a sustainable manner.
- The proposal should consider the design of active frontages, and create welcoming, inclusive places with a coherent structure of streets, spaces and buildings which are easy to move around, prioritising the needs of pedestrians and cyclists above motor vehicles.
- The access to and orientation of buildings should reinforce the street or open space to create safe and pleasant places.
- The design should be sustainable in terms of materials and construction and should consider future adaptability, and climate change mitigation measures.

Policy 08 – Sustainable Siting

Each of the following will apply when assessing any proposal for development, including those for outbuildings and extensions:

- The development should integrate into the landscape or existing built form to minimise detrimental effects on the environment. Hilltop, skyline or ridge locations will be resisted.
- Development on a sloping site should be designed sensitively taking account of the topography in order to prevent significant excavation or under-building.
- The siting of a development should take into account the character of the area in terms of its settlement pattern, layout and density.
- All new residential developments are required to consider provision for Growing Spaces – See Policy 06 – Green Infrastructure.

- **Any development should be carefully sited to avoid overshadowing or overlooking of itself or other properties.**
- **The development should be positioned within the landscape to make the best use of solar gain, natural ventilation and shelter from the elements and minimise adverse environmental effects – this need must be balanced with the restrictions and opportunities the topography places on the siting.**
- **The development should be sited within easy access of existing infrastructure and services**
- **Any ancillary development such as parking and service areas, should be sensitively designed and sited.**
- **A co-ordinated approach is required to development in that it must not compromise the effective development of adjacent land or the comprehensive development and regeneration of a wider area as provided for in a masterplan, strategy or development brief approved by the council.**

SUMMARY

After taking the time to carefully examine and assign the appropriate weight to each policy, it is clear that this proposal is entirely in line with NPF4 and the newly developing LDP2. It should be noted that NPF4 carries more weight than the current adopted LDP and that LDP2 is a material consideration.

Given the context and the policies at play, it is doubtful that this application will be refused. As such, we believe that the delegated officer and their senior should be able to approve this application under their delegated powers.

We have thoroughly reviewed the policies and have determined that this development does not go against NPF4 or the emerging LDP2. We are eagerly anticipating a positive determination shortly.

Thomas Cochrane

Principal Urban Planner

TmC Planning and Property Development Ltd.