

22/00575/FUL AND 22/00039/RREF – LAND NORTH EAST OF RUNNINGBURN FARM, STICHILL APPELLANTS RESPONSE TO NATIONAL PLANNING FRAMEWORK 4

We have addressed those policies below from NPF4 considered relevant to the proposals.

Policy 1 (Tackling the Climate and Nature Crises) requires that when considering all development proposals, significant weight should be given to the global climate and nature crises. According to the policy intent, this is to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

Appellant's Response: *The desire is to be 'off-grid' and as self-sufficient as possible, with a sustainable energy solution for environmental comfort. The high level of insulation within the building fabric help create a highly efficient building. Electricity will be generated on site through a solar array. Any excess electricity generated will be stored in batteries and distributed around the site. The lighting within the building will be low energy using LED lamp sources that have 8+ years of lamp life and low energy consumption.*

Policy 2 (Climate Mitigation and Adaptation) requires that development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible, and to adapt to current and future risks from climate change. According to the policy intent, this is to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

Appellant's Response: *As above, the building has been designed with sustainability at the heart of the project. The existing private track on the site will be upgraded with the inclusion of new passing places. Crushed aggregate will be used to allow any excess surface water to drain away, preventing ponding. Car parking spaces will be provided adjacent to the cabin. The proposed property would be completely private, and given its location, off grid. The appellants are keen to use green building techniques, technology, and practices to make it as environmentally responsible as possible.*

Policy 14 (Design, Quality and Place) seeks to encourage, promote, and facilitate well designed development that makes successful places whether in urban or rural locations by taking a design-led approach and applying the Place Principle. This includes ensuring that development is well connected to reduce car dependency; is in keeping with the built and natural environment of the surrounding area; and takes account of the need to use resources efficiently and ensure climate resilience. Conversely, development proposals that are poorly designed and detrimental to the amenity of the surrounding area will not be supported.

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F E R G U S O N P L A N N I N G

Appellant's Response: *The proposed site seeks to site the accommodation on the side of an existing fishing pond and boat house, making best use of available resources on the farm. The building is designed so it blends in seamlessly to the local landscape, being barely visible. The nature of all rural locations means that the car is the predominant mode of transport. This will be the case for most of the self-catering accommodation located in the countryside, and particularly those on farms, where the accommodation is aiming to be off-grid. Members need to take a proportionate view on this aspect of the policy as a result given the nature of their local authority area.*

Policy 29 (Rural Development) seeks to encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced. Policy 29 (part a) specifically states that "Development proposals that contribute to viability, sustainability and diversity of rural communities and local rural economy will be supported including part ii. Diversification of existing businesses".

Appellant's Response: *This policy fully supports the proposals for rural diversification. Again, we reiterate that the proposals are for a holiday-let, not a full-time residence. This proposal has clearly demonstrated compliance with the part ii. of the above as demonstrated through the appeal statement and business plan.*

Policy 30 (Tourism) concerns tourism directly, and seeks to encourage, promote, and facilitate sustainable tourism development which benefits local people, is consistent with the national net zero and nature commitments, and inspires people to visit Scotland. Provision b) of Policy 30 requires that proposals for tourism related development will consider: i. the contribution made to the local economy; ii. compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors; iii. impacts on communities, for example by hindering the provision of homes and services for local people; iv. opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas; v. accessibility for disabled people; vi. measures taken to minimise carbon emissions; and vii. opportunities to provide access to the natural environment.

Appellant's Response: *The proposals are fully compliant with Policy 30. The proposals will make a contribution to the local economy; they will support the Scottish Government target to significantly increase agritourism; they will have no adverse impact on the local community; they will manage parking and traffic generation appropriately and SBC roads have no objection; the accommodation has level access to the ground floor; the design fully embraces the sustainability agenda; provide access to the natural environment whilst supporting the long term viability of the appellants existing farm and events business.*