

<u>Section(s)</u>	<u>Page Number(s)</u>	<u>External or Internal Comment</u>	<u>Comment From</u>	<u>Comment</u>	<u>Response</u>
General		Internal	Development Management	The layout and structure of the Draft SG is clear and follows the structure of the Countryside Housing element of Policy TC 2 Residential Development.	Comment noted.
General		External	Historic Environment Scotland	Seek comments from your Council's Conservation and Archaeology Services who will also be able to advise on the potential for significant impacts on the historic environment and of potential impacts and mitigation for any sites of regional and local importance	Comment noted. Consultation on proposals affecting the historic environment is routinely undertaken through the development management process.
General		External	SNH	Welcome Angus Council's draft Countryside Housing supplementary planning guidance (SG).	Support noted.
General		External	Scottish Water	Scottish Water has no objection or comments to make on the content of the documentation	Noted.
Introduction	3	Internal	Development Management	Delete the last two bullet points as the deal with matters not covered by the Supplementary Guidance.	Agreed. Text deleted

Developer Contributions/ Planning Obligations	4	Internal	Development Management	Delete final paragraph as this is covered by the Development Contributions and Affordable Housing Supplementary Guidance.	Agreed. Text deleted.
Supporting Information	5	External	Emac planning LLP on behalf of various clients	Query whether the agricultural worker supporting report has to be prepared by SAC. Amend text to refer to requirement for supporting information without stating who should prepare it.	Comment noted and agreed. Reference changed from SAC Report to Agricultural Worker Justification.
Supporting Information	5	Internal	Development Management	Delete reference to SAC Report. Amend text to refer to requirement for supporting information without stating who should prepare it.	Comment noted and agreed. Reference changed from SAC Report to Agricultural Worker Justification.
Supporting Information	5	External	Guild Homes and Suller & Clark	<p>Page 5 Comment, while we appreciate that the requirement for a Protected Species Survey Report is a requirement of SNH it has the effect of significantly delaying the submission of planning applications due to the timeframe reports of this nature can be completed. The early submission of this information further necessitates in applicants undertaking expensive Protected Species Report when the principle of development is not acceptable.</p> <p>Is there an opportunity for Angus Council to lobby SNH to accept suspensive</p>	<p>No change.</p> <p>Such reports are only requested where there are known or suspected to be protected species and habitats affected by proposed development and are required under the terms of Policies PV4 Sites Designated for Natural Heritage and Biodiversity Value and PV5 Protected Species in line with Annex 1V of the Habitats Directive (Directive 92/24/EEC), the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992.</p>

				conditions on the provision of Protected Species Reports?	The requirement for such surveys cannot be covered by the use of suspensive conditions.
Supporting Information	Page 5, Bullet point 2	External	SNH	Suggest re-wording this to 'European and other protected habitat and species survey and assessment.' We welcome the Council's planned production of the Planning Advice Note on protected species and sites which this SG can cross reference to. In the meantime we suggest adding a short explanation in the SG that rural buildings can provide nesting and roosting sites for many species including bats, swallows, barn owls and other rural species, and setting out the legal protection provided for these. The integration of often straightforward species protection measures through the planning process as part of a conversion (e.g. suitably located owl nesting boxes) can also help protected species. As bats are a European Protected Species through the Habitats Directive, it would be helpful to raise awareness that it is an offence to destroy or damage a breeding or resting place; a bat roost in a roof space or building is protected even if bats are not present, and a licence may be required. Please see our website pages for further information: http://www.snh.gov.uk/protecting-	<p>Comment noted.</p> <p>No change proposed to the wording of the Supplementary Guidance. The matter is considered to be adequately covered by Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.</p> <p>Further detail will be considered through preparation of Planning Advice.</p>

				scotlands-nature/protected-species/your-responsibilities/developers-and-builders/ <p>Suggest it may also be useful for the supporting information to provide a link to the Rivers Tay and South Esk SAC supplementary planning guidance for developers. These help developers ascertain whether their proposed development lies within these predominantly rural catchments, and whether it may affect the interests of the SACs.</p>	
Supporting Information Matrix	5	Internal	Development Management	Amend headings and footnotes consistent with types of development covered by the SG and supporting information requirements detailed in supporting text.	Agreed. Matrix amended.
ALDP Policy Approach	6	Internal	Development Management	Update paragraph 2 in the context of the LDP as modified following Examination.	Agreed. Text amended
ALDP Policy Approach	6	External	Emac planning LLP on behalf of various clients	It is anticipated that the appropriate detailed criteria set out in Appendix 3 (referred to) will be updated to reflect the Reporter's examination report & recommended changes.	Comment noted. Text modified in line with the Proposed Angus LDP as modified following Examination.
Diagram on Stages of Building Dereliction	7	External	Emac planning LLP on behalf of various	We would support text to accompany this drawing which supports the reinstatement of historical buildings which are in one of these stages of a dereliction. It is	Comment noted. The supporting text accompanying the illustration has been amended.

			clients	considered that the reinstatement/restoration of these redundant and derelict buildings will contribute to our cultural heritage and the historic interest of an area.	
Retention, Renovation or Acceptable Replacement of Existing Houses	6	External	SNH	Support the restoration or replacement of stone built houses and other houses which are of visual, architectural and historic merit in preference to their demolition and replacement (para 3.1)	Support noted.
Retention, Renovation or Acceptable Replacement of Existing Houses	6	Internal	Development Management	Amend paragraph 3, Section 3.1 to set out circumstances where renovation will be expected for existing houses.	Agreed. Text amended..
Conversion of Non-residential Buildings	7/8	External	Emac planning LLP on behalf of various clients	We support the statement that "The total number of housing units from conversion & new build should depend on matters of design, future residential amenity and compliance with the criteria which states that proposals should have regard to the rural character of the surrounding area", but would query whether it is necessary to state that "If large groups of houses are not typical within the wider area, a development proposal may be refused on the basis of this criterion." We would prefer an approach, in common with many parts of the SG, that a proposal	Comment noted.

				should be considered on its own merits.	
Conversion of Non-residential Buildings	7	Internal	Development Management	Delete reference in paragraph 2 to requirement for a landscape assessment as part of a design statement submitted in support of a planning application.	Agreed. Delete "and landscape assessment"
Conversion of non-residential Buildings	7/8, para 3.2	External	Guild Homes and Suller & Clark	<p>Can the guidance confirm that in circumstances where Conversion of Non Residential Buildings is not possible and this has been confirmed by a structural survey, redevelopment of the site to provide a residential development is acceptable.</p> <p>Additional new build housing will not be permitted as part of conversion/reconstruction of non-residential buildings. If a site includes additional areas brownfield land associated with a redevelopment/reconstruction proposal it is sustainable to reuse this additional area as part of the wider redevelopment. Further, often it is the new build element which makes a project viable; therefore unless some level of new build it permitted the renovation/rebuilding of buildings of architectural merit may not be undertaken.</p>	<p>Comment noted.</p> <p>No change. It is not possible to state this in relation to this element alone. Development proposals are considered across the range of all applicable criteria, development considerations and policies in the Local Development Plan and are considered on a case by case basis.</p>
Conversion of non-	7	External	MBM Planning	The document states that "Development	Comment noted.

residential Buildings			and Development	on large sites must provide for an environmental improvement across the site. This might involve the removal of derelict structures or the reclamation of land to a natural state, through landscaping or areas of tree planting. In such circumstances development of new housing may be phased to ensure treatment of the whole site."	
Regeneration or Redevelopment of Brownfield Sites	8	External	Emac planning LLP on behalf of Linlathen Estates (Tayside) Ltd and other clients.	On bullet 5 we would welcome clarification on the criteria referred to. On paragraph 2, we would query the justification for a maximum of 4 houses and a greater number of 5 houses. We would prefer guidance which removed the reference to housing units and identified that proposals would be considered on site merits/characteristics.	Comment noted. No change. Angus Councils strategy for housing development in rural areas provides opportunity for limited appropriate development in countryside areas while directing the majority of new housing to settlements which have greatest access to a range of services and facilities. Development greater than the size specified are considered to be out of keeping with the character and pattern of development in the Angus countryside.
Regeneration or redevelopment of brownfield sites	8	External	MBM Planning and Development	States that the entire area of brownfield land must be remediated. Therefore by definition a large brownfield site could indicate that a larger scale of development or a greater number of units would be the preferred option to	

				<p>remediate the entire site. However a single house development set within with a robust landscaping framework could be and may often be the preferred approach for a particular brownfield site in the countryside. However the detailed criteria set out in Appendix 3 c) of the supplementary guidance states that any proposal requires to; meet the following plot size requirements (does not apply to proposals for conversion of non-residential buildings): Category 1 RSUs - between 0.08ha/800m² and 0.2ha/2000m² Category 2 RSUs - between 0.06ha/600m² and 0.4ha/4000m². We would therefore suggest that the above wording of Appendix 3c) should be altered to also exclude brownfield sites from the plot size requirements otherwise large scale brownfield sites that exceed the above site thresholds would automatically require a larger number of units in order to be able to meet the plot size requirements. As the policy requires the entire area of the brownfield land to be remediated there is no logical reason why brownfield sites should not be treated in the same way as proposals for the conversion of non-residential buildings and be specifically excluded from the above plot size limitations. 2 RSUs ?</p>	
--	--	--	--	---	--

				between 0.06ha/600m2 and 0.4ha/4000m2?	
Gap Sites	10	External	Emac planning LLP on behalf of Linlathen Estates (Tayside) Ltd and other clients.	It is anticipated that this will be updated to reflect the Reporter's examination recommendations, that is, reference to one house is recommended for deletion and text replaced as follows "fill a gap site between the curtilages of two houses, or between the curtilage of one house and a metalled road, or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility."	Comment noted. Text modified in line with the Proposed Angus LDP as modified following Examination
Gap Sites	10	Internal	Development Management	Redraft text to update in line with definition of Gap Sites as modified following Examination. Include definition of gap site road frontage.	Agreed. Text updated and amended.
Essential Workers	10	External	Emac planning LLP on behalf of Linlathen Estates (Tayside) Ltd and other clients	The SG states "In all instances occupancy controls will be applied to any planning permission through the use of conditions or other legal agreement." We would also support an additional sentence stating that the use of occupancy conditions on rural housing will also have regard to planning policy requirements on planning conditions and S75 Obligations, together with the Scottish Government's letter to	Comment noted. As set out in the SG proposals which meet the general terms of any of the other term of the Countryside Housing Policy would not be subject to occupancy conditions. The Essential Worker housing element of the policy allows special dispensation where there is a proven need for a house to

				<p>the Heads of Planning on occupancy restrictions. The letter advises that where the authority is satisfied that an adequate case has been made, for a countryside location, it should not be necessary to use formal mechanisms to restrict occupancy.</p> <p>On bullet 2, we would query the justification for the 5-year period suggested.</p>	<p>meet an essential worker requirement for the management of land or other rural business. In all such cases occupancy controls will be applied to any planning permission through the use of conditions. In line with Scottish Government guidance Angus Council no longer use S75 Agreement to control occupancy. Reference to "other legal agreements" has been deleted.</p>
Essential Workers	10	Internal	Development Management	<p>Insert text to set out approach for dealing with applications to remove occupancy conditions or controls.</p>	<p>Agreed. New text added.</p> <p>"There will be a general presumption against the removal of occupancy conditions or controls applied to any planning permission for an essential worker house. Applications to remove occupancy conditions or controls will require to demonstrate to the satisfaction of Angus Council that:</p> <ul style="list-style-type: none"> • there is no current or foreseeable future demand for essential worker housing in the area; and • the property has been marketed with occupancy conditions or controls for a minimum period of 6 months at a valuation/price taking account of its essential worker housing status. <p>Applications to remove occupancy</p>

					conditions or controls from unimplemented planning permission for an essential worker house will not be supported."
Design Considerations	11	External	SNH	The principles in this section are welcomed. We recommend adding the following to bullet (4) to help avoid inappropriate rural boundary treatments and ensure integration with the surrounding landscape: "Traditionally urban forms of boundary treatment such as close board fencing, lap larch etc should be avoided. Planting new native hedges in the countryside is recommended as appropriate boundary features. These can also enhance biodiversity and habitat connectivity, and can help to integrate the development into the landscape."	Comment noted. No change. Matters relating to boundary treatment will be covered in the forthcoming Design Quality and Placemaking Supplementary Guidance.
Design Considerations	11	External	SNH	Suggest making reference to avoiding inappropriate and excessive external lighting for developments in the countryside.	Comment noted. No change consider that lighting issues can be addressed under Criteria f of Appendix 3.
Appendix 1 – Policy TC2 Residential Development	12	External	Emac planning LLP on behalf of Linlathen Estates (Tayside) Ltd and other	It is noted that this requires to be updated to reflect the Reporter's examination recommendations.	Comment noted. Text modified in line with the Proposed Angus LDP as modified following Examination

			clients		
Appendix 3 – Detailed Countryside Housing Criteria	15	External	Emac planning LLP on behalf Linlathen Estates (Tayside) Ltd and other clients	<p>Criterion b: On the basis that each site should be considered on its own merits it is considered that criterion (b) should be deleted.</p> <p>Criterion c: We would support the deletion of this specific criterion.</p> <p>Criterion g: This criterion states that “In countryside areas it will commonly be expected that these standards should be greater than the minimum having regard to the nature of the location.” We would support deletion of this requirement and support again assessment on a site specific basis.</p> <p>Criterion k – we would be grateful for clarification on how an access road “of an urban scale or character” is defined. Also the guidance states that for example “where the roads standards require a fully adoptable standard of road construction with street lighting and is urban in appearance it is likely that the</p>	<p>Comment noted. This criterion has been reworded</p> <p>Comment noted. No change. The guidance provided on plot sizes is considered appropriate</p> <p>Comment noted. This criterion has been reworded taking account of the preparation of Design Quality and Placemaking Supplementary Guidance and the specific wording replaced with: “In countryside areas application of this guidance will have regard to the nature of the location and adjoining properties.”</p> <p>Comment noted. No change. Matters relating to the standard of road access required to serve a particular development can only be addressed at the planning application stage</p>

				development proposals will be too large. The standard of the existing access should be taken into account when assessing a development proposal." It is considered that this should be deleted as presumably transportation guidelines can be sufficiently flexible in order to achieve good design in rural areas to facilitate rather than prohibit development, where supported on other planning grounds.	
Appendix 3	15	External	MBM Planning and Development	The following change of wording is therefore suggested to the supplementary guidance Appendix 3c) meet the following plot size requirements (does not apply to proposals for conversion of non-residential buildings or to proposals for regeneration or redevelopment of brownfield sites): Category 1 RSUs - between 0.08ha/800m ² and 0.2ha/2000m ² Category2 RSUs - between 0.06ha/600m ² and 0.4ha/4000m ² .	Comment noted. No change. Removal of the plot size requirement for brownfield sites is not considered appropriate.
Glossary	16	External	Guild Homes and Suller & Clark	Glossary provides a definition of "significant" in the context of environmental improvement; this is often a subjective determination. The definition provided is limited. Can the definition be clarified to confirm that other circumstances may be acceptable	No change. The definition of significant is considered adequate. This has been supplemented with a separate glossary entry for "Contaminated Land" to assist developers and applicants set out supporting information in a planning statement as detailed on page 8 for proposals for

				considered on a case by case basis?	regeneration or redevelopment of brownfield sites.
Glossary	16	Internal	Development Management	A definition for Contaminated Land is required to support consideration of proposals for regeneration or redevelopment of brownfield sites.	Comment noted and definition based on PAN 33: Development of Contaminated Land added to Glossary.
Glossary	16	Internal	Development Management	Amend definition of Essential Worker to include"(minimum 35 hour week)" to define "full time".	Add text suggested to clarify definition of a full time essential worker.
Glossary	16	Internal	Development Management	Update Gap Site definition in line with the Proposed Angus LDP as modified following Examination.	Agreed. Text modified accordingly.
Glossary	16	Internal	Development Management	Remove definition of self-contained sites. No longer required to assist implementation of Policy TC2.	Agreed. Text modified accordingly.
Glossary		Internal	Development Management	Delete entries for "Supplementary Guidance" and "Sustainable Development". Not required.	Agreed. Text modified accordingly.

