

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 08 AUGUST 2017

PLANNING APPLICATION – LAND AT KIRKTON TERRACE, CARNOUSTIE

GRID REF: 355844 : 734641

REPORT BY HEAD OF HOUSING, REGULATORY AND PROTECTIVE SERVICES

Abstract:

This report deals with planning application No 17/00349/FULL for the Erection of Dwellinghouse at Land At, Kirkton Terrace, Carnoustie by Garland Properties Ltd. This application is recommended for conditional approval.

1. RECOMMENDATION

It is recommended that the application be approved for the reason and subject to the conditions given in Section 10 of this report.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/ CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are developed in a sustainable manner
- Our natural and built environment is protected and enjoyed

3. INTRODUCTION

3.1 The applicant seeks to renew planning permission 14/00268/FULL through the submission of a further application for the erection of a dwellinghouse.

3.2 The application site which is irregular in shape measures some 1360 square metres and is located on the north side of Kirkton Terrace some 110 metres from its junction with West Path. The site, which is described as a vacant land, slopes up steeply from Kirkton Terrace at the south to Terrace Road to the north. It is bound to the north by Terrace Road, to the east by the existing property at 33 Kirkton Terrace, to the south by Kirkton Terrace and to the west by 21 Terrace Road. The northern boundary of the site is formed by a retaining wall which rises 3.4 metres above the highest ground level of the application site. The eastern boundary contains a timber fence and brick wall and the western boundary is undefined. The ground level of the site rises around 9 metres in height from the south west boundary of the site along the Kirkton Terrace frontage to the site's north east frontage with Terrace Road. The application site contains a number of trees. A location plan is provided at Appendix 1 below.

3.3 The proposed 4 bedroom dwellinghouse has been designed to fit the sloping nature of the site. The dwellinghouse has an overall height of 8.5 metres. The accommodation is to be provided over three levels. The ground floor will accommodate a double garage and utility room. The first floor will accommodate a sitting room, dining room / kitchen, 2 bedrooms and a bathroom. The roof space will accommodate 2 bedrooms and 2 bathrooms. The external materials are to be concrete roof tiles with facing brick and roughcast external walls. The design incorporates integral retaining walls to contain the sloping ground levels. A raised amenity area measuring 100 square metres is proposed to the east of the dwellinghouse. A parking and turning area is proposed to the west of the dwellinghouse. In order to construct the dwellinghouse a number of trees will have to be felled. A tree survey was submitted as part of application 14/00268/FULL. The submitted drawings indicate a footway would be provided along the northern section of Kirkton Terrace adjacent to the application site.

- 3.4 The application has not been subject of variation.
- 3.5 The application was subject to statutory neighbour notification and was advertised in the local press as required by legislation.
- 3.6 This application requires to be determined by the Development Standards Committee due to the recommendation of approval, where the proposal has attracted 5 objections.

4. RELEVANT PLANNING HISTORY

- 4.1 Planning Application (ref: 09/01387/FULL) for Erection of Dwellinghouse was approved subject to conditions by the Development Standards Committee at its meeting on 18 May 2010 (Report No 365/10 refers).
- 4.2 Planning Application (ref: 14/00268/FULL) provided for Erection of Dwellinghouse was determined as "approved subject to conditions" on 23 May 2014. The provided for an identical house on this site and was approved.

5. APPLICANT'S CASE

No supporting documents have been submitted as part of the current planning application. However this is a further application / renewal of permission 14/00268/FULL and as part of that application a tree survey was submitted that identified the location of the trees within the application site and indicated the trees which would have to be felled in order to accommodate the proposed dwellinghouse. This was deemed to be acceptable in principle but it was recognised as part of that application that an amended survey should be carried out and a planning condition was attached to address this.

6. CONSULTATIONS

- 6.1 **Angus Council Roads** – has been consulted on the application and in terms of the traffic and impact on the public road network has offered no objections to the proposed development subject to conditions.
- 6.2 **Scottish Water** – has been consulted and indicated no objections to this planning application.
- 6.3 **Community Council** – there was no response from this consultee at the time of report preparation.

7. REPRESENTATIONS

- 7.1 Five letters of representation have been received objecting to the proposal. The letters of representation will be circulated to Members of the Development Standards Committee and a copy will be available to view in the local library or on the council's [Public Access](#) website.
- 7.2 The main points of objection are as follows:

- **The proposed development would adversely impact on the amenity of the existing residential properties;**
- **Loss of trees;**
- **Loss of parking for existing residents in Kirkton Terrace / traffic movements / congestion.**

These matters are discussed under Planning Considerations below.

Other matters are addressed below: -

- **Possibility of subsidence as a result of construction works on the steeply banked application site** – if planning permission is granted for the development of the site any works which are undertaken on site would have to comply with the requirements of the Building Standards Authority who will require detailed information from structural engineers that demonstrate works can be carried out without adversely impacting on the integrity of the bank. At this stage there is no reason to believe that there is not an appropriate engineering solution.

- **That the capacity of the sewer serving Kirkton Terrace is not sufficient to accommodate further development and concerns relating to soil drainage** - Scottish Water has been consulted and has raised no objections in this regard. However a separate consent for connection to its infrastructure would be required. It is considered reasonable to attach a condition to ensure that details of Scottish Waters consent is provided prior to commencement of development (as per the previous application 14/00268/FULL). In addition the sewerage and surface water arrangements for the development would also need to meet with the requirements of the Building Standards Authority.
- **There is wildlife within the application site** – Trees would be felled in order to accommodate the development but the trees are not protected. There are no records of protected species on the site and it is not designated for environmental reasons.
- **Damage to the road / property during construction** – this is not a material planning consideration.
- **Disruption during construction works** – It is not unusual for new houses or small infill developments to be constructed in existing residential areas without unacceptable impact on amenity. The works associated with a single house do not justify refusal of planning permission.

8. PLANNING CONSIDERATIONS

- 8.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 In this case the development plan comprises:-
- TAYplan (Approved 2012)
 - Angus Local Development Plan (ALDP) (Adopted 2016)
- 8.3 The development plan policies relevant to consideration of this application are provided in Appendix 2 and have been taken into account in the preparation of this report.
- 8.4 Policy DS1 of the ALDP identifies development boundaries for towns and, amongst other things, states that proposals for sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with relevant policies of the ALDP. Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site. The application site lies within the development boundary of Carnoustie and is not allocated or otherwise identified for development.
- 8.5 Policy TC2 deals with proposals for residential developments. The policy requires proposals to be compatible with current and proposed land uses in the area. In that respect the site is located in a predominantly residential area and the proposed use is compatible.
- 8.6 Policy TC2 also requires proposals to provide a satisfactory residential environment for proposed dwellings and to ensure that there are no unacceptable impacts on surrounding amenity. Policy DS4 indicates that development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the amenity or environment of existing or future occupiers of adjoining or nearby property. Third parties have expressed concern regarding potential privacy and amenity impacts associated with the proposed dwelling. The application site measures some 1360 square metres which is greater than the plot sizes in the general area. The site contains a significant slope which results in the ground level of the site rising around 9 metres in height from the south west boundary to the site's north east frontage with Terrace Road which limits the developable area. Notwithstanding these limitations it is considered that the dwellinghouse can be accommodated within the application site and identical proposals have previously been approved. The nature of the site is such that a large, useable area of private garden ground cannot be provided. However, a split level dwellinghouse is proposed that includes a raised amenity area. This arrangement has previously been accepted to offer a good residential environment and this still remains the case.
- 8.7 The proposed dwellinghouse would be located approximately 12 metres from the neighbouring properties to the south of the application site. The properties at 25 - 31 Kirkton

Terrace have their main living room windows addressing Kirkton Terrace. Advice Note 14 was considered in determination of identical proposals on this site and is still relevant to consideration of the current application. It specifies minimum guideline window to window distances and distances for overlooking from first floor windows. The design of the proposed dwellinghouse provides for clear glazing in each end elevation to serve the primary windows. However, in order to safeguard the privacy of dwellings on Kirkton Terrace, the design of the dwellinghouse incorporates high level windows at first floor level to the open plan sitting room and kitchen areas. This would reduce the level of overlooking from the first floor and allows the recommended distances to be reduced. At ground floor level, Advice Note 14 recommends a distance of 12 metres between non-habitable room windows and a main living room window. Obscure glazing to the lower level of the larger windows on the south west elevation was proposed as part of the previous applications on the site and a condition is proposed to be attached to the current application requiring a scheme to be provided to address this issue. It is relevant to note that the separation distance between the proposed house and the houses on the south side of Kirkton Terrace would be similar to those between dwellings elsewhere on Kirkton Terrace. The position of the windows in the east, south east and north west elevations of the dwellinghouse are such that there would be no significant adverse impact on the neighbouring properties to the north, east and west of the site and these distances exceed the required window to window distances specified in Advice Note 14. The proposal is considered to maintain the residential amenity and privacy of adjoining housing. However to ensure that there would be no issues arising in the future, a condition is also attached which removes certain permitted development rights.

- 8.8 Concerns regarding parking provision and increased traffic are noted but as indicated above the Roads Service has offered no objection to the application. A condition is proposed to require a scheme for the upgrade of the unadopted section of Kirkton Terrace.
- 8.9 Overall the proposal would not impact on the built or natural environment and does not give rise to any significant issues in terms of infrastructure provision.
- 8.10 Policy DS3 relates to design quality and placemaking. The properties at the western end of Kirkton Terrace are semi-detached with a traditional appearance. The remaining properties comprise modern infill development which is of no particular architectural merit. The proposed dwellinghouse has been specifically designed to fit the sloping nature of the site and in this respect the site location and the local landscape character has been taken account of in the design. In this area of Carnoustie it is not unusual for individually designed dwellinghouses to be found on sloping sites. The overall height of the dwellinghouse is approximately 8.2 metres which is comparable to the 8 metre height of the 2 storey modern dwellinghouses to the south and west of the application site. There are a variety of materials used on the exterior of buildings on Kirkton Terrace and a condition is proposed to require approval of external materials. Overall the proposed dwellinghouse is considered to be acceptable for this location.
- 8.11 Policy PV7 relates to woodland, trees and hedges and recognises that they contribute to the nature conservation, heritage, amenity, townscape or landscape value of Angus and should be protected and enhanced. A tree survey was submitted in support of the previous application. Although trees would have to be felled to accommodate the house these are of no particular value and are not protected. The principle of a dwellinghouse was previously accepted based on the original tree survey and it is not considered that there have been any material changes which would justify refusal of the current application. However, further details of landscaping and associated tree works is proposed to be required by condition.
- 8.12 The letters submitted in objection to the proposal by third parties have been taken into account in preparing this report. The formation of a new driveway for the proposed dwellinghouse will inevitably reduce the on street space for parking. Notwithstanding this, no individual has a right to demand on-street parking located conveniently or otherwise. In this respect little weight can be offered to the objections relating to loss of on street parking or parking issues. The proposed house provides on-site turning and parking facilities and the Roads Service has offered no objection. The Roads Service has asked for a condition to be attached a scheme for the upgrade of the unadopted section of Kirkton Terrace. Scottish Water has been consulted on the application and has offered no objection. The applicant has indicated that surface water will be directed to a sustainable urban drainage system. This is acceptable in terms of relevant policies of the development plan and a condition is attached requiring specific details to be provided.

- 8.13 It is also relevant to have regard to the planning history of the site. In that respect planning permission was first granted for a house on this site by the Development Standards Committee in 2010. A subsequent proposal of identical design was approved again in 2014. The development plan framework has changed in that period but the basic approach to new houses within development boundaries remains largely unaltered. In addition, Advice Note 14, which is used to assess amenity impacts has been relevant in the assessment of each case and remains relevant to the determination of this application. The physical characteristics of the site and its surroundings have not changed materially in the intervening period. The decisions on the previous planning applications are a material consideration in the determination of the current application.
- 8.14 In conclusion, the proposal provides for a new house within a development boundary in a manner that complies with the relevant development plan policy subject to the proposed planning conditions. Planning permission has previously been granted for a house on this site and there has been no significant change in the physical characteristics of the site or its surroundings in the intervening period. The letters submitted in objection to the proposal are noted and discussed above and the material planning issues raised have been taken into account in preparation of this report. However, the proposal is considered to comply with the relevant policies of the development plan, subject to the proposed conditions, and there are no material considerations that justify refusal of the application.

9. OTHER MATTERS

HUMAN RIGHTS IMPLICATIONS

The recommendation in this report for grant of planning permission, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

EQUALITIES IMPLICATIONS

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

10. CONCLUSION

It is recommended that the application be approved for the following reason and subject to the following conditions:

Reason(s) for Approval:

The proposal complies with the relevant provisions of the development plan subject to the stated conditions. There are no material considerations that justify refusal of the application.

Conditions:

1. That no development in connection with the planning permission hereby approved shall take place unless the following is submitted to and approved in writing by the Planning Authority:
 - a) Full details of the proposed means of surface water disposal from the development. Unless otherwise approved in writing by the Planning Authority, surface water shall be disposed of via the use of Sustainable Urban Drainage Systems and the development shall not be occupied unless the approved drainage scheme has been provided in its entirety;
 - b) Evidence of written consent from Scottish Water for a connection to the public drainage system for the development. Thereafter the house shall not be occupied

- unless the approved drainage connection has been made;
- c) An updated tree survey which shall include a scheme of landscaping, including an indication of all existing trees and hedgerows on the land and details of these to be retained and cleared, together with the measures for their protection in the course of development. Thereafter all planting indicated on the approved plans shall be carried out in the first planting season following the completion of the development or at earlier stages and any plants or trees which within a period of five years from the commencement of the use die; are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.
 - d) Details of the means of site enclosure proposed to be used. Thereafter the approved enclosures shall be erected prior to the occupation of the dwellinghouse.
 - e) Details of all external finishing materials. Thereafter the development shall be finished with the materials as approved by the Planning Authority prior to the occupation of the dwellinghouse.
 - f) A scheme for the upgrade of the un-adopted section of Kirkton Terrace. Thereafter the approved scheme shall be provided in its entirety prior to the commencement of any works in association with this planning permission.
 - g) An updated elevation drawing identifying a scheme for the provision of obscure glazing for the windows on the ground floor of the southwest elevation. Thereafter the windows shall be installed in accordance with the approved scheme prior to the occupation of the dwellinghouse and shall be retained thereafter.

Reason: To ensure the provision of an acceptable drainage system in the interests of the amenity of the area; in order to ensure that the landscaping proposals necessary to enhance the amenity of the proposal/development are satisfactory and acceptable to the Council; in order that the visual amenity of the area shall not be adversely affected; and in the interests of pedestrian and vehicle traffic safety and to ensure a satisfactory standard of construction; in order to minimise impact on the privacy and amenity of occupants of neighbouring property.

2. Notwithstanding the provisions of any Development Order, no windows (other than those already shown on the approved plans) shall be formed or altered on the southwest elevation of the dwelling hereby approved unless otherwise first approved through the grant of planning permission on application to the Planning Authority.

Reason: In order that the planning authority may consider the acceptability of any subsequent proposals in terms of their impacts on the privacy and amenity of surrounding housing.

3. That the footway crossing at the proposed driveway access shall be designed so as to prevent the discharge of surface water from the site onto the adjacent road.

Reason: in the interests of road safety.

**STEWART BALL
HEAD OF HOUSING, REGULATORY AND PROTECTIVE SERVICES**

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

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DATE: 12 JULY 2017

Appendix 1 : Location Plan
Appendix 2 : Relevant Development Plan Policies

Appendix 1 : Location Plan

Appendix 2 : Relevant Development Plan Policies

Angus Local Development Plan

Policy DS1 : Development Boundaries and Priorities

All proposals will be expected to support delivery of the Development Strategy.

The focus of development will be sites allocated or otherwise identified for development within the Angus Local Development Plan, which will be safeguarded for the use(s) set out. Proposals for alternative uses will only be acceptable if they do not undermine the provision of a range of sites to meet the development needs of the plan area.

Proposals on sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with relevant policies of the ALDP.

Proposals for sites outwith but contiguous* with a development boundary will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm there is a need for the proposed development that cannot be met within a development boundary.

Outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

In all locations, proposals that re-use or make better use of vacant, derelict or under-used brownfield land or buildings will be supported where they are in accordance with relevant policies of the ALDP.

Development of greenfield sites (with the exception of sites allocated, identified or considered appropriate for development by policies in the ALDP) will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

*Sharing an edge or boundary, neighbouring or adjacent

Policy DS3 : Design Quality and Placemaking

Development proposals should deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located. Development proposals should create buildings and places which are:

- **Distinct in Character and Identity:** Where development fits with the character and pattern of development in the surrounding area, provides a coherent structure of streets, spaces and buildings and retains and sensitively integrates important townscape and landscape features.
- **Safe and Pleasant:** Where all buildings, public spaces and routes are designed to be accessible, safe and attractive, where public and private spaces are clearly defined and appropriate new areas of landscaping and open space are incorporated and linked to existing green space wherever possible.
- **Well Connected:** Where development connects pedestrians, cyclists and vehicles with the surrounding area and public transport, the access and parking requirements of the Roads Authority are met and the principles set out in 'Designing Streets' are addressed.
- **Adaptable:** Where development is designed to support a mix of compatible uses and accommodate changing needs.
- **Resource Efficient:** Where development makes good use of existing resources and is sited and designed to minimise environmental impacts and maximise the use of local climate and landform.

Supplementary guidance will set out the principles expected in all development, more detailed guidance on the design aspects of different proposals and how to achieve the qualities set out above. Further details on the type of developments requiring a design statement and the issues that should be addressed will also be set out in supplementary guidance.

Policy DS4 : Amenity

All proposed development must have full regard to opportunities for maintaining and improving environmental quality. Development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

Angus Council will consider the impacts of development on:

- Air quality;
- Noise and vibration levels and times when such disturbances are likely to occur;
- Levels of light pollution;
- Levels of odours, fumes and dust;
- Suitable provision for refuse collection / storage and recycling;
- The effect and timing of traffic movement to, from and within the site, car parking and impacts on highway safety; and
- Residential amenity in relation to overlooking and loss of privacy, outlook, sunlight, daylight and overshadowing.

Angus Council may support development which is considered to have an impact on such considerations, if the use of conditions or planning obligations will ensure that appropriate mitigation and / or compensatory measures are secured.

Applicants may be required to submit detailed assessments in relation to any of the above criteria to the Council for consideration.

Where a site is known or suspected to be contaminated, applicants will be required to undertake investigation and, where appropriate, remediation measures relevant to the current or proposed use to prevent unacceptable risks to human health.

Policy TC2 : Residential Development

All proposals for new residential development*, including the conversion of non-residential buildings must:

- be compatible with current and proposed land uses in the surrounding area;
- provide a satisfactory residential environment for the proposed dwelling(s);
- not result in unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and
- include as appropriate a mix of house sizes, types and tenures and provision for affordable housing in accordance with Policy TC3 Affordable Housing.

Within development boundaries Angus Council will support proposals for new residential development where:

- the site is not allocated or protected for another use; and
- the proposal is consistent with the character and pattern of development in the surrounding area.

In countryside locations Angus Council will support proposals for the development of houses which fall into at least one of the following categories:

- retention, renovation or acceptable replacement of existing houses;
- conversion of non-residential buildings;
- regeneration or redevelopment of a brownfield site that delivers significant visual or environmental improvement through the removal of derelict buildings, contamination or an incompatible land use;
- single new houses where development would:
- round off an established building group of 3 or more existing dwellings; or
- meet an essential worker requirement for the management of land or other rural business.
- in Rural Settlement Units (RSUs)**, fill a gap between the curtilages of two houses, or 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; and
- in Category 2 Rural Settlement Units (RSUs), as shown on the Proposals Map, gap sites (as defined in the Glossary) may be developed for up to two houses.

Further information and guidance on the detailed application of the policy on new residential development in countryside locations will be provided in supplementary planning guidance, and will address:

- the types of other buildings which could be considered suitable in identifying appropriate gap sites for the development of single houses in Category 1 Rural Settlement Units, or for the development of up to two houses in Category 2 Rural Settlement Units.
- the restoration or replacement of traditional buildings.
- the development of new large country houses.

*includes houses in multiple occupation, non-mainstream housing for people with particular needs, such as specialist housing for the elderly, people with disabilities, supported housing care and nursing homes.

**Rural Settlement Units are defined in the Glossary and their role is further explained on Page 9.

Policy PV7 : Woodland, Trees and Hedges

Ancient semi-natural woodland is an irreplaceable resource and should be protected from removal and potential adverse impacts of development. The council will identify and seek to enhance woodlands of high nature conservation value. Individual trees, especially veteran trees or small groups of trees which contribute to landscape and townscape settings may be protected through the application of Tree Preservation Orders (TPO).

Woodland, trees and hedges that contribute to the nature conservation, heritage, amenity, townscape or landscape value of Angus will be protected and enhanced. Development and planting proposals should:

- protect and retain woodland, trees and hedges to avoid fragmentation of existing provision;
- be considered within the context of the Angus Woodland and Forestry Framework where woodland planting and management is planned;
- ensure new planting enhances biodiversity and landscape value through integration with and contribution to improving connectivity with existing and proposed green infrastructure and use appropriate species;
- ensure new woodland is established in advance of major developments;
- undertake a Tree Survey where appropriate; and
- identify and agree appropriate mitigation, implementation of an approved woodland management plan and re-instatement or alternative planting.

Angus Council will follow the Scottish Government Control of Woodland Removal Policy when considering proposals for the felling of woodland.

Policy PV15 : Drainage Infrastructure

Development proposals within Development Boundaries will be required to connect to the public sewer where available.

Where there is limited capacity at the treatment works Scottish Water will provide additional wastewater capacity to accommodate development if the Developer can meet the 5 Criteria*. Scottish Water will instigate a growth project upon receipt of the 5 Criteria and will work with the developer, SEPA and Angus Council to identify solutions for the development to proceed.

Outwith areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations. A private drainage system will only be considered as a means towards achieving connection to the public sewer system, and when it forms part of a specific development proposal which meets the necessary criteria to trigger a Scottish Water growth project.

All new development (except single dwelling and developments that discharge directly to coastal waters) will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long term maintenance must be agreed with the local authority. SUDs schemes can contribute to local green networks, biodiversity and provision of amenity open space and should form an integral part of the design process.

Drainage Impact Assessment (DIA) will be required for new development where appropriate to identify potential network issues and minimise any reduction in existing levels of service.

*Enabling Development and our 5 Criteria (<http://scotland.gov.uk/Resource/0040/00409361.pdf>)