

# REGULATORY PANEL: 30 MARCH 2023

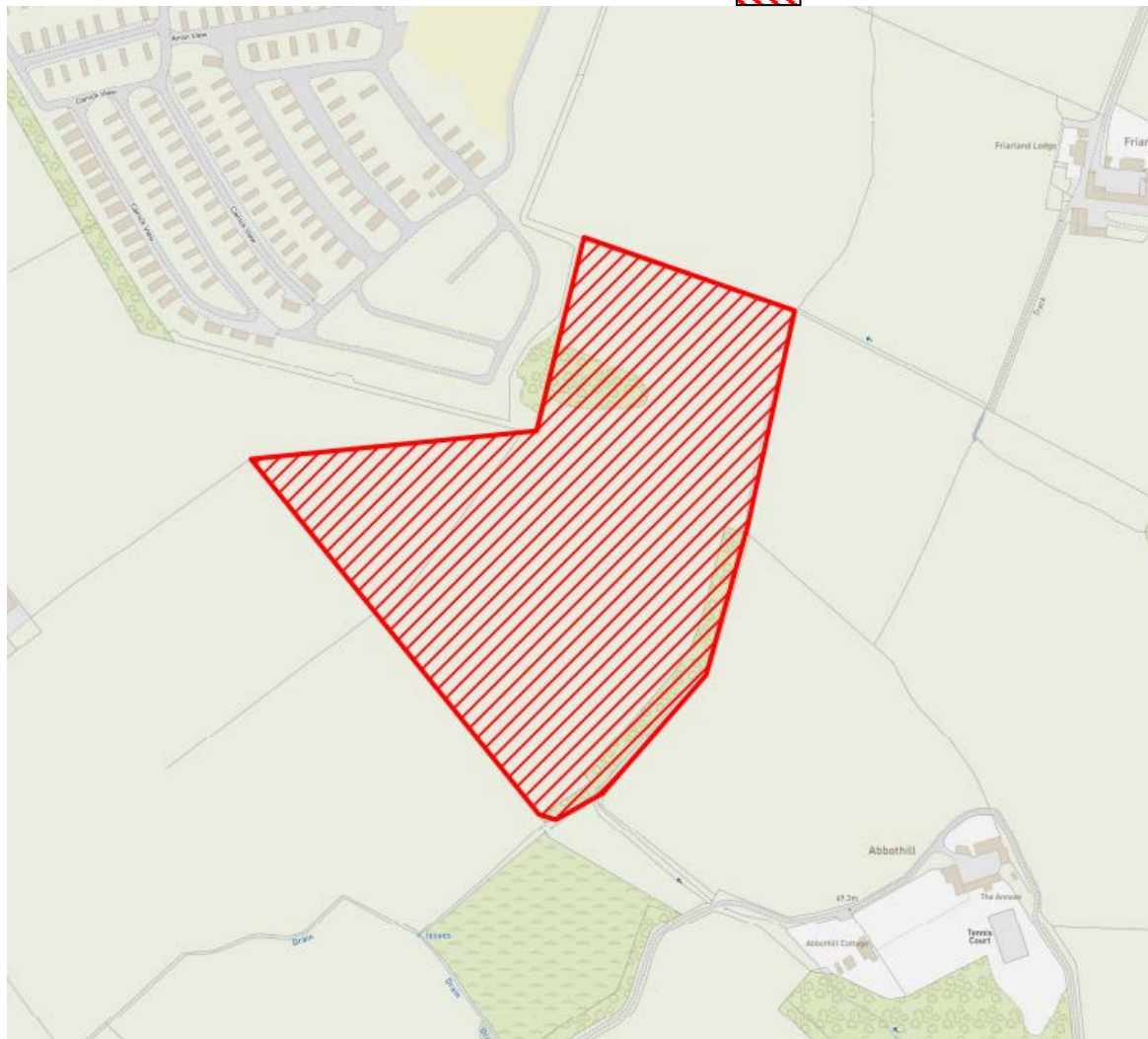
## REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

22/00483/APPM

CROFTHED CARAVAN PARK C74 FROM B742 NORTH EAST OF BOWMANSTON TO A70 AT OLD TOLL AYR SOUTH AYRSHIRE KA6 6EN

### Location Plan

APPLICATION SITE 



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### Summary

The development proposal involves the change of use of an existing field/agricultural land to form an extension to Crofthead Holiday Caravan Park which is an established and longstanding tourism facility. The development relates specifically to an extension of the park, by approximately 8.4 hectares, incorporating 150 new pitches, caravan units, infrastructure and facilities along its south-eastern boundary.

The proposal is considered to represent an acceptable promotion of tourism and tourist accommodation and acceptable growth of an existing rural business with economic benefits to the area arising from increased holiday occupancy. It is considered that the characteristics and design of the overall layout of the development will deliver a proportionate extension to the caravan park which will not have a significant adverse impact on environmental receptors, in landscape and visual terms or in terms of the amenity of nearby residential properties or neighbouring land uses.

**Regulatory Panel (Planning): 30 March 2023**

Report by Housing, Operations and Development Directorate (Ref: 22/00483/APPM)

3 representations have been received in total; however, following consideration, the points raised do not merit refusal of this application. Consultation responses have been received from a range of consultees with no objections or issues being raised that would warrant a recommendation other than approval.

On balance, the proposed development subject to this planning application has been assessed against the relevant policies of National Planning Framework 4 (NPF4) alongside South Ayrshire Local Development Plan 2 and it is considered that the proposal is capable of positive consideration against the terms, criteria and requirements of all of applicable statutory planning policy framework. Other material planning considerations have been assessed and it is not considered that any of these matters would warrant a recommendation other than approval noting the developments compliance with the statutory development plan framework.

## REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

### REGULATORY PANEL: 30 MARCH 2023

<b>SUBJECT:</b>	<b>PLANNING APPLICATION REPORT</b>
<b>APPLICATION REF:</b>	<b>22/00483/APPM</b>
<b>SITE ADDRESS:</b>	<b>CROFTHHEAD CARAVAN PARK C74 FROM B742 NORTH EAST OF BOWMANSTON TO A70 AT OLD TOLL AYR SOUTH AYRSHIRE KA6 6EN</b>
<b>DESCRIPTION:</b>	<b>CHANGE IN USE OF FIELD TO FORM EXTENSION TO AN EXISTING HOLIDAY PARK TO SITE AN ADDITIONAL 150 HOLIDAY LODGES</b>
<b>RECOMMENDATION:</b>	<b>APPROVAL WITH CONDITIONS</b>

#### APPLICATION REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

#### 1. Proposal:

##### 1.1 Site Description

The application site comprises an area of ground immediately adjacent to and abutting the existing Crofthead Holiday Caravan Park on the south/southeast side with the land currently owned by a neighbouring farm enterprise; Braston Farm. The land subject to the application site extends approximately 8.4 hectares and comprises of maintained grassland which has been most recently used for agricultural purposes (livestock grazing at this time). The site is characteristic of what can be found in the general locality and the land is both relatively flat and low lying with the exception of its southwest corner which rises on a gentle incline to the point where it meets the existing park boundary. It is bound and well screened on most sides by established mature tree belts and hedgerows, with the only opening in the site boundary being on the southwest portion of the site where the hedge line is broken and fragmented. There is also a relatively small group of mature trees/woodland within the application site, situated centrally where it neighbours the existing holiday caravan park to the northwest and a tributary of the Annfield Burn runs around part of the perimeter edge of the site on part of the north-eastern side. In terms of levels and topography, the application site for the most part sits well below the current and immediately adjacent caravan holiday park which slopes down from the existing park towards the south and east. The fact that the existing holiday park site to the north is much higher and on an inclining gradient from the start of the application site, obscures views to and from it to the north, northeast, west and south.

Abbothill Farm, Friarland Farm and Friarland Lodge, Braston Farm and Braston House and their associated landholdings are located to the southwest, southeast and northeast of the application site respectively. Beyond this, the other nearest residential properties are located to the north and northwest of the existing holiday caravan park, past its main entrance and these include Burnton Farm and Burton Farm Cottage and also a terrace of residential properties forming Sandyhill Terrace.

The wider holiday caravan park to which the site adjoins is located to the south of the Masonhill Crematorium and approximately 0.5km to the east of the trunk road. Vehicular access to the holiday caravan park is obtained from a C-class minor road that runs from the A70 past the crematorium. The existing caravan park is well established and has over 350 units for 'Holiday Use'. At this time the site operator is nearing the completion of the most recent extension to the park which was initially granted in 2016 (Council Reference: 15/01231/APPM) and thereafter sought for amendment through a Section 42 planning application (Council Reference: 22/00929/FURM).

## 1.2 Planning History

The land subject to the development proposal has no specific planning application history on it. Notwithstanding this and whilst the application site for the proposals is both clearly defined and set out, as previously outlined, it is to relate to a much larger site to the north and northwest which has an extensive planning history to it. The location plan supplied as part of this planning application provides clarification on the extent of the surrounding land under the applicants control (area delineated by the blue boundary) and which forms part of Crofthead Holiday Caravan Park. Details of the planning history for the wider holiday caravan park situated to the north and northeast which form this area on the Location Plan are set out below for context:

- 03/01601/COU - Change of use of agricultural land to form extension to existing caravan park. (Permitted).
- 05/00718/COU - Change of Use of agricultural land to form extension to existing caravan park. (Permitted).
- 10/01443/APP - Change of use of agricultural field to form extension to caravan park including siting of 30 static caravans and associated services. (Permitted).
- 11/01146/APP - Change of use of agricultural land to form extension to caravan park with associated services. (Permitted).
- 13/00686/APP - Change of use of agricultural land to form extension to caravan park with associated services (Withdrawn).
- 13/01340/APP - Change of use of agricultural land to form extension to caravan park with associated services. (Permitted).
- 14/00660/APP - Change of use of agricultural land to form extension to caravan park. (Permitted).
- 14/01156/APP - Change of use of agricultural land to form extension to caravan park. (Permitted).
- 14/01667/APP - Change of use of agricultural land to form extension to caravan park. (Permitted).
- 15/01231/APPM - Change of use of agricultural land to form extension to caravan site. (Permitted).
- 19/00078/APP - Erection of a facilities block, and associated works to form a car park (Permitted).
- 22/00929/FURM – Section 42 application to remove conditions 1,2,3,4,6,8,9,10 and 11 of planning consent ref 15/01231/APPM (Pending Consideration).

## 1.3 Development Proposals

The development proposal involves the change of use of an existing field/agricultural land to form an extension to Crofthead Holiday Caravan Park. The extension of the park, by approximately 8.4 hectares, incorporates 150 new pitches, infrastructure and ancillary facilities along its south-eastern boundary. The extension proposed as part of this application will extend out from the most recent extension granted in 2016 (and proposed for amendment through the Section 42 planning application 22/00929/FURM) and will be physically linked to it via the existing 5m wide spine road. Access to the road network for this extended site will be through the existing holiday caravan park and the existing point of access on the C-class road to the north which will remain the primary access to the park. The roads within the application site will be 5m wide with tarmac surfacing like the existing park with parking on each side in a stone chipped area which will cater for a minimum of 2 spaces per unit.

The proposed lodges will be of a similar style to the recent additions to the park delivered through the most recent extension currently being completed and will offer a range of accommodation from 2, 3 and 4 bedrooms. The bays will have a minimum 5m spacing between each unit and as per the existing park, each will have a timber decking area as part of its defined curtilage.

The existing mature trees within the north-western part of the site will be retained and the mature boundary trees and hedgerows which follow around the perimeter of the site will also be retained and supplemented. The area around each unit will be grassed with additional landscaping comprising trees and shrubs in various open areas and corner pockets.

In terms of servicing and utilities, an underground pump station and associated tanks will be positioned in the northeastern part of the application site to connect to the existing foul drainage system within the park and this will look to manage waste output associated with the development. A connection will be formed to the existing public water supply within the park and each unit will be supplied with mains electricity and LPG Gas.

In terms of drainage arrangements, the holiday park will drain the surface water from the roof of units directly into the ground and this will allow water to percolate naturally into the ground throughout the site and to be absorbed within the surrounding ground around each unit. This is identified as standard practice which is in place throughout this site and similar facilities in Scotland. It is also indicated that there is a drainage ditch around the perimeter of the wider site which is in place to deal with any unlikely residual flow.

For general waste, the applicant has confirmed that the waste management arrangements for this extension development will be incorporated into the existing waste management arrangements already in place for the wider park. This is an existing agreement with the Waste Management Services of the Council which involves the on-site presence of a skip for general waste and other skips for different types of recycling in accordance with the Council's waste management requirements. The process requires individual occupiers to take their waste to the respective skip on site and the collection by the Council takes place daily given the number of lodges within the wider site.

#### 1.4 Planning Procedure Matters

As the application is a 'Major' development under the relevant Hierarchy of Development Regulations, the Council's Scheme of Delegation requires that it be presented to Regulatory Panel for determination.

In terms of EIA Regulations, it is relevant to note that this planning application was submitted without an EIA Screening Opinion being sought from the applicant/agent either before or at the same time as it was lodged. Regulation 11 requires the Planning Service to screen any application received without an EIA Report where it appears to them that it is either Schedule 1 or Schedule 2 development and no Screening Opinion or Screen Direction has previously been issued.

Following the initial validation of this planning application, the Planning Authority considered that the proposed development fell within the auspices of one of the criteria of Schedule 2 of the EIA Regulations, namely, 'holiday village/hotel complexes outside urban areas and associated development project which exceeds 0.5 hectares'. On this basis and accordance with Regulation 11 of the EIA Regulations, the Planning Service have undertaken their own screening of the application (Council Reference: 22/00512/EIASCRC) against the criteria of Schedule 3. The conclusion reached is that the development subject to this planning application is not an EIA development and in turn this confirmed that this application did not require to be accompanied by an EIA Report.

A Proposal of Application Notice (PAN) for the proposed change of use of land to form an extension to the existing caravan park was received by the Council in December 2021. Subject to additional consultation activity being undertaken, the Planning Service issued a response on the 15<sup>th</sup> December 2021 (Council Reference: 21/01186/PAN) accepting the consultation proposals. Following review, it is considered that the nature of the scheme is such that it is clearly and recognisably linked to the proposal described in the proposal of application notice. It is also considered that the Proposal of Application Notice Report which accompanies this planning application, demonstrates that the consultation and engagement activities originally proposed and requested in addition to this by the Council as part of the PAN, have been undertaken in full.

## **2. Consultations:**

- **Scottish Environmental Protection Agency (SEPA):** No objections subject to conditions.
- **Scottish Water:** No objections.
- **Nature Scot:** No objections.
- **West of Scotland Archaeological Service (WoSAS):** No objections subject to conditions.
- **Ayrshire Roads Alliance (ARA):** No objections subject to conditions.
- **Transport Scotland:** No objections.
- **South Ayrshire Council Design and Advice Officer:** No objections subject to conditions.
- **South Ayrshire Council Biodiversity and Ranger Services:** No objections subject to conditions.
- **South Ayrshire Council Environmental Health Service:** No objections.

**3. Submitted Assessments/Reports:**

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

The application has been accompanied by a series of site and elevation plans and drawings, a Planning Supporting Statement, Planning Flooding Statement, a Transport Statement, a Pre-Application Consultation Report, a Topographical Survey and Cross Sections.

An amended Transport Statement and addendums to the Planning Flooding Statement have been provided following initial consultation responses from Ayrshire Roads Alliance (ARA) and SEPA.

**4. S75 Obligations:**

In assessing and reporting on a planning application the Council is required to provide a summary of the terms of any planning obligation entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of planning permission for the proposed development.

**None.**

**5. Scottish Ministers Directions:**

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

**None.**

**6. Representations:**

Three representations have been received from individuals, all of which object to the proposed development. One of these parties has submitted two separate representations however for the avoidance of any doubt, this still only constitutes one representation in response to the application. The representations can be viewed in full online at [www.south-ayrshire.gov.uk/planning](http://www.south-ayrshire.gov.uk/planning). The grounds of the objection alongside a response to each objection by the Planning Service is set out in detail in the relevant sub-section of the Assessment section below.

In accordance with the Council's procedures for the handling of planning applications the opportunity exists for representees to make further submissions upon the issue of this Panel Report, either by addressing the Panel directly or by making a further written submission. Members can view any further written submissions in advance of the panel meeting at [www.south-ayrshire.gov.uk/planning](http://www.south-ayrshire.gov.uk/planning).

It is also relevant to note that as an amended Transport Statement and addendums to the Planning Flooding Statement were submitted as part of this application (which constituted new, material information in the context of this proposal), this application was subject to a further public advertisement beyond the original one undertaken when this planning application was first submitted. This is in line with Section 32A Subsection 4) of the Town and Country Planning (Scotland) Act 1997. No further representations were received as part of or following on from this process.

**7. Assessment:**

**7.1 Statutory Development Plan Framework**

**7.1.1 National Planning Framework 4**

On 13 February 2023, Scottish Ministers published and adopted National Planning Framework 4 ('NPF4'). NPF4 sets out the Scottish Ministers position in relation to land use Planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 ('LDP2') (adopted August 2022).

## Regulatory Panel (Planning): 30 March 2023

Report by Housing, Operations and Development Directorate (Ref: 22/00483/APPM)

Section 25(1) and 37(2) of The Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan and that determination shall be made in accordance with the plan unless material considerations indicate otherwise. The application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (The Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

NPF4 and the policies which apply in the context of the development proposal subject to this planning application largely overlap with the policy considerations and requirements of LDP2. Whilst there are some differences in specific criteria requirements within certain consistent and overarching policies between NPF4 and LDP2, it is not considered that any of these would constitute an apparent material policy conflict which would require a particular policy of NPF4 to be considered in place of a policy in LDP2.

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at <https://www.gov.scot/publications/national-planning-framework-4/>.

- Policy 3 Biodiversity
- Policy 5 Soils
- Policy 6 Forestry Woodland and Trees
- Policy 13 Sustainable Transport
- Policy 14 Design, Quality and Place
- Policy 22 Flood Risk and Water Management
- Policy 29 Rural Development
- Policy 30 Tourism

The provisions of NPF4 must, however, be read and applied as a whole, and as such, no policies should be read in isolation. An assessment of the proposals against the provisions of NPF4 is set out below.

### NPF4 Aims

The primary policies of relevancy to the principle of development in this case generally seek to balance development and economic growth in a sustainable manner and advocate support for rural tourism activity in this regard subject to it also protecting and enhancing communities and natural and cultural assets alongside the environmental quality and landscape of an area. In implementing this approach and considering it alongside the wider policy and strategy framework of NPF4, this requires due consideration of the merits and benefits of the tourism proposals and to balance this in respect of the development proposals ability to respond to the specific local character of the location, to fit sensitively and appropriately into the existing landscape setting of the area and not to adversely impact on the rural area in which it is set.

A bespoke summary of each of the relevant NPF4 policies is set out below followed by an assessment of the proposals against the policy considerations as a whole.

### Policy 3 Biodiversity

Policy 3 Biodiversity is relevant to this proposal as it sets a specific requirement for development proposals subject to 'major' applications to enhance biodiversity, not just protect it and/or avoid detrimental impacts. As part of this, the test of the policy requires it to be demonstrated that the proposal will conserve, restore and enhance biodiversity including nature networks so they are in a demonstrably better state than without intervention.

### Policy 5 Soils

This policy is only relevant to this proposed development in so far as it provides protection and retention of 'prime' agricultural land and states that its loss can only be supported where the development or use is justified as essential.



### Policy 6 Forestry, Woodland and Trees

The fundamental aim of this policy is to protect, enhance and expand forests, woodland, trees and hedgerows and it is applicable noting the sites' location and appearance and the fact that it hosts trees and small pockets of woodland. The policy confirms the scenarios where developments would not be supported and this includes any loss of ancient woodlands, any adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value and fragmenting or severing woodland habitats without appropriate mitigation.

### Policy 13 Sustainable Transport

The purpose of this policy is to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. It offers support for proposals which improve, enhance or provide active travel infrastructure and public transport infrastructure.

### Policy 14 Design, Quality and Place

This policy seeks to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the 'Place Principle'. It sets a standard for development proposals centred around 'quality' with an expectation for proposals to be well designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places would not be supported by the policy.

### Policy 22 Flood Risk and Water Management

The purpose of this policy is to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. It sets criteria and circumstances where development proposals at risk of flooding or in a flood risk area will be supported and this includes essentially infrastructure, water compatible uses and redevelopment of existing buildings or sites for an equal or less vulnerable use. Whilst this site is not within a high-risk flood area, it is close to Annfield Burn and as such the general considerations of the policy in terms of reducing vulnerability for the future development have been assessed in relation to these proposals.

### Policy 29 Rural Development

The primary purpose of this policy is to encourage rural economic activity, innovation and diversification whilst ensuring distinctive character of rural area and the service functions of small towns, rural assets and cultural heritage are both safeguarded and enhanced. The policy promotes development proposals that contribute to the viability, sustainability and diversity of rural communities and the local rural economy and cites specific circumstances where such support should be offered. Specifically, it offers supports for sites where the use of good quality land for development is minimised and business viability is not adversely affected, proposals which offer diversification of existing businesses and developments which offer improvement or restoration of the natural environment.

This policy goes on to state that development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.

### Policy 30 Tourism

The primary aim as set out in the policy seeks to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments and inspires people to visit Scotland. As part of this, it lends specific support for development proposals for new or extended tourist facilities or accommodation including caravan and camping sites in locations identified in the LDP.

For any tourism related development such as caravan sites/ extensions, it sets out that proposals will take into account a number of factors, including; the contribution made to the local economy, compatibility with the surrounding area in terms of the nature and scale of the activity and impact of increased visitors, impacts on communities, opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas, accessibility for disabled people and opportunities to provide access to the natural environment.



### Summary of Assessment against NPF4

From review and considering the above policies in the context of NPF4, the proposed caravan park extension and expansion is considered to be compatible for the locality and weight requires to be given to the fact that these specific proposals relate to the extension of an existing and longstanding holiday caravan tourism facility with a consistent and compatible use as opposed to a new use completely. In this regard, it is considered that the principle of the proposals is supported by the spirit of Policy 29 and Policy 30 of NPF4 and that the development proposed does not contravene any of the circumstances which would resist such tourism development in the first instance. In particular, its discreet location and the characteristics of the site which occupies a low-lying parcel of land which is set back and screened from any prominent and public viewpoints will also ensure that the character of the wider rural area is not significantly impacted beyond the impact already experienced as a result of the existing park. This will ensure compliance with the specific protective requirements of both Policy 29 Rural Development and Policy 30 Tourism which seek to maintain the rural environment and local characteristics as part of development proposals.

Whilst the development would use a parcel of agricultural land to host the caravan park extension, it is important to note that the host site does not constitute 'prime' agricultural land, and this ensures that it is not contrary to the only relevant criteria of Policy 5 Soils of NPF4.

The appearance and design of the extension to the caravan park as proposed reflects the existing park in all aspects and this will ensure that it is commensurate for its location and the surrounding use to which it relates, complying with Policy 14 and the design requirements it advocates. On the design and layout, this has also been informed by a commitment for the retention and reinforcement/addition of screen planting, hedgerows and in particular the re-establishment of sections of fragmented and broken hedgerows to re-define field boundaries. This will provide additional benefit in terms of biodiversity and visual amenity, and it is considered that these constitute enhancements and expansions which are central aims of Policy 6 above. The landscaping arrangements and features are set out in detail in response to the relevant policies of LDP2 below and a detailed landscape scheme will be covered by conditions which ensures the aims and requirements of Policy 3 and Policy 6 of NPF4 will be fulfilled as part of the development.

Whilst the proposals by virtue of the nature of the use are accepted as being predominantly car dependant, bespoke sustainable transport measures have been secured through a revised Transport Assessment and following discussions and input with Ayrshire Roads Alliance as the Council's Roads Authority. Such measures include an informal shuttle service from the site to public transport facilities and the formation of a bespoke travel plan for guests and users awareness. These will be subject to conditions to ensure they are implemented in a timely manner and in line with the development. The sustainable transport measures secured contribute towards satisfying criteria which is set out in a number of policies across NPF4 and this includes Policy 13 Sustainable Transport as referenced above.

In terms of flooding, as set out above the site is not within a flood risk area but is situated in close proximity to a tributary of Annfield Burn and this gives Policy 22 some degree of relevancy. Both SEPA and Ayrshire Roads Alliance as the Council's Flood Authority have been involved in the application and following review, sufficient additional technical information has been provided to demonstrate that the development can be accommodated for within the site subject to specific avoidance and design mitigation which has been agreed by consultees. Details of the mitigations measures in this regard are set out in detail in response to the flooding and water environment policies of LDP2 below and it is considered that this ensures general compliance with Policy 22 above in as far as it applies to the proposed development.

Following review, it has been established that NPF4 as a whole is generally supportive of the extension of the established recreational/tourism use in this location. Whilst this support is subject to the consideration of matters including landscape/visual impacts, infrastructure and transport implications and requirements for environmental mitigation (same as LDP2), it has been demonstrated and satisfied that the proposed development is compliant with the policies which cover these topics across NPF4. Due weight has also been given to the economic and social benefits of the proposed extension development and this is considered in more detail in relation to specific requirements of LDP2 below.

On this basis, subject to specific conditions restricting the usage of the caravans, the requirements for the retention, reinforcing and enhancing of landscaping on site and other technical requirements including sustainable transport measures and drainage, it is considered that the proposal complies with the provisions of the NPF4.

### 7.1.2 Local Development Plan 2 (LDP2)

The following policies of LDP2 are relevant in the assessment of the application and can be viewed in full online at <http://www.south-ayrshire.gov.uk/planning/local-development-plans/local-development-plan.aspx>

- LDP Policy Spatial Strategy
- Strategic Policy 1: Sustainable Development
- Strategic Policy 2: Development Management
- LDP Policy: Tourism
- LDP Policy: Landscape Quality
- LDP Policy: Preserving Trees
- LDP Policy: Water Environment
- LDP Policy: Flood and Development
- LDP Policy: Agricultural Land
- LDP Policy: Air, Noise and Light Pollution
- LDP Policy: Land Use and Transport

The provisions of the Adopted South Ayrshire Local Development Plan 2 must, however, be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context and alongside NPF4 above. An assessment of the proposals against the provisions of Local Development Plan 2 is set out below.

#### LDP Policy Spatial Strategy

The Spatial Strategy sets out the general approach of the Council to development planning matters. It sets the scene for the type of development approaches South Ayrshire seeks to promote and defines 'Core Principles' that form the foundation of the plan. The Strategy also contains two general 'Strategic Policies' that all development proposals require to confirm to and be justified against. Specific consideration of these are set out in the proceeding sub-sections below.

In the broadest sense, the proposed development is supported by the spatial strategy of the LDP as it is situated within the 'Kyle Investment Area' which "promotes rural diversification and tourism". In this regard, the proposal is for an extension to an existing caravan holiday park site and will deliver further provision of holiday let caravans' stock to support the expansion of a well-established and longstanding tourism facility.

#### Strategic Policy 1: Sustainable Development

This provides the overarching policy for the LDP subject specific policies, and it requires to be used in the consideration of all planning applications. Certain criteria of this policy are therefore pertinent to this proposal and include (inter alia):

- Respects, protects and where possible, enhances natural, built and cultural heritage resources.
- Respects the character of the landscape and the setting of settlements.
- Incorporates sustainable urban drainage and avoids increasing (and where possible reduces) risks of, or from all forms of flooding.
- Ensures appropriate provision for waste-water treatment, avoids the proliferation of private treatment systems and connects foul drainage to the public sewerage system wherever feasible.
- Does not have a negative effect on air or water quality.
- Wherever possible is in an accessible location with opportunities for the use of public transport and other sustainable means of transport.
- When considering development proposals, due weight will be given to the consideration of net economic benefit.

The proposed development is considered to generally comply with the criteria of this overarching policy noting its layout, design, scale, mass and arrangement. Consideration of each of the criteria above which relate to visual and landscape impacts, impacts on natural resources, flooding and drainage, the management of waste, residential amenity and transport are assessed below in more detail in relation to the subject specific policies which focus on these topics.

With regards to the requirement of the policy to consider the 'net economic benefit' of the development and apply due weight accordingly, the supporting statement provided as part of the planning application includes an independent analysis on the economic benefit of the development and this has been considered.

This assessment primarily comprises of references to figures and statistics from an Independent Report in 2019 commissioned by the Caravan and Camping Alliance which examined the economic benefits from Holiday Parks and Camping Sites in Scotland. A summary of the main findings is detailed within the statement with this citing primarily national contributions alongside some Ayrshire based benefits from the wider holiday park sector in 2019. In response to these, the statement both acknowledges and states that whilst Covid-19 has made it difficult to make reasonable comparisons with these statistics in the last two years, parallels can be drawn both even during Covid restrictions and following relaxations. The statement goes on to outline that this is best evidenced by the fact that Crofthead Holiday Park has been completely full at all recent Bank Holidays at Easter and during any of the recent two summer holidays when Covid restrictions were relaxed for holiday parks, demonstrating strong uptake and appetite for this type of facility. In addition to this, the economic analysis undertaken for this development also provides indications of employment opportunities from the development. In terms of the direct no. of jobs generated from the proposal, it predicts that this will increase from 15 at present to 30 employees for the wider park. In relation to construction jobs, it envisages that a further 20 employees will be required at this stage with these figures informed by job opportunities for the build-out of earlier extensions granted.

From review, it is clear that the supporting statement seeks to rest significant weight to the potential economic benefits of the proposed development. Notwithstanding this, economic benefit should be treated as stated, with 'due weight' being afforded rather than as the dominant criteria. In this case, as the applicant has largely provided general information relative to assumed potential benefits and it is unclear what relevance this may have to individual caravan ownership business model operated by the applicant and this in turn means that only limited weight can be afforded. Notwithstanding this, there is clear evidence that the holiday caravan park has been successful with regards to uptake, and this is demonstrated by its progressive continual expansion over the years to look to meet demand. In addition to this, the opportunity for the development to create both construction and permanent jobs as well as bring an influx of people to the area is noted and due weight is afforded to these development specific factors in support of the application.

#### Strategic Policy 2: Development Management

This represents the overarching policy for the LDP subject specific policies for the Development Management process. As part of this, it schedules out expectations to ensure that development meets a range of criteria. Certain criteria of this policy are of relevancy to this development proposal, including a need for it (inter alia);

- In accordance with the site's land use, as defined on the 'Proposals Maps'.
- Appropriate in terms of layout, scale, massing, design and materials in relation to their surroundings and surrounding land uses.
- Not have an unacceptable impact on the amenity of nearby land uses or committed development proposals (with Planning Permission or allocated LDP development sites).
- Appropriate to the local area in terms of road safety, parking provision and effects on the transport network.
- Make appropriate provision for all infrastructure implications of the development.
- Include landscaping that is appropriate for the location and the use of the proposed development.
- If contrary to specific LDP policies, are justified to our satisfaction, on the basis that are (1) of over-riding community interest, or (2) will contribute significantly to the implementation of the Ayrshire Growth Deal or and regeneration of Ayr; and will have no significant adverse environmental effects.

Similar to Strategic Policy Sustainable Development above, it is considered that the proposed development is considered to generally comply with the criteria and expectations of the overarching policy noting its layout, design, scale, mass and arrangement. Consideration of each of the criteria above which relate to the land use (both existing and proposed), its visual and landscape impacts, its compatibility, road safety and infrastructure and landscaping are assessed below in more detail in relation to the subject specific policies which focus on these topics.

LDP Policy: Tourism

This policy states that the Council will encourage proposals providing that all new accommodation is:

- For holiday use only.
- That the development has suitable screening and is appropriate in terms of the landscape setting, scale and design.

At the highest level, LDP2 is generally supportive of tourism and leisure developments and this particular policy provides a focus and direction with regards to the aspirations of the qualities that tourism related development should satisfy and demonstrate to be acceptable within South Ayrshire. Taking the spirit of this policy within the context of the proposed development, it is considered that this represents an acceptable promotion of tourism and tourist accommodation and an acceptable growth of an existing rural business with benefits to the wider area arising from increased holiday occupancy.

Taking the first of the two bullet points above, the supporting statement provided as part of the application confirms that the caravans subject to the extension will be for holiday use only and that it would operate in consistency with the remainder of the park in this regard. To ensure this, a suitably worded planning condition is proposed which safeguards this by limiting and defining the fact that the caravans can only be used for holiday let purposes. This is detailed and set out in Section 9 below.

With regards to the second point in relation to screening and the appropriateness of the development in terms of the landscape setting, scale and design, it is noted that the existing caravan park is prominent within the landscape, particularly from the north, and that the extent of the park (which has been subject to a series of planning applications to extend it over the years) has altered the landscape when viewed from a northern and eastern direction. The supporting documentation submitted by the applicant states that the proposed extension to the park will be obscured by the existing caravan park from that direction and following review during site visits, the Planning Service agree with this observation. Whilst previous planning consents granted to extend the holiday caravan park have sought to manage the extent of intrusion, given the extent and scale of development that has been granted, the landscape has indeed now been altered by the presence of the park, particularly the most recent extension from 2016 which has seen the most elevated part of the site developed and built upon. Given the development that has taken place combined with the positioning of this application site in the context of the wider caravan park (e.g. screened by the existing park from this direction), both landscape and visual impact of any additional visibility from the north, and to a certain extent from the west are considered not to be significant.

The potential for visual intrusion and landscape change from the proposed extension has been carefully considered from public vantage points and routes of travel from other directions than the north and the west. Following review, it is not considered that there are any notable, publicly viewably or environmentally sensitive locations from the east or south where the proposed extension would introduce development into landscapes which is otherwise entirely unaffected by previous development of the caravan park. Whilst the Planning Service do not agree that with the supporting statement where it asserts that the mitigation of retaining the hedgerow and tree belt screening and reinforcing this will be sufficient to completely mask the extent of a the extension covering some 8.4 hectares, it is accepted that it will help to some extent minimise the visual impact and offer a degree of self-containment for the development, particularly around the immediate periphery of the park. Instead, the Planning Service considers that a combination of factors including the context and presence of the related, existing and established caravan park, the retention and reinforcements of natural features (e.g., hedgerows, trees and areas of woodland), the surrounding intersecting rolling and undulating landform combined with the relatively low-lying and flat nature of the application site will come together to mitigate against sprawl and ensure that the extension will be appropriate to its setting with regards to both scale and design.

LDP Policy: Landscape Quality

This policy seeks to ensure that the development proposals conserve features that contribute to local distinctiveness with a specific reference to patterns of woodland, fields, hedgerows and treat features.

In the first instance, it is relevant to note that the application site and its immediate environment comprises of typical lowland landscape used for agricultural purposes and it is not designated or protected by any local or national designations relating to the landscape or scenic quality.

With regards to the requirement of this policy to retain features of local significance and distinctiveness, the applicant through their supporting information within their planning submission has demonstrated that the proposed development has been designed to retain natural features on the site. This includes a commitment to retain existing groups of mature trees on the central part of the site and all mature trees and hedgerows on the existing field boundaries. In addition to this, the development proposes to introduce further planting and landscaping as part of the development across the site with a focus on enhancing the existing features by following the existing natural contours. This also specifically includes the replanting of a section of mature hedgerow which is broken on the north-western side of the triangular shaped field adjoining the existing holiday caravan park to re-establish the existing field pattern in this area.

Suitably worded planning conditions are proposed which cover a requirement to agree measures to protect existing trees, hedgerows and planting during the construction stage and for a detailed landscape and maintenance proposal for all new and additional planting to be submitted to the Council for consideration. The Council's Design and Advice Officer has offered no objections to the development proposals in this regard, subject to the conditions being attached.

#### LDP Policy: Preserving Trees

This policy requires an assessment of the impact of development proposals which might involve the loss of, or work to trees, particularly where they are covered by a provisional or confirmed Tree Preservation Order. As part of this, it sets an expectation for protection measures to be in place and such measures to be safeguarded by a condition through the course of development.

In this first instance in response to this policy, it is relevant to note that none of the trees within the application site or on its boundaries are formally protected by either a Tree Preservation Order or an Ancient Woodland Inventory designation. Notwithstanding this, the site does host a variety of established and mature trees and hedgerows and the approach proposed to retain all of these features and further reinforce them and supplement the site with further planting is considered favourably.

As set out in response to the LDP Policy: Landscape Quality above, conditions are proposed which cover the protection of existing trees and pockets/areas of woodland and this will ensure that all trees are preserved and protected on site during the construction stage.

#### LDP Policy: Flood and Development

This policy seeks to ensure that development avoids areas which are likely to be affected by flooding or if the development would increase the likelihood of flooding elsewhere. It sets a requirement to consider the development proposals against SEPA guidance and framework with specific requirements relating to land raising, SUDS and local flood plans. Whilst the application site itself is not situated within a high risk flood area, a tributary of the Annfield Burn runs alongside and on part of the north-eastern edge of the application site boundary and as such this makes the considerations of the above policy applicable to this development.

It is relevant to note that SEPA initially issued a holding objection in their consultation response to this planning application (response dated 1<sup>st</sup> July 2022). In this response they highlighted that whilst the application site is out with the nearest fluvial functional floodplain (accordingly to SEPA flood maps), the tributary of the Annfield Burn which flows along parts of the site boundary could lead to the potential surface water flood envelope extending into the site as a result of its proximity. Given this type of development is categorised as a 'most vulnerable land use' under SEPAs 'Flood Risk and Land Use Guidance', they confirmed that they would require further information in order to allow them to robustly and fully assess the extent of potential flood risk from the watercourse adjacent to the site and avoiding encroachment by development into its existing flood plain. The information requested by SEPA included cross sections across the watercourse (comprising of the channel bed levels and bank levels on the opposite bank), upstream, downstream and adjacent to the site, site photographs and topographical details of the proposed ground levels and finished floor levels of the caravan units closest to the watercourse.

The agent and applicant provided a suite of information in response to this request (including cross section plans, topographical plans, a written flooding statement and site photographs) and following further clarification and the submission of some further supplementary information, SEPA provided a re-consultation response which confirmed the withdrawal of their holding objection (response dated 24<sup>th</sup> November 2022). This updated response confirmed that their position of 'no objections' to the development on the grounds of flood risk was based on the inclusion of appropriate planning conditions to any consent granted in relation to no built development below 40mAOD, minimum finished floor levels (FFL) and the removal of wooden fence structures near the burn prior to construction. These conditions have been formed and subsequently agreed in writing by SEPA by the Planning Service as part of the planning process. These are set out in full in Section 9 of this report below.

It is also relevant to note that Ayrshire Roads Alliance (as the Council's Flood Authority), also initially objected on flood risk grounds in their original consultation response for reasons consistent to SEPA. Notwithstanding this, following review of the same additional information submitted in response to SEPA's objection alongside the revised SEPA consultation response (dated 24<sup>th</sup> November 2022) itself, Ayrshire Roads Alliance confirmed in their own revised response (dated 1<sup>st</sup> December 2022) that they are satisfied that the proposed development is in alignment with the flood risk principles and standards, providing the conditions detailed in the SEPA consultation are implemented as part of this development. In addition to this, ARA have sought a further condition of their own relating to the design and implementation of drainage measures for surface water from the development in accordance with the SUDS Manual standards. Subject to all of the aforementioned conditions being included as part of the planning application, ARA confirmed the withdrawal of their objection. All of the conditions referenced have been included below.

Through a combination of SEPA and Ayrshire Roads Alliance (as the Council's Flood Authority) final positions as statutory consultees to the planning process (which both confirm no objections), the further suite of information supplied by the agent/applicant and the mitigation and safeguarding measures proposed to be secured through appropriately worded planning conditions (relating to managing flood risk and the design and arrangements for surface water drainage), it is considered that the development is acceptable in flood risk grounds. This in turn, satisfies the requirements of this policy.

#### LDP Policy: Water Environment

This policy seeks to support the objectives of the Water Framework Directive and states that we will only allow development that meets certain objectives, including:

- It will protect, and where possible, improve the water environment.
- It will not pose an unacceptable risk to the quality of controlled waters.
- It will not harm the biodiversity of the water environment.
- It seeks to avoid (or remove) instances of construction works and structures in and around the water environment
- It provides an appropriately sized buffer strip between the development and a watercourse.

As set out above, whilst SEPA initially objected to the proposed development, this has now been withdrawn following the submission of a suite of information provided by the applicant/agent. SEPA's updated position as set out in their formal re-consultation response issued to the Planning Service on the 24<sup>th</sup> November 2022 is that they have no objections, subject to specific planning conditions. Significant weight is afforded to SEPA's position as a statutory consultee on matters relating to the water environment.

In addition to this and in response to the specific requirements of this policy, it is relevant to note that the development layout proposes a buffer zone from the top of the bank of the relevant watercourse which extends to approximately 9 metres. Alongside this, a specific condition has been requested by SEPA regarding the removal of wooden fence structures which sit alongside/over sections of the burn before construction work takes place. This fencing has been identified by SEPA as a risk to the water environment as it has the potential to pose a flood risk on this site and elsewhere as if it fell into the section of burn it could trap debris and act as a blockage.

Through a combination of SEPA and Ayrshire Roads Alliance (as the Councils Flood Authority) final positions as statutory consultees to the planning process (which both confirm no objections) combined with other factors including mitigation informed by the site layout for the development and mitigation secured by condition relating to the removal of fencing close to the watercourse, it is considered that the proposed development has demonstrated cognisance to the water environment and that suitable measures will be in place to ensure it is not compromised or unduly affected by the development. On this basis, the proposed development is considered to be in accordance with the requirements of this policy.

LDP Policy: Agricultural Land

This policy sets a requirement that the Council will protect prime-quality agricultural land from irreversible development unless it can be demonstrated that the development is essential in accordance with the LDP Strategy, necessary to meet an established need or if it is of a small scale which is directly related to rural business.

Whilst the development site is on land which has been used for agricultural grazing and silage production, it does not fall within the category of 'prime' agricultural land (with it being categorised under Category 4.2). As such, the specific requirements of this policy are not relevant to this proposal.

More broadly however, the change of the use of the land (which will result in the current agricultural activity ceasing and being redevelopment) has been assessed and it is not considered that its loss should be afforded more weight than the merits of the developments and its demonstrated general compliance with the wider policy framework.

LDP Policy: Air, Noise and Light Pollution

This policy states that the Council will not allow development which would expose people to unacceptable levels of air, noise or light pollution. As part of this, the policy states that advice requires to be taken from the Council's Environmental Health Service (as local pollution regulator) and that due weight should be given to their position as to whether the development would be likely to generate unacceptable levels of pollution.

The Council's Environmental Health Service have been consulted as part of the planning application and have offered no objections to the proposed development. In addition to this, they have not requested any planning conditions with regards to the construction and operational phase. On this basis and noting Environmental Health Service remit, it is not considered that the proposed development would unduly impact surrounding people or properties by virtue of air, noise or light pollution.

LDP Policy: Land Use and Transport

This policy seeks to ensure that developments take appropriate measures to keep any negative effects of road traffic on the environment to a minimum, that it does not compromise accessibility to local services, provides parking that reflects the role and location of the development and links to existing and proposed active travel networks (including walking, cycling and public transport networks).

In terms of the considerations of this policy in the context of this development, in the first instance it is relevant to note that Ayrshire Roads Alliance (ARA) as the Council's Roads Authority initially objected in their consultation response to this application (dated 18<sup>th</sup> August 2022). Whilst they did not raise any concerns about the suitability of the site or the surrounding area/road network to accommodate the proposed extension development (including the additional vehicle movements/trips associated with it) from a road or traffic perspective, they did raise specific issues with elements of the findings and conclusions on accessibility of the Transport Assessment supplied as part of the planning application. These issues related specifically to the Transport Assessment's interpretation and advocacy of the availability and suitability of both the site and the surrounding area/infrastructure to accommodate and promote a range of sustainable modes of transport for users and customers of the development (such as walking linkages and access to existing public transport opportunities close to the development). ARA in their initial consultation response confirmed that they disagreed with this aspect of the assessment and considered that it both misinterprets and did not accurately reflect the reality of the accessibility and sustainability options both within the site and the surrounding area. This was primarily due to the lack of available footway provision on the C74 in the vicinity of the existing site access.



The agent/applicant considered the position set out by ARA and provided an amended/revised Transport Assessment in response to this. As part of this, they sought to amend some of the language and content regarding the interpretation of the site and the surrounding area in terms of the availability and opportunities for accommodating more sustainable mode transport. Alongside this, the amended Transport Assessment also included further measures which sought to try and facilitate and promote opportunities for a greater level of sustainable travel from within the Crofthead Holiday Caravan Park site. This includes a specific proposal for the introduction of an informal shuttle service operated by the development for patrons wishing to access facilities on the A70 such as bus stops etc.

Following further review and consideration of the amended Transport Assessment, ARA provided a re-consultation response (dated 1<sup>st</sup> December 2022) which confirms the withdrawal of their earlier objection on accessibility grounds. They have confirmed that the amended Transport Assessment has address the accessibility matter through the inclusion of a proposal for an informal shuttle service operated by the site operator which would provide an ad-hoc service for customers seeking to access walking, cycling and public transport facilities on the nearby A70.

It is relevant once again to highlight that the initial concerns raised by ARA were not against the proposed extension (which relates to extending a longstanding and established holiday caravan park) on road or traffic grounds but instead in relation to the specific interpretation and explanation of active and sustainability travel opportunities to and from this site, compared to the real-life situation. As set out, the amended Transport Assessment addresses some of these earlier misinterpretations and alongside this now also includes additional mitigation to assist users and customers of the development with a way to access pedestrian and public transport facilities on the A70 (most notably the informal shuttle service). As part of ARA's updated position of 'no objections', they have requested conditions relating to the details and arrangement of the informal shuttle service alongside a Guest Active Travel Pack are submitted for consideration before the completion of the development. Both of these matters have been covered by planning conditions as set out in Section 9 below.

Separately, it is also relevant to highlight that Transport Scotland as a consultee to the planning application have also confirmed in their consultation response to the application that they have no objections to the proposed development in terms of its implication on the wider trunk road network.

On balance, it is considered that the proposed development does now demonstrate compliance with the above land use and transport policy criteria and that this has been primarily achieved through the submission of an updated and amended Transport Assessment. Weight is given to the longstanding and established nature of the wider holiday park site and whilst it is recognised that it may not necessarily offer all of the accessibility and sustainability infrastructure that would be expected for such a development in this type of location, the distinction in this case is that this proposal is for an extension to the wider existing holiday caravan park as opposed to the introduction of a completely new and separate tourism development on the site. In addition to this and as previously outlined, Crofthead Holiday Caravan Park has been subject to a suite of planning applications which have granted extensions in the past including most recently a sizeable masterplan extension. In this context, the proposed development for 150 caravan units is considered to be acceptable from a transport and sustainability perspective and the additional measures now offered through the amended Transport Assessment and secured through appropriately worded planning conditions offers a proportionate contribution to the promotion of active travel as part of this particular development. In particular, the informal shuttle service once established and in place will be a useful feature for users across the wider park and will offer an alternative means of travel which up until this point has not been in place at the site.

#### Summary of Assessment against LDP2

Following review, it has been established that similar to NPF4, LDP2 is generally supportive of the extension of the established recreational/tourism use in this location. Whilst this support is subject to the consideration of matters including landscape/visual impacts, infrastructure and transport implications and requirements for environmental mitigation (same as NPF4), it has been demonstrated and satisfied that the proposed development is compliant with the policies which cover these topics across LDP2.

Subject to specific conditions restricting the usage of the caravans, the requirements for the retention, reinforcing and enhancing of landscaping on site and other technical requirements including sustainable transport measures and drainage, it is considered that the proposal complies with the provisions of the LDP2.

## **7.2 Material Considerations**

### **7.2.1 General Impact on the Locality (Residential and Visual Amenity)**

It is considered that the proposed development will not give rise to residential or visual amenity concerns given both the location and nature of the site combined with the compatibility of the related development. The location for the proposed extension is considered to be appropriate with it being immediately next to and adjoining the existing and established caravan park on its south-eastern side. Due to the integrated relationship between the proposed site and the existing park, it is considered that the application site offers the most appropriate extension to the holiday park as the park is constrained on all other sides (this includes by private land, roads and water courses).

Taking residential amenity factors into consideration first, the nearest properties constitute two farm steadings and weight is given to the fact that these are intersected by agricultural fields which provide a degree of separation between the actual properties at the application site. The hedgerow and tree belt along the northern, eastern, southern and part of the western side (which will be retained and enhanced as part of the development) will further contribute to providing a degree of screening and self-containment for the development in the interests of amenity. In particular, the re-establishment of the broken hedgerow and tree-belt on the northwest boundary will assist in terms of providing a degree of separation and screening from Braston Farm which is the closest neighbouring property to the site in terms of distance.

With regards to visual impact specifically, as previously outlined, regard requires to be given to the extent of intrusion of the existing caravan park, and the extent to which the landscape has been altered and changed by its presence, particularly noting the series of extensions to the park which have been granted and implemented over recent years. The introduction of this further extension which comprises of 150 caravan units is unlikely to be of significant consequence. The extension proposed will be primarily seen in the context of the wider holiday park and due weight in this regard is given to the fact it is well-sited and contained on a relatively low-lying parcel of land so that it does not begin to influence landscape characteristics of otherwise unaffected views and landscapes in the locality. This is exemplified by the fact that the application site itself is not visible from any notably viewpoints outwith the park looking towards it, including from views from a northern and north-eastern direction.

Once developed, it is considered that it will represent a generally commensurate, compatible and proportionate development which includes features and built form which is now both ordinarily and commonly associated with the existing and established landscape in the immediate locality. Given the use proposed, the design and arrangement of the extended caravan park combined with the characteristics of the application site itself as previously set out, it is also not considered that the development would have any significant effect on the landscape character of the area.

### **7.2.2 Planning History**

As previously set out in an earlier sub-section above, there has been a number of planning applications granted at Crofthead Holiday Caravan Park which span over at least a 25-year period. The most recent applications prior to this current application date from 2014 and 2015 and these relate to sizeable developments which obtained permission to extend out from the earlier caravan site boundaries and expand the business into adjoining parcels of land.

As considered throughout this report, the implementation of these extensions (particularly across the more elevated and higher parts of the site) have resulted in a marked change in the landscape with the caravan park generally a more notable and established feature now in the rural setting (particularly from viewpoints and locations in the northeast and east). The increased visual presence of the caravan park on the landscape as a result of these extensions granted when built does play a role in the overall acceptability of the consideration of this application from a visual and landscape perspective with it forming a direct extension on from these areas. Crucially, given the location of the current application site, the characteristics of the site which is low-lying and benefits from existing screening combined with the design approach proposed for this extension, it is not considered that the proposed development will result in any new landscape or visual impacts upon the surrounding area.

### 7.2.3 Representations Received

The 3 representations from 3 individuals received in relation to the application all object to the proposed development. The points of objection are summarised in the sub-sections below and responded to (in **bold**) as follows:

#### Flooding and Drainage Matters

- Concern of the potential for the proposed development increase the flooding frequency and extent of the Annfield Burn both immediately downstream of the development and further towards and into Ayr.
- The replacement of open fields by hard-standing and buildings could have the potential to significantly increase surface-water run-off into the burn, thus leading to increased flash flooding downstream.
- The conversion of the existing permanent grassland with its inherent run-off buffering capacity (which reduces both rate and volume of water movement downslope) will be reduced by the removal of permanent vegetation and topsoil, and that rainwater releases from caravan roofs via drainpipes and run-off from tarmac (i.e., impermeable) roads will more rapidly infiltrate the shall ground leading to more rapid water movement down slope, thus increasing the flash flood risk in the burn.
- The area is already designated as a Potentially Vulnerable Area as a result of the riverine flood risk from the Annfield and Slaphouse Burns.
- The planning application should include an appropriate level of detail on the potential effect of the development on the downstream flood risk both during the construction phase and the lifetime of the park (including potential climate-change exacerbated effects), and any proposed mitigation measures.
- There is already evidence of increased run-off from the current development into neighbouring fields and into the burn, with this having the potential to affect farmland regularly occupied by livestock. More specifically, several incidences of heavy rainfall have led to significant surface flows in the past. This includes periods every winter where the burn overtops its banks, and this has impacted the fields of Friarland Farm from the existing caravan site area up-gradient.
- A Flood Risk Assessment should be undertaken to consider the cumulative impact from the entire site and not just the proposed extension.
- Whilst Section 5.4 of the supporting statement accompanying the planning application states that the site is not directly within the SEPA flood maps, this does not mean there is no flood risk.
- Section 5.14 of the supporting statement accompanying the planning application states that there is 'a drainage ditch around the perimeter of the site which can deal with any unlikely residual flow'. Whilst, it is not clear from the document, it is understood this reference to 'drainage ditch' means the existing burn which becomes Annfield Burn within Friarland Farm.
- The planning application confirms that there is no intention to install any form of SUDS on the site however it is considered that some form of SUDS may be required between the developed area and the burn to prevent any increased risk of downstream flooding.
- SEPA in their consultation response acknowledge that the watercourse into which much of the runoff from the proposed development will feed into is a tributary of the Annfield Burn which can, and does, flood causing issues to surrounding farms and downstream of the proposed development the burn is an identified flood risk.
- The planning application does not contain any information about how run-off would be managed during the construction phase. The site plans show caravan pitches and road layouts close to the site boundary and the burn and there are concerns that unless construction activities are carefully managed, this could result in large quantities of soil, gravel and other debris being washed into the burn which again could reduce its flow capacity.
- Friarland Farm has had recent experience of soil etc washing into its fields during construction work in the existing upgradient caravan park area.
- Annfield burn already backs up and this contributes to flooding on the A713 at Ailsa Hospital, which is a considerable hazard for vehicles, especially ambulances.
- The flooding at present already effects a series of fields in the immediately locality, impacting arable cultivation and endangering farm livestock. Increased water going into the burn as a result of this development will only exacerbate this issue.

SEPA have been formally consulted and engaged as part of the assessment of this planning application and whilst they initially issued a holding objection requesting the submission of further information to fully understand and quantify the flood risk extent of the proposed development, this has since been formally withdrawn (with them now offering 'no objections') following the submission of a formal 'Flooding Risk Response' with associated technical appendices provided by the agent. The response and associated technical appendices collates and formalises all of the information provided to SEPA by the agent and their consultants as part of ongoing dialogue and correspondence and it comprises of a written assessment, cross-section and topographical plans and site photographs.

SEPA's final updated position of 'no objections' on flood risk grounds is subject to specific conditions relating to a requirement for no built development below 40mAOD, minimum finished floor levels (FFL) for caravan units and an expectation for the removal of wooden fence structures situated over sections of the burn prior to construction. These conditions have been formed and agreed by SEPA in writing before they have been finalised and the complete and final versions feature in Section 9 of this report below.

It is also relevant to note that Ayrshire Roads Alliance (as the Council's Flood Authority), also objected on flood risk grounds in their original consultation response for reasons similar to SEPA. Notwithstanding this, following review of the same additional information submitted in response to SEPA's objection alongside the revised SEPA consultation response (dated 24<sup>th</sup> November 2022) itself, Ayrshire Roads Alliance confirmed in their own revised response (dated 1<sup>st</sup> December 2022) that they are satisfied that the proposed development is in alignment with the flood risk principles of Scottish Planning Policy providing the conditions detailed in the SEPA consultation are implemented as part of this development. In addition to this, ARA have sought a further condition of their own relating to the design and implementation of drainage measures for surface water from the development in accordance with the SUDS Manual standards. Subject to all of the aforementioned conditions being included as part of the planning application, ARA confirmed the withdrawal of their objection. All of the conditions referenced have been included below.

Given the position of both SEPA and Ayrshire Roads Alliance (as the Council's Flood Authority) as statutory consultees combined with the flood risk mitigation secured through planning conditions, it is considered that this extension development can be accommodated for on this site without unduly or adversely impacting in terms of flood risk.

#### Waste Treatment Matters

- As the handling of sewage as part of this proposed extension will rely on a pumped system, details on this critical aspect of the design should be included as part of the application. In the event of a failure of the system, there is a risk that untreated sewage could leak into the burn.
- It is unclear from review of the planning application of exactly what the plans are for the disposal of sewage with concerns about the potential risk for the burn with regards to water quality.

The plans submitted as part of the application alongside the narrative contained with the Supporting Planning Statement confirm that the foul/waste drainage proposals comprise of onsite pumping station/tanks which will link and connect existing treatment plant which will thereafter be discharged into the wider sewerage system. This is in effect the same type of arrangement which has been proposed for handling waste/foul drainage for earlier caravan park extensions granted and from a planning perspective. Neither SEPA or the Council's Environmental Health Service have raised any issues or objections to the arrangements proposed and as such these are acceptable at this stage from a planning perspective.

Beyond the information supplied and presented as part of the planning application, the technical design requirements for the waste treatment facility including its exact design, make-up and capacity would be a matter for the Council's Building Standards Service and this would be addressed through a Building Warrant application (which the applicant/developer is still yet to obtain).

On the specific point raised above regarding risks for water quality from leakages or failures of the waste/foul drainage treatment plant, this would ultimately be a matter for the applicant/developer to ensure that they comply with the relevant standards and regulations including those set by SEPA, to avoid and mitigate such issues at both construction and operational stages.

### Visual and Residential Amenity Impacts

- Nearest part of the development is within 200m of Friarland Farm and is in direct line of sight. Due to the topography, the pitches in this nearest section will need to be partially raised, including the pitches beside the hedge line. This will have a visual impact and presence.
- All of the proposed development is on the southeast aspect of the hill which has a very different noise profile when compared to the northwest side of the hill facing the large town and traffic of Ayr. Therefore, noise effects associated with 'outdoor living' and traffic for 150 caravans may be much more noticeable on this side.

**With regards to concerns regarding the perceived visual impacts of the development, it is not considered that the development would be unacceptable visually from viewpoints from the north and east. As set out in detail in the relevant assessment sub-sections above, regard requires to be given to the extent of intrusion of the existing caravan park, and the extent to which the landscape has been altered and changed by its presence, particularly noting the series of extensions to the park which have been granted and implemented over recent years. The introduction of this further extension which comprises of 150 caravan units on this low-lying parcel of land will not be of significant consequence from a visual perspective in this context. From a distance and any elevated viewpoints in the locality from this side, the extension subject to this application will be primarily seen in the context of the wider holiday park and weight is given to the most recent extension development which comprised of approximately 200 caravans built along the southeast hill side of the site. In addition to this, due weight is also given to the fact that the site itself it is well-sited and contained on a relatively low-lying parcel of land and this means that it will not begin to influence landscape characteristics of otherwise unaffected views and landscapes in the wider locality, which are not already influenced by the expansion of the existing caravan park.**

**In terms of potential noise impacts from the development once constructed and in use, the Council's Environmental Health Service have been formally consulted and they have raised no objections to the proposed development in terms of noise impacts from either the 'outdoor living' use of the development itself or associated traffic movements as a result of the extension. From a planning perspective, the application site is considered to be of a sufficient distance (with sufficient intersecting land and screening) from nearby farm steadings and isolated properties to the south of the site as to avoid any potential direct residential amenity issues.**

### Anti-Social Behaviour and Security Matters

- If the burn is accessible to visitors in the park, it is likely that visitors and dogs may cross the burn and access neighbouring fields which are routinely used for livestock and crops. Security arrangements should accompany the planning application which prevent any harm and damage to livestock and crops.
- There are concerns that users of the proposed extended caravan park will either break or jump over the fence between the application site and neighbouring private land. It is possible for visitors to gain access to the fields on the other side of the burn and they and any dogs could disturb farm livestock.
- Given the volume of people and transport, litter will increase, particularly along the access road to the site.

**Any damage to properties or land or trespassing on neighbouring land that could or may occur at construction stage or operational stages of the development would be a private legal matter between the parties involved. Equally, it is relevant to note in response to the specific concerns raised regarding potential anti-social behaviour and disruption from future users of the development (including in relation to dog walkers, litter etc), these are not material planning considerations which can be afforded weight in the assessment of this application.**

**More broadly and response to the concerns raised regarding the increase in general waste and rubbish, the applicant has confirmed that the waste management arrangements for this extension development will be incorporated into the existing waste management arrangements already in place for the wider park. This is an existing agreement with the Waste Management Services of the Council which involves the on-site presence of a skip for general waste and other skips for different types of recycling in accordance with the Council's waste management requirements. The process requires individual occupiers to take their waste to the respective skip on site and the collection by the Council takes place daily given the number of lodges within the wider site.**

### Environmental Matters

- The trees located close to the burn which are shown on the proposed plans are not owned by the applicant. 600 deciduous trees were planted by the neighbouring farm and there are concerns that users of this new caravan park could damage and compromise them.
- The application site is on an area of permanent grassland (at least 60 years). Given the recognised importance of long term established grassland as a carbon-sink, consideration and assessment should be made of the carbon impact of the proposed development work.

**On the specific point of concern raised about the proposed development damaging or affecting trees close to the tributary of the Annfield Burn which are not owned by the applicant, any such impact in the first instance would require to be addressed by a private legal matter between the parties involved. Beyond this and in relation to factors which would constitute material planning matters in the context of the application, a condition is recommended as set out in Section 9 below (Condition 6) which requires details to be submitted and approved by the Planning Service for the protection of trees both within the application and surrounding the application site to ensure that they are not compromised during the construction stage until the development is complete.**

**In terms of the points raised about the redevelopment of this site which will have the consequence of the site ceasing to function as grassland and agricultural land, the merits of its current land use in relation to the proposed development have been carefully balanced and considered. As set out in the earlier assessment section above, the position reached is that the type of development has strong policy support and that sufficient measures have been provided in support of the application will ensure that the development will not unduly impact in environmental terms (including in terms of flood risk, biodiversity and tree retention).**

### Traffic and Road Usage

- Concern regarding the increased traffic and road usage. The road to/from the caravan park is unable to cope with the current level of traffic so information needs to be provided to understand what is being done to improve the road network in order to cope with the increased volume and usage.

**The Ayrshire Roads Alliance (ARA) has been consulted on this planning application and have offered no objection in their final and revised consultation response received. Whilst they initially issued a holding objection and requested a revised Transport Assessment, it is important to note that the reasons for this related specifically to the assertions made relating to active and sustainable transport options from both within and close to the site. ARA at no point in this process have objected to the design of internal road layout proposed as part of the extension development or the suitability of the existing wider road network and access to Crofthead Holiday Park in terms of its capacity to accommodate and support the additional traffic and vehicle movements associated with the development.**

**On this basis and noting that ARA have not raised any issue regarding the adequacy of the internal road network or the wider existing local road network, its capacity to accommodate the development or any other road or traffic issues, the the proposed development is considered to be acceptable in these terms and it is considered that the site and surrounding area can accommodate this extension to the caravan park.**

#### 7.2.3 Consultation Responses Received

As previously set out, some consultees had requested additional information particularly with regards to flooding and this includes both SEPA and ARA as the Council's Flood Management Authority. It is relevant to note that all consultees who requested additional information as part of the application have now confirmed that the previous outstanding matters raised in the earlier responses, have been appropriately satisfied through the additional information provided by the applicant as part of this current application.

As part of this current planning application, no objections have been received from any consultees in their final responses, and this included statutory consultees to the process. Some consultees have requested mitigation or further details, and, in all cases, it is considered that these can be addressed through the imposition of appropriately worded planning conditions and advisory notes which are all included in the recommendations sub-section below.

**8. Conclusion:**

Following review, it has been established that both Local Development Plan 2 (LDP2) and National Planning Framework 4 (NPF4) which make up the statutory development plan are generally supportive of the extension of the established recreational/tourism use in this location and the economic and social benefits of the development have been afforded due weight as required by the framework. Whilst this support is subject to the consideration of matters including landscape/visual impacts, infrastructure and transport implications and requirements for environmental mitigation, it has been demonstrated and satisfied that the proposed development is compliant with the specific policies which cover these topics across the statutory development plan framework.

Subject to specific conditions restricting the usage of the caravans, the requirements for the retention, reinforcing and enhancing of landscaping on site and other technical requirements including transport measures and drainage, it is considered that the proposal complies with the provisions of the planning framework and that there would be no significant adverse impact on the rural setting and amenity of the locality. Given the above assessment of the proposal and having balanced the applicant's rights against the general interest, it is recommended that the planning application be approved subject to conditions.

**9. Recommendation:**

It is recommended that the application is approved with condition(s).

**Conditions:**

1. That the development hereby permitted must be begun within three years of the date of this permission.
2. That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission, or a non-material variation has been agreed in writing by the Planning Authority.
3. That the proposed caravans shall not be promoted, advertised, let or used for any purpose other than as holiday accommodation.
4. Prior to the commencement of development on site, a full and detailed landscaping scheme, shall be submitted to and approved in writing by the Planning Authority. The scheme of landscaping shall indicate the siting, numbers, species and heights of all native trees, shrubs, and hedges to be planted and details as to how the existing areas of hedgerows, trees and areas of woodland are to be reinforced and enhanced. Thereafter, the landscape scheme as approved shall be implemented within the first planting season following the completion or occupation of the relevant phase of development, whichever is sooner.
5. Prior to the commencement of development of the site, details of the future management and aftercare of the retained and proposed landscaping and planting shall be submitted to and approved in writing by the Planning Authority. As part of this, the maintenance arrangements shall confirm that any trees, shrubs, plants or grass forming part of the approved landscape scheme agreed through Condition 4, which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced by the appointed landscape consultant/contractor with others of similar sizes and species unless the Planning Authority gives written approval to any variation. Thereafter, the approved management and aftercare of the landscaping and planting shall be carried out in accordance with the approved details and be maintained on site for the lifetime of the development, unless otherwise agreed in writing by the Planning Authority.
6. Prior to the commencement of development on site, details of measures to protect trees and hedgerows located within or adjacent to the site boundary shall be submitted to and approved in writing by the Planning Authority. Such measures shall include the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction' alongside any other means of protection deemed necessary. No storage of building materials, machinery, plant equipment or piling of soil/aggregate shall take place within the protected areas established pursuant to this condition. Thereafter, the development shall be undertaken in accordance with the approved details and the protection measures agreed shall be maintained as such for the duration of the construction works.



7. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved by the Planning Authority (in consultation with West of Scotland Archaeological Service (WoSAS)). Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the approved arrangements.
8. No built development shall take place below the local 40 metre Above Ordnance Datum (AOD) contour line as shown and established in the approved 'Flooding Risk Response (Dated 30/11/22)' and associated technical Appendix 4 'Site Plan as Proposed with Contours and Finished Floor Levels' (Drawing No. 22\_594\_P04 Rev B).
9. Further to approved 'Flooding Risk Response (Dated 30/11/22)' and associated technical Appendix 4 'Site Plan as Proposed with Contours and Finished Floor Levels' (Drawing No. 22\_594\_P04 Rev B), all caravan units associated with the development with the exception of units 11 and 23 shall be constructed so that they have a finished floor level which is a minimum of 1 metre above the local 40 metre Above Ordnance Datum (AOD) contour line. For caravan units 11 and 23, these shall be specifically constructed so that they have a minimum finished floor level which is 1.5 metre above the local 40 metre Above Ordnance Datum (AOD).
10. Prior to the commence of any development works associated with the construction of the caravan units on the site, all of the wooden fence structures situated on and across the western bank of the tributary of the Annfield Burn as identified and depicted in approved 'Appendix 5 of Flood Risk Response - Site Photographs (Dated 30/11/22)' shall be removed in their entirety. The Planning Authority shall be notified in writing once this is complete to allow the section of the watercourse to be inspected and photographed accordingly.
11. Prior to the occupation of the first caravan unit within this development and further to the approved amended 'Transport Assessment (dated 14<sup>th</sup> October 2022)', details of the operation and arrangements of the vehicular shuttle service intended to be accessible to guests of Crofthead Holiday Park to transport them between the site and facilities on the A70 shall be submitted to and approved in writing by the Planning Authority (in consultation with the Council as Roads Authority). Thereafter, the approved vehicular shuttle service and associated arrangements shall be implemented and come into effect in full prior to the occupation of the first caravan unit for holiday use within the site and this service shall be maintained as such for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.
12. Prior to the occupation of the first caravan unit within this development, a Guest Travel Pack/Plan shall be submitted to and approved in writing by the Planning Authority (in consultation with the Council as Roads Authority). The Guest Travel Pack/Plan shall include information on walking, cycling and public transport facilities and services within the vicinity of the development site (including journey times by sustainable modes of transport to key local destinations) as well details on how to access the vehicular shuttle service as agreed through Condition 11 above. In addition to this, the Guest Travel Pack/Plan shall include details of the contents of an information pack which will be provided to future occupants of the development to ensure that they are aware of their public transport and active travel options available within the area. Thereafter, the approved Guest Travel Pack/Plan and all associated measures and actions shall be in place and implemented in full prior to the occupation of the first caravan unit for holiday use within the site and as part of this, the approved information pack associated with the Guest Travel Pack/Plan shall be distributed to all new occupiers within the development.
13. Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS) Manual published by CIRIA in March 2007. Prior to the commencement of any development works on site, full details of the design of drainage measures for surface water (including methods to be employed and where appropriate calculations, along with details of how these measures will be maintained in perpetuity), shall be submitted to, and approved in writing by the Planning Authority (in consultation with the Council as the Flood Risk Management Authority). Thereafter, the approved drainage measures for surface water treatment arrangements including any associated on-site drainage infrastructure and features, shall be implemented as approved and maintained as such for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.

**Reasons:**

1. *To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.*
2. *To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.*
3. *In order to retain full control over the development and to avoid the creation of any additional permanent dwellinghouses.*
4. *In the interests of visual amenity and to secure and safeguard landscape screening in the interests of residential amenity.*
5. *In the interests of visual amenity and to ensure that the agreed landscape measures are fulfilled.*
6. *In order to ensure no damage is caused to trees within and neighbouring the site during development operations.*
7. *To establish whether there are any archaeological interests on the site and to allow for archaeological excavation and recording if it is deemed necessary.*
8. *In the interests of mitigating flood risks for the development.*
9. *In the interests of mitigating flood risk for the development and future occupants of the caravan units.*
10. *To ensure that the fence structures near the burn which could trap debris, act as a blockage and form a barrier during a flood event are removed to mitigate/avoid such a risk.*
11. *To encourage, promote and facilitate the use of sustainable means of travel situated outwith the application site.*
12. *To encourage and promote the use of sustainable means of travel.*
13. *To ensure the site is drained in a sustainable manner that complies with the general surface water flood risk principles of Scottish Planning Policy (SPP) in that no flooding of properties could take place up to a 1 in 200-year event with an allowance for climate change.*

**Advisory Notes:**

**South Ayrshire Council Biodiversity and Ranger Services**

- Further to Condition 4 above, for additional landscaping of trees and shrubs, native species (especially flowering/berry producing varieties) should be included in the interests of enhancing biodiversity opportunities. In addition to this, flowering lawn mix instead of grass around the units would benefit pollinators and reduce the need for chemicals to maintain and this should be considered.
- Further to Condition 5 above, it is recommended that maintenance for hedgerows to benefit biodiversity is to trim hedgerows no more frequently than every other year, preferably every third year for slow growing thorn hedges, and to adopt rotational cutting regime so no more than one third of hedges are trimmed within the same 12 months.

**West of Scotland Archaeological Service (WoSAS)**

- Further to Condition 6 above, WoSAS would anticipate that this will be implemented in a staged manner, the first stage being archaeological evaluation of the application area. This will involve hiring a professional archaeological contractor (see list on our web site [www.wosas.net](http://www.wosas.net)) to undertake the required works. The results of these initial investigations will dictate the need for any further archaeological works on the site prior to or during further disturbance as necessary. Any significant discoveries will have to be excavated before their destruction including any post excavation analyses and publication required.

**Scottish Water**

- Water Capacity Assessment – There is sufficient capacity in the Bradan Water Treatment Works to service the development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.
- Waste Water Capacity Assessment – There is currently sufficient capacity for a foul only connection in the Waste Water Treatment works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.
- Please Note – The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

## Regulatory Panel (Planning): 30 March 2023

Report by Housing, Operations and Development Directorate (Ref: 22/00483/APPM)

- Drinking Water Protected Areas – A review of our records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed activity.
- Surface Water – For reasons of sustainability and to protect customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system. In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the development should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request.
- General Notes – Scottish Water asset plans can be obtained from our appointed asset plan providers (Site Investigation Services (UK) Ltd. Telephone: 0333 123 1223. Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)).
- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or wastewater infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- All proposed developments require to submit a Pre-Development Enquiry (PDE) to be submitted directly to Scottish Water via our Customer Portal prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals. Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer which Scottish Water can contribute towards through Reasonable Cost Contribution regulations. As network upgrades will be required to support this development, it is recommended that a PDE is submitted at your earliest convenience.

### SEPA

- It is recommended that the precautionary approach applied to the site layout which includes a minimum 9m buffer strip from the top of the banks of the watercourse is maintained at all times. SEPA have no objection to the access road being located in this area provided it is built at existing ground levels with no land raising taking place.
- Buffer strips can allow space for natural watercourse migration and to reduce the impact of any overtopping. A buffer would also ensure adequate watercourse access for maintenance assessment and ensure bank stability as well as having multiple benefits such as a biodiversity and pollution reduction.

### List of Determined Plans:

- Rural Location Plan (Drawing No. 22-594-P01)
- Location Plan (Drawing No. 22-594-P02)
- Topographical Survey (Drawing No. 22-594-P03)
- Proposed Site Plan (Drawing No. 22-594-P04)
- Cross Sections (22-594-P05)
- Planning Supporting Statement (Dated 06/06/22)
- Pre-Application Consultation Report (Dated 06/06/22)
- Pre-application Consultation – Additional Information Leaflet (Dated 06/06/22)
- Pre-application Consultation – Consultee Invitation Brochure (Dated 06/06/22)
- Pre-application Consultation – Copy of Notification Letter (Dated 06/06/22)
- Pre-application Consultation – Copy of Press Advertisement (Dated 06/06/22)
- Amended Transport Assessment (Dated 14/10/22)
- Flood Risk Response and Statement to SEPA (Dated 30/11/22)
- Details of Existing Watercourse – Appendix 1 of Flood Risk Response (Drawing No. 22\_594\_P06 Rev B, Dated 30/11/22)
- Cross Section through Burn – Appendix 2 of Flood Risk Response (Drawing No. 22\_594\_P07, Dated 30/11/22)

**Regulatory Panel (Planning): 30 March 2023**

Report by Housing, Operations and Development Directorate (Ref: 22/00483/APPM)

- Details of Existing Ditch – Appendix 3 of Flood Risk Response (Drawing No. 22\_594\_P06, Dated/ 30/11/22)
- Site Plan as Proposed with Contours and Finished Floor Levels - Appendix 4 of Flood Risk Response ((Drawing No. 22\_594\_P04 Rev B, Dated 30/11/22)
- Site Photographs of Watercourse - Appendix 5 of Flood Risk Response (Dated 30/11/22)

**Reason for Decision (where approved):**

The siting and design of the proposed extended caravan park development is considered to accord with the provisions of the statutory development plan and there is no significant adverse impact on the amenity of neighbouring land or the surrounding environment and landscape that would warrant refusal of the application.

**Background Papers:**

1. Application form, plans and submitted documentation.
2. National Planning Framework 4 (NPF4).
3. Adopted South Ayrshire Local Development Plan (LDP2).
4. Representations received.
5. Consultation responses received.

**Equalities Impact Assessment**

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

**Person to Contact:**

Mr Ross Lee, Supervisory Planner (Place Planning), 01292 616 383