

PRE-APPLICATION ENQUIRY ADVISORY REPORT

Reference: 22/0329/HLE

Date: 6 July 2022

ERECTION OF THREE DWELLINGHOUSES at Old Gravel Pit, Ringford, Castle Douglas, DG7 2AL

1. EXECUTIVE SUMMARY

On the basis of the information submitted and considered within this report, officers would support the proposal.

2. APPLICATIONS REQUIRED

You are advised that the following permissions/consents will be required for the proposed development: -

- Planning permission

Further details on how to submit the above applications are available by following the links in Further Information below.

3. HOW APPLICATIONS ARE DECIDED

When assessing the acceptability of development proposals, planning legislation requires the planning authority to make decisions in accordance with policies in the adopted development plan for an area, which for Dumfries and Galloway is the Dumfries and Galloway Council Local Development Plan 2 (October 2019) unless material considerations indicate otherwise. As part of any forthcoming planning application, the planning authority would also examine the constraints of the site, examine planning history of the site, and consult with relevant services within the Council and external agencies. The following assessment is based on the information provided with your enquiry.

4. KEY SITE CONSTRAINTS

The key planning constraints affecting this site include the following: -

- Ringford is a village in the Stewartry Housing Market Area
- Contaminated Land Area - Former Gravel Pit
- Southern Ayrshire Biosphere Reserve

5. PLANNING HISTORY

05/P/2/0062 - Erection of dwellinghouse, construction of septic tank and soakaway and formation of access - granted conditionally 2 March 2007

05/P/2/0063 - Erection of dwellinghouse, construction of septic tank and soakaway and formation of vehicular access - granted conditionally 2 March 2007

05/P/2/0065- Erection of dwellinghouse, construction of septic tank and soakaway and formation of vehicular access - granted conditionally 2 March 2007

6. CONSULTATIONS TO BE UNDERTAKEN

The internal services and external agencies that will be consulted on any future application would be: -

- Council Roads Officer
- Council Contaminated Land Officer
- Council Education Services
- Scottish Water
- Scottish Environmental Protection Agency

7. CONSULTATION RESPONSES

- No consultations requested

8. SITE VISIT ASSESSMENT

- No site visit requested

9. MEETING NOTES

- No meeting requested

10. PLANNING POLICY

The key policies and supplementary guidance documents relevant to the enquiry proposal are listed below. The full wording of all the Council's policies and guidance is available online by following the link in Further Information below.

Dumfries & Galloway Local Development Plan 2 (October 2019)

Policy OP1: Development Considerations

Policy OP2: Design Quality and Placemaking

Policy OP3: Developer Contributions

H2: Housing Development in Villages

IN8: Surface Water Drainage and Sustainable Drainage Systems (SuDS)

IN9: Waste Water Drainage

IN10: Contaminated and Unstable Land

Dumfries & Galloway Statutory Supplementary Guidance

Sustainability - Reducing Carbon Emissions in Buildings

Sustainability - Energy Statement Template

Design Quality and Placemaking

Developer Contributions

Developer contribution likelihood table

Housing Development In Villages

Scottish Government Policy and Guidance

- Scottish Planning Policy

11. SUMMARY OF KEY ISSUES

The key policy issues arising from this proposal are summarised below: -

- Principle of development

Ringford is categorised as a Village in the Stewartry Housing Market Area in the Local Development Plan therefore the principle of a dwellinghouse at this location falls to be considered against Policy H2 of the Local Development Plan 2. Policy H2 states that the Council will support housing development proposals (subject to other policies in the Plan) where:

- The number of units proposed relates to the scale and size of the existing village; and
- It does not on its own or in combination with other developments in the housing market area undermine the overall objective of the spatial strategy; and
- It relates to the layout, density and design of the character and form of the existing village; and
- It would not lead to ribbon development; and
- The proposal would not result in the loss of open space shown in the open space supplementary guidance.

The Housing in Villages Supplementary Guidance (SG) elaborates on the five policy criteria above.

Based on the submitted information it is considered that three dwellinghouses could be accommodated within the application site and could comply with the criteria detailed above.

- Siting & design

The Supplementary Guidance detailed above, provides additional advice regarding siting and design. It is recommended that the proposed dwellings are sited to front on to the A762.

The traditional stone wall that forms the boundary between the application site and the A762 adds to the character of the village and should be retained where possible.

- Access & parking

The Council Roads Planning Team Leader was not consulted as part of this enquiry. Parking for two or three cars would be required for each dwellinghouse, depending on the number of bedrooms in each dwellinghouse.

- Developer contributions

Developments of three or more dwellinghouses may be subject to a developer contribution for education.

12. FURTHER INFORMATION

Based on the information provided, you are advised to submit the following further information with any future application for planning permission. Should you choose not

to submit the recommended information, you should provide a clear reason for doing so.

- Percolation Test - Particularly in instances where private drainage is required in a settlement
- Each dwellinghouse must be supported by an energy statement (please see the supplementary guidance detailed above).

13. ENVIRONMENTAL IMPACT ASSESSMENT

The proposal does not require to be screened under the Environmental Impact Assessment Regulations.

14. CONCLUSION

On the basis of the information submitted and considered within this report, officers would support the proposal.

Disclaimer

Pre-application advice is given without prejudice to any decision that the Council as planning authority may make in respect of any future planning application for planning permission. Unless the option of a site visit has been chosen or there are specific reasons why consultations have been undertaken, the advice provided will only be based on a desktop assessment of the proposal against planning policy and guidance. Furthermore, other issues may arise during the detailed consideration of a formal planning application that may not have been evident at the pre-application stage and which may be material to any decision made.

Please also note that correspondence and details relating to pre-application enquiries are treated confidentially. However, if a request is made under the Freedom of Information (Scotland) Act 2002 we may be obliged to reveal details of your enquiry. Your enquiry will not be treated as confidential once a planning application has been submitted and is in the public domain.

Further information

Applications for planning permission can be submitted online using [ePlanning](#), which also contains paper forms and guidance notes for most application types.

The Council's pre-application enquiry service is a non-statutory service, and I hope that the above advice has been helpful to you. Regrettably, this office will not be able to enter into further dialogue in respect of this enquiry; should you wish to pursue your proposal further, please submit the necessary further pre-application enquiry or full planning application. Forms are available from www.dumgal.gov.uk/planning. Please refer to the accompanying notes for guidance which provides helpful advice to assist you with submitting a planning application and what requires to be submitted.

Further information on the [Local Development Plan](#), our suite of [Supplementary Guidance](#) documents, and any [Planning Constraints](#) applicable to the site is available online.

Our [Service Standards](#) set out the core vision and values of the Planning Service, and we continually review customer feedback to improve the service we offer.

Contacts

Case Officer: Carla Livingstone
Address: Kirkbank House, English Street, Dumfries, DG1 2HS
Telephone: 01387 260829
Mobile: 07919 300803
Email: Carla.Livingstone@dumgal.gov.uk

Team Leader: Robert Duncan
Address: Kirkbank House, English Street, Dumfries, DG1 2HS
Telephone: 01387 260 834

Mobile: 07921 038720
Email: robert.duncan@dumgal.gov.uk

Please take some time to tell us about your encounter with the Planning Service by completing the below customer survey, which is also available to complete in [electronic format](#) online.



Customer Satisfaction Survey

DEVELOPMENT MANAGEMENT – PLANNING SERVICES

Question 1 What was your involvement in the enquiry?

- Applicant Agent

Question 2 Was the enquiry proposal supported by officers?

- Yes No

SERVICE DELIVERY

Question 3a Did Planning Services deliver the service that they promised?

- Very satisfied Satisfied Neither satisfied nor dissatisfied
 Dissatisfied Very dissatisfied

Question 3b Do you have any comments about the service offered? If dissatisfied, what was the nature of the problem, and was it resolved to your satisfaction?

TIMELINESS

Question 4a Was your application or enquiry dealt with within the timescale promised?

- Very satisfied Satisfied Neither satisfied nor dissatisfied
 Dissatisfied Very dissatisfied

Question 4b Do you have any comments about timescales? If there was a delay, was a satisfactory explanation offered, and was the matter resolved to your satisfaction?

INFORMATION

Question 5a Please indicate the quality of the information or advice provided.

- Very satisfied Satisfied Neither satisfied nor dissatisfied
 Dissatisfied Very dissatisfied

Question 5b Do you have any comments about the information or advice offered? If you were dissatisfied with the advice, what was the nature of the problem, and was it resolved to your satisfaction?

PROFESSIONALISM AND STAFF ATTITUDE

Question 6a Were you satisfied with the customer service offered by staff?

- Very satisfied Satisfied Neither satisfied nor dissatisfied
 Dissatisfied Very dissatisfied

Question 6b Do you have any comments about the way staff did their jobs?

SATISFACTION WITH SERVICE

Question 7 Were you satisfied with the service overall?

- Very satisfied Satisfied Neither satisfied nor dissatisfied
 Dissatisfied Very dissatisfied

Question 7b Do you have any comments about the overall service?

Please return your survey form to planning@dumgal.gov.uk or to Planning Services, Kirkbank House, English Street, Dumfries DG1 2HS.

Thank you for taking the time to share your thoughts on your encounter with the service. The results of the survey will inform how the service is continuously improved.

