

**SGbus2: Office development**

**We will approve new office development, subject to other policies, if:**

- 1) it is located on land allocated in the plan for employment use; or uses existing derelict, despoiled, unused or underused land or buildings; AND**
- 2) the applicant demonstrates that the development will be adequately accessible by public transport where available, or by walking or other non-motorised means of travel, or would deliver improvements to public transport services in scale with the development; AND**
- 3) in the case of offices that fall within Class 2 of the Town and Country Planning (Scotland) Use Classes Order 1997, the proposal meets the sequential approach to site selection under the terms of policy relating to retail uses, where they will be considered as though they were shops.**

**Reasoned Justification**

The aim of this policy is to encourage office development to locate on sites appropriate to the scale of the proposal in terms of, for example, traffic impacts or neighbouring uses. This helps to maintain a diversity of use as well as maintaining and enhancing the vitality and viability of each settlement and its town centre.

Adequate accessibility is measured by comparing the number of households that will be within a 15 minute travel distance by walking or public transport with the predicted number of employees. Measures may be required to ensure that under no circumstances is the number of households within this travel distance less than the number of predicted employees.

Class 2 of the Town & Country Planning (Scotland) Use Classes Order 1997 includes financial, professional and other services such as accountants, banks, estate agents, doctors' and dental surgeries and betting shops. These are services which should be located in town centres' main retail areas. The Council may waive the sequential approach requirement for community medical facilities, where appropriate.