

**LAND SOUTH OF
CAMPSIE ROAD**

STRATHBLANE



Pre Application Consultation Report

Gladman

PRE-APPLICATION CONSULTATION REPORT

**LAND SOUTH OF CAMPSIE ROAD
STRATHBLANE**

**PROPOSED RESIDENTIAL DEVELOPMENT AND CEMETERY
WITH ASSOCIATED ENGINEERING WORKS AND LANDSCAPING**

MAY 2017

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1 INTRODUCTION

1.1 Requirements

- 1.1.1 This report sets out the community engagement undertaken by Gladman in advance of an in principle planning application for residential development of a site in Strathblane.
- 1.1.2 This pre-application consultation was required as the proposal is defined as a major development.

2 PROPOSAL OF APPLICATION NOTICE

2.1 Submission of notice

- 2.1.1 The Proposal of Application Notice (Appendix 1) was submitted to Stirling Council on the 3rd of October. It was received by them and validated on the 5th of October (Appendix 2).
- 2.1.2 No response was received from the Council stating that any further consultation (than that set out within the notice) was required within the requisite 21 days. As such, the proposed consultation was considered to comply with the statutory requirements.

2.2 Circulation of notice

- 2.2.1 The notice was submitted to Stirling Council and copies were also sent directly to the Community Council (Chair and Secretary); the Ward Councillors (Cllrs Berrill, Lambie and Muirhead); Cllr Brisley, the Planning and Regulation Panel Chair; Bruce Crawford MSP and Steven Paterson MP.

3 PUBLIC EXHIBITION

3.1 Publicity

- 3.1.1 A public notice (Appendix 3) was placed in the Milngavie and Bearsden Herald on the 20th of October in advance of the public exhibition on Monday the 31st of October.
- 3.1.2 The advert set out the date and time of the exhibition and gave the address of a consultation website which included copies of the Proposal of Application Notice, exhibition materials for download and opportunity to provide feedback on the scheme.
- 3.1.3 The website also included an online version of the consultation questionnaire and an email address for comments to be sent directly.

3.2 Exhibition

- 3.2.1 On the 31st of October 2016 a public exhibition was held in the Village Club in Strathblane from 3 to 7pm.
- 3.2.2 At the exhibition, five exhibition boards (Appendix 4) which set out the context for the proposal as well as information on the emerging proposal, were displayed. Staff members from Gladman were available for the duration of the exhibition to answer questions from members of the public.
- 3.2.3 A questionnaire (Appendix 5) was available, which could be completed and returned on the day, returned by post, or filled in online.

3.3 Attendance

- 3.3.1 Approximately 120 members of the public visited the exhibition, with attendance spread evenly throughout the exhibition period.
- 3.3.2 In addition, following discussions with members of the Community Council, the exhibition materials were displayed in the local library and further printed copies were provided to the Community Council for them to circulate as they saw fit.
- 3.3.3 Representatives from Gladman were invited to a meeting of the Community Council on the 5th of December to discuss the proposals with them.

- 3.3.4 In addition to members of the Community Council, this meeting was also attended by 80-90 members of the public. At this meeting, members of the community and Community Council asked questions of the Gladman representatives.
- 3.3.5 The proposal was also keenly debated on social media (on the local community page), with a variety of views, both for and against development proposed. It is clear that this discussion, which was entirely independent of Gladman, was useful for the community in terms of awareness raising and debate around the issues.

3.4 Feedback

- 3.4.1 The period for submitting questionnaires ran from the date of the public exhibition until the 12th of December.
- 3.4.2 Forty-eight completed questionnaires were received on the day of the exhibition, forty-two further responses were then received in the post, via the online-form or email following the exhibition.
- 3.4.3 Of those responses returned 66% considered that the exhibition was useful and 36% agreed that more houses were needed to meet local need and demand, although much of this support was qualified in terms of that support being for affordable housing, local-needs housing, or for more housing, but in a different location.
- 3.4.4 Following the 5th of December meeting with the community, a further forty-four responses were received, objecting to the development proposed. Many of these objections were in the form of a template letter provided by the Community Council.
- 3.4.5 Further to their meeting on the 5th of December, and having carried out their own consultation process, the Community Council also submitted their response to the consultation, objecting to the proposed development.
- 3.4.6 These responses reflected the general mood of that meeting, with objection to the overarching principle of the proposal and concern over the impact of the proposal on infrastructure provision, the green belt, the cemetery and church and the relationship of the proposal to the LDP and the plan-led system.

- 3.4.7 In general terms, responses raised concerns over the infrastructure impact of the proposed development, particularly education capacity. Access issues and concerns were also raised by a number of respondents.
- 3.4.8 Respondents also questioned the overarching need for more housing development in Strathblane, especially in light of the development of the CALA site and the ability of Strathblane and its facilities to absorb more development.
- 3.4.9 Comments were also made concerning the spatial strategy of the Stirling LDP, and whether or not this location is appropriate for further housing growth, given the hierarchy of settlements and the distribution of growth set out in the adopted and proposed LDP.
- 3.4.10 Whilst there was generally resistance to additional residential development in Strathblane, there was an undercurrent of acceptance that low-cost, or affordable housing for local people, or indeed, down-sizing or sheltered accommodation was required, although not that this site was necessarily the right location for it. The desire for locally-tied housing was particularly strong in relation to both up- and down-sizing existing residents.
- 3.4.11 Concerns were also raised that the shifting of the cemetery site further east along Campsie Road increased by an unacceptable degree, the distance from the Church to the cemetery, and represented an unwarranted intrusion into the green belt which was inconsistent with assurances given during the application for the CALA site to the west of this site.
- 3.4.12 The relationship of the application site to the CALA site was also a key issue; with many residents believing, or having been led to believe that by 'allowing' the CALA site to be developed, they were protecting the village from additional development, and development to the east in particular.
- 3.4.13 Visitors to the exhibition, respondents to the questionnaire and attendees at the public meeting were interested in the relationship between the current proposal, the previous promotion of the site and the second proposed Stirling Local Development Plan.
- 3.4.14 Responses to the public consultation have not been included with this report, but if the Council wishes to see them, copies can be provided with personal details removed.
- 3.4.15 Infrastructure concerns are capable of being addressed, and this will be covered in more detail in the Planning Statement. In relation to the overarching need for housing

development, as noted at the exhibition, this proposal responds directly to the conclusions of the proposed LDP.

- 3.4.16 Following feedback at the exhibition, Gladman has reviewed all technical matters relating to transport, traffic, road safety, education capacity and utility capacity. We have also reviewed our proposal with regard to landscape and visual impact, impact on the green belt and impact on the character and appearance of the settlement.
- 3.4.17 Our conclusions on these matters will be presented in the Planning Statement.

4 PRE-APPLICATION MEETING

- 4.1.1 In addition to the public consultation set out above, Gladman met with Officers of Stirling Council prior to the application to discuss the eventual processing of the application. This meeting, on the 28th of November was useful as it established clear lines of communication between the authority and applicant, and gave us, as applicants, a clear understanding of the process which the Council would seek to follow during the determination of the application.
- 4.1.2 This meeting also gave both parties opportunity to review the intended submission documents, and to discuss and agree the requirements for information and supporting studies to accompany the application.
- 4.1.3 Following this meeting, Stirling Council shared a draft Processing Agreement and contact details for a number of key departments within the Council.

5 CONCLUSION

- 5.1.1 This report demonstrates that the applicants have complied with the requirements of the legislation, regulations and circular with regard to the pre-application consultation.
- 5.1.2 It also demonstrates the value of public consultation, as Gladman has been able to introduce the proposal to the local community and help to explain the reasoning and justification behind the emerging proposal, as well as the relationship of the proposal to-, and compliance with-, both the existing and emerging Local Development Plan and Scottish Planning Policy.

- 5.1.3 Whilst objections were raised to the principle of the development, there were nevertheless a number of respondents who supported the principle of additional residential development in Strathblane, subject to the qualifications set out above.
- 5.1.4 A number of issues were raised which have resulted in review of the proposal and the supporting information.
- 5.1.5 The application will seek to address these concerns.

APPENDICES

- Appendix 1 - Proposal of Application Notice
- Appendix 2 - Proposal of Application Notice registration information
- Appendix 3 - Press advert
- Appendix 4 - Exhibition boards
- Appendix 5 - Questionnaire