

Other Planning Issues

ISSUE: **ISSUE: REQUEST FOR SCREENING OPINION UNDER THE ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2011.**

RESIDENTIAL DEVELOPMENT AND CEMETERY WITH ASSOCIATED ENGINEERING WORKS AND LANDSCAPING AT LAND 160 METRES SOUTH OF BROADGATE HOUSE CAMPSIE ROAD STRATHBLANE

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The Proposal:

The Council has received a request from Gladman Scotland, 2 Eliburn Office park, Eliburn, Livingston, West Lothian, EH54 6GR for an opinion on Environmental Impact Assessment (EIA) Screening in relation to the above proposal. The site is that located on the periphery to the west of Strathblane and covers two fields that are divided by a track that leads down over the Blane Water and disused railway line. The site extends on the north side to Campsie Road, on the west side to the recently built Cala housing development, on the south side by the disused railway line, and two fields that extend out beyond the standing stone to a post and wire fence field boundary. A planning application for residential development by Gladman Scotland has not been submitted for the site.

Assessment:

In assessing the characteristics of development, the planning authority must have regard to the size of the development, the accumulation with other development, the use of natural resources, the production of waste, pollution and nuisances and the risk of accidents.

In assessing the location of the development, the planning authority must have regard to the environmental sensitivity of geographical areas likely to be affected by the development in particular to the existing land use; the relative abundance, quality and regenerative capacity of natural resources in the area; and, the absorption capacity of the natural environment, in this case, relative to densely populated areas and landscapes of historical, cultural or archaeological significance.

In assessing the characteristics of the potential impact, the planning authority must have regard to the potential significant effects of the development in relation to the set of criteria set out above having regard in particular to the extent of the impact (geographical area and size of the affected population); the trans-frontier nature of the impact; the magnitude and complexity of the impact; the probability of the impact; and the duration, frequency and reversibility of the impact.

The site is utilised as grazing. It is not within a 'sensitive area', such as a Special Area of Conservation, a Special Protection Area, or a Site of Special Scientific Interest. The site does abuts a populated sub-urban area, and the development of the site for housing, along with the larger Local Development Plan site may have an impact on areas of landscape setting, heritage and archaeological significance.

Recommendation:

The proposals do not constitute a Schedule 1 development under the terms of the EIA regulations. The proposal is a Schedule 2 development as it meets criteria within infrastructure and urban developments within category 10. The scale of proposed development does not warrant the submission of an Environmental Impact Assessment. It is considered that the potential environmental impact of a new housing at Campsite Road is not so significant that an EIA is required. Whilst an Environmental Impact Assessment is not required a planning application for the new housing etc. would require a number of relevant professional reports. The following reports/assessments require to be submitted with a planning application are:

- Master Plan with a Design and Access Statement.
 - Planning Statement.
 - Landscape and Visual Impact assessment.
 - Transport Assessment.
 - Site Investigation report.
 - Agricultural land Assessment.
 - Ecological Report.
 - Archaeology report.
 - Utilities and Infrastructure report including water supply and proposals for the treatment of surface water run-off by a Sustainable Urban Drainage System.
 - Flood risk and drainage assessment.
 - Noise Impact Assessment.
 - Air Quality assessment.
 - Heritage Assessment the impact of the setting by the proposed development on the Scheduled Monument and an assessment of the monument's setting, potentially with some mitigation proposals.
 - Education impact assessment.
 - Arboricultural Survey.
 - Surface water drainage plan and sustainable urban drainage system design
 - Archaeology Report.
 - Effects on the water environment from cemetery proposals and all foul drainage.
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LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **02 November 2016**

Week Number **44**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 10 November 2016** unless the Head of Planning receives from a Councillor a written objection to the recommendation outlining relevant planning reasons and requesting that the application is referred to the Planning Panel for determination. The deadline for the Planning & Building Standards Service Manager to receive such written objections from Councillors to this week's Planning Schedule Recommendations is therefore 1700hrs on **Wednesday, 09 November 2016**.