

GLADMAN PLANNING APPLICATION

17/00434/PPP

70 HOUSES on CAMPSIE ROAD

INTRODUCTION

Late in 2016 the community responded to Gladman’s “pre-application consultation” regarding proposals for a substantial residential development on Campsie Road, Strathblane. This proposed the moving of the existing Green Belt boundary and moving the currently designated cemetery to a site further east.

The community responses to its consultation were negative, and the proposal is contrary to Stirling’s established Local Development Plan. However, **a planning application has now been filed**, and it is vital that the community considers the proposals and makes submissions to Stirling Council **by 7 August 2017**.

The “illustrative master plan” is shown below. Links to the application details are provided on our web page (above) and Strathblane Community Council is organising drop-in sessions at which you can view more detail of the proposals.

The attached **survey questionnaire** has been designed to allow you to form your views of the Gladman proposal and provide input to Strathblane Community Council. The questionnaire also seeks input on the **types of new housing** that may actually be needed in the local area.

Everyone’s priorities and views are different, so it is vital that as many residents as possible make their own submissions directly to Stirling.



WHAT HAS CHANGED?

See Survey questions 1-4

Gladman Developments organised a “pre-application consultation” in October-December 2016. The community council organised opportunities to view the materials and comment, including a supplement in the November *Blane Valley Bulletin*.

The “illustrative master plan” shows a layout of 62 housing units, of which 20 would be designated “affordable”. The layout is the same as shown in the pre-application consultation, while the “Design Statement” provides some more detail of house types and proposed landscape setting.



Figure 2 - Computer visualisation

However, the application is only for planning permission “in principle” for “up to 70 houses”. Gladman itself is not a developer, and **the illustrative plan is not binding on any developer.**

We have said before that an “In Principle” planning application does not give enough information for the proposal to be assessed against either the needs of the local community, or the relevant planning criteria. **What has changed?**

SUSTAINABLE DEVELOPMENT

See Survey Questions 5-8

The current Local Development Plan (LDP) is based on extensive consideration of the local needs, local communities’ comments and planning policy. The process fully evaluated the housing needs and options, as well as capacity of infrastructure and long-term goals of “sustainability”. The site targeted in this proposal is designated as Green Belt, and earmarked for a cemetery extension which is needed quite urgently.

The Local Development Plan proposes that any large-scale development should be in Stirling’s “Core Area”, that is the area around Stirling city. Strathblane is said to require only small-scale expansion, with the aim of sustaining local

services and facilities through increased diversity in the population. 28 units were recently completed by Cala and Rural Stirling Housing Association at Campsie Road. A new allocation of up to 30 units has been included in the Proposed LDP for 2017 (site below the Devil’s Elbow, South of the A81).

The owner of the Gladman site has promoted this site for housing at every stage of the Local Development Plan process, and been rejected by Stirling and the Scottish Government Reporters. The surrounding land north and south of the site is in the same ownership.

CEMETERY PROVISION

See Survey Question 9

A cemetery extension is urgently needed. Stirling’s plan is to create a cemetery extension on this site, adjacent to the Cala Development. The agreed location is within walking distance from the Church, existing parking and the village facilities. This serves also to close the envelope of the village, and establish a robust Green Belt boundary.

ESSENTIAL LOCAL SERVICES

See Survey Questions 10-11

The community council identified concerns that this proposal would impact on the public services negatively resulting in at least a 10% increase in population; our local schooling, which is close to full capacity; our roads system and our waste water sewage which is also close to capacity. We are remote from the local authority services, and already larger in population than the other villages in the rural area.

The neighbouring authority, East Dunbartonshire Council also made submissions against expansion of Stirling’s rural villages. Transport issues such as commuter traffic, and conflict with tourist traffic were highlighted.

HOUSING NEED

See Survey Questions 12-17

The community council is determined that any new housing developments here should be driven by the needs of the local community. Tell us about your thoughts and needs.

ABOUT YOU

See Survey Questions 18-20

Strathblane Community Council exists to represent the views of the residents of the community council area. However, we would like to hear also from a range of others. Tell us about your connection with our community.



QUESTIONS ON GLADMAN'S PLANNING APPLICATION 17/00434/PPP

Strathblane Community Council wants your opinions on the following questions. **Please fill in the survey online at www.surveymonkey.co.uk/r/CampsieRoad** or via the Strathblane Community Council website. **If you prefer to submit comments on paper, please drop in your responses at Strathblane Library.** We need replies by **26 July 2017** to consider them in our response to Stirling Council.

Please remember to file your own comments to Stirling Council via their website or by email to info@stirling.gov.uk, quoting ref. 17/00434/PPP. The deadline for submissions is **7 August 2017**. Please copy your submissions to us at contact@strathblanec.org.uk.

PRE-APPLICATION CONSULTATION

1. Were you aware of Gladman's pre-application consultation in October-December 2016?

Yes No Don't remember

2. Do you believe that the pre-application consultation was conducted fairly?

Yes No Don't know

Comments:

3. Did you respond to the pre-application consultation?

Yes No Don't remember

4. Reviewing the planning application 17/00434/PPP, do you think that Gladman have addressed your particular concerns?

Yes No Don't know

Please explain:

SUSTAINABLE DEVELOPMENT

5. Should the Local Development Plan (which was produced by Stirling Council and the local communities) be disregarded to allow this housing development?

Yes No No opinion

6. The site of the proposed housing development is farm land in Strathblane's Green Belt. On a scale of 1 to 10, how strongly do you believe the Green Belt should remain protected?

1 (Not Strongly) _____ 10 (Strongly)

7. Do you consider that the proposal for up to 70 houses constitutes "small scale expansion" of the village?

Yes No No opinion

8. Would the proposed development threaten the identity and setting of the village?

Yes No No opinion

Please explain:

CEMETERY PROVISION

9. Are you in favour of moving the proposed cemetery further from the village, to make way for Gladman's proposed housing?

Yes No No opinion

Please explain:

ESSENTIAL LOCAL SERVICES

10. What do you think would be the impact of this development on the following services:

Service	Positive	Negative	No Concern
Primary School	-	-	-

Please explain:

Secondary School	-	-	-
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Please explain:

Pre-School provision	-	-	-
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Please explain:

Sewerage	-	-	-
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Please explain:

What else?

	-	-	-
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Please explain:





11. Would you be concerned about an increase in traffic on local roads, if the development goes ahead?

- _ Yes _ No _ No opinion

Please explain:

LOCAL HOUSING NEED

12. Does the community currently have the correct mix of housing types and ownership/rental models for the needs of a sustainable community?

- _ Yes _ No _ No opinion

13. If we do not have the correct mix for the needs of a sustainable community, what type(s) of new housing are most needed?

- _ Affordable housing
_ Shared ownership housing
_ Private housing
_ Other (please specify)

14. If you live in the Strathblane Community Council area, please tick what applies:

- _ I rent from the council or housing association
_ I rent from a private landlord
_ I own my home
_ I live with family or friends
_ Not applicable

15. How many bedrooms do you have?

- _ 1 _ 2 _ 3 _ 4 _ 5 _ 6 _ N/A

16. Over the next 10 years do you want to move to a new home and if so how many bedrooms would you need?

- _ 1 _ 2 _ 3 _ 4 _ 5 _ 6 _ N/A

17. ... and what type of home would that be? For example:

- _ Semi-detached _ Terrace
_ Detached _ Flat
_ Bungalow (accessible) _ Not Applicable
_ Other (please specify)

ABOUT YOU

Strathblane Community Council exists to represent the views of the residents of the community council area. However, we would like to hear also from a range of others having a connection with our community.

18. Where do you currently live?

- _ Within the Strathblane Community Council area (e.g. Strathblane, Blanefield, Mugdock, Carbeth, Auchengillan, Auchineden)
_ Elsewhere within Stirling rural villages area (i.e. Stirling Council's Forth & Endrick ward)
_ Elsewhere
What is your postcode? _____

19. If not currently resident, have you previously lived for 5 years or more in the Strathblane Community Council area?

- _ Yes as a child
_ Yes as an adult
_ No/ Not applicable

20. Do you own, manage or work in a business or organisation within the Community Council area? (e.g. Strathblane, Blanefield, Mugdock, Carbeth, Auchengillan, Auchineden)

- _ Yes
_ No

What is the name of the business and its postcode?

THANK YOU FOR TAKING PART!

PLEASE ENCOURAGE YOUR NEIGHBOURS AND FAMILY MEMBERS TO RESPOND TOO!

21. Do you have any final points you would like to make?

22. Would you be happy to be contacted (in confidence) for clarification of any answers? How should we contact you?

Please remember to file your individual comments to Stirling Council via their website or by email to planning officer Mark Laird at info@stirling.gov.uk. You must quote reference 17/00434/PPP and give your name and address. The deadline for submissions to Stirling is 7 August 2017. Please copy your submissions to us at contact@strathblanec.org.uk.

