

Gladman Developments  
Planning application  
**17/00434/PPP**

Strathblane Community Council

31 July 2017

# Overview

- Planning application process ahead
- Community Consultation to date
- Survey Results
- Propose outline response to planning application
  - Why it should be refused
  - What if it should be allowed?

# Planning application process ahead

- Pre-application Consultation [Done]
  - Application 17/00434/**PPP** filed
    - Submissions by public & consultees
    - (SCC, SEPA, SW, Housing, Roads etc.)
  - Decision by Stirling
    - Probably Planning Panel; Expect Refuse
  - Possible appeal by Gladman
    - Examination by Reporter
    - Decision by Government Ministers
  - IF allowed, then Full planning application to follow!
- Local Development Plan
    - Proposed plan with Scottish Government
    - Awaiting decision on Housing Land Supply

**Need Fall-back demands NOW**

**No New Input**

# Community Consultation to date

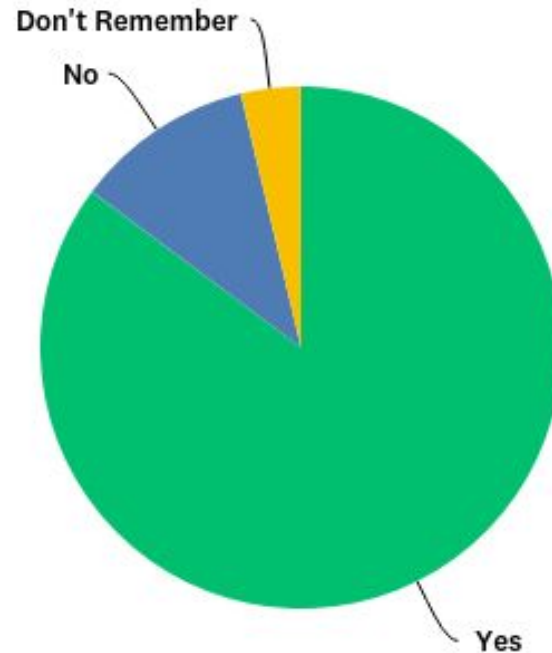
- LDP
  - Blane Valley Bulletin & website
  - Drop-ins
- Pre-application consultation
  - Blane Valley Bulletin supplement & website & Facebook
  - Drop-ins
  - Survey
- Application 17/00434/PPP consultation
  - Blane Valley Bulletin supplement & website & Facebooks
  - Drop-ins
  - Survey
  - Meeting

# Survey Results

- 229 submissions:
  - 216 residents
  - 5 non-residents
  - 8 incomplete (not answered whether resident or non-resident)
- 50+ on paper, rest online

# Q1: Were you aware of Gladman's pre-application consultation in October-December 2016?

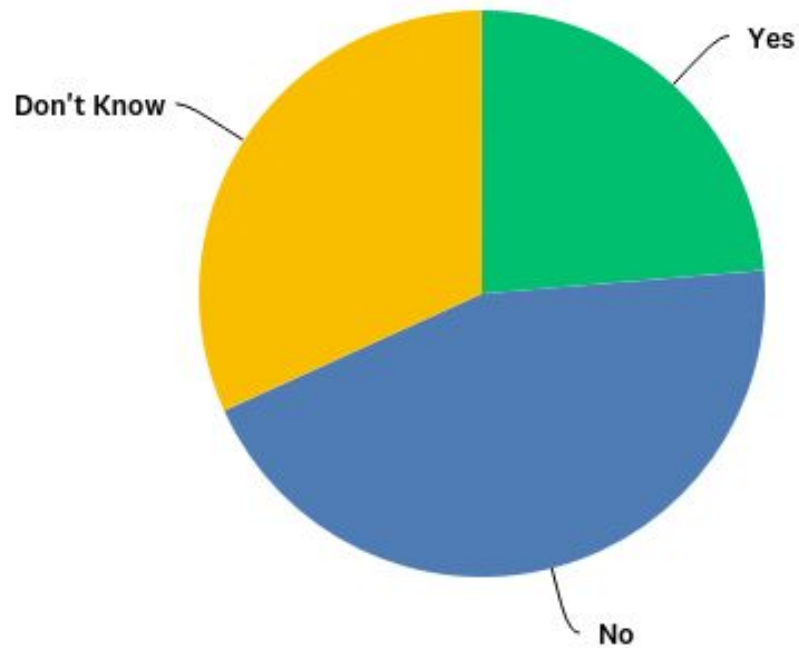
- Answered: 216 Skipped: 0



*Residents*

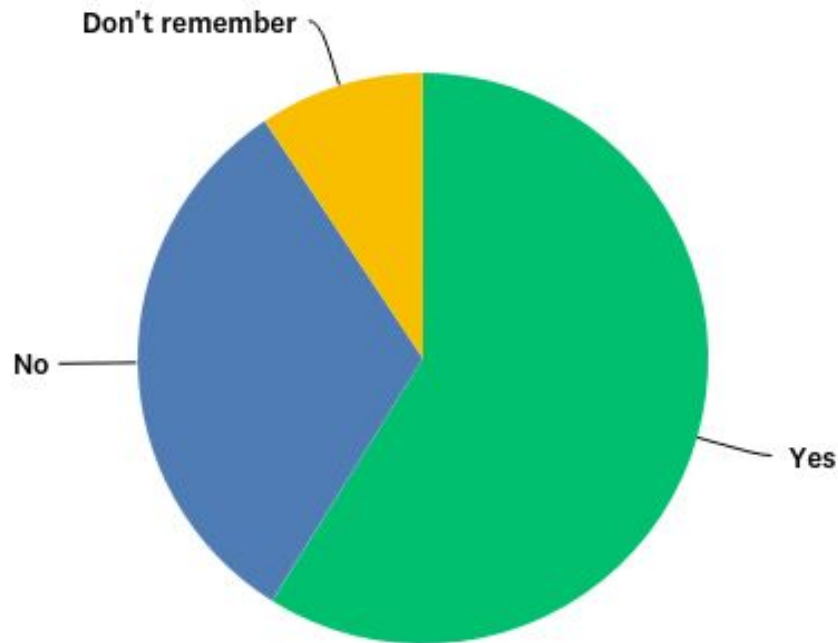
## Q2: Do you believe that the pre-application consultation was conducted fairly?

- Answered: 211 Skipped: 5



# Q3: Did you respond to the pre-application consultation?

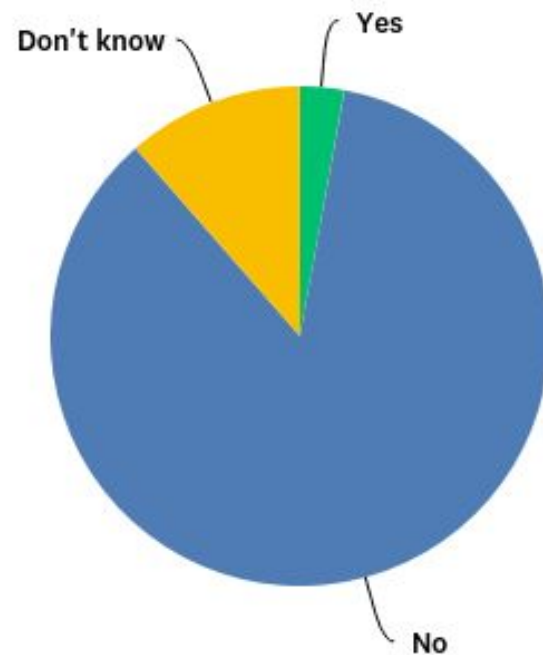
- Answered: 214   Skipped: 2





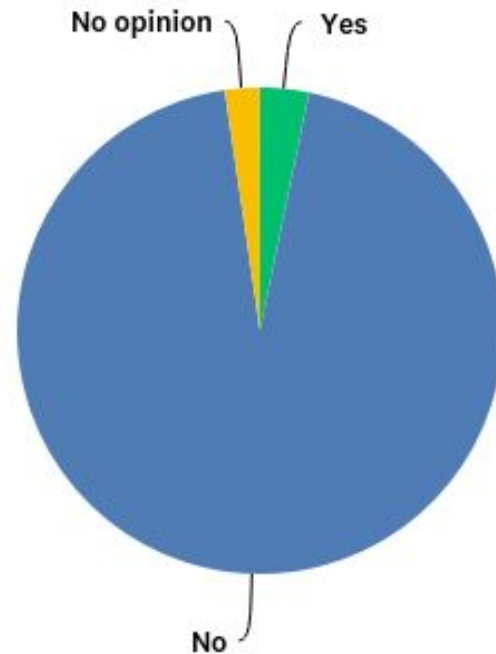
Q4: Reviewing planning application 17/00434/PPP, do you think that Gladman have addressed your particular concerns?

- Answered: 210 Skipped: 6



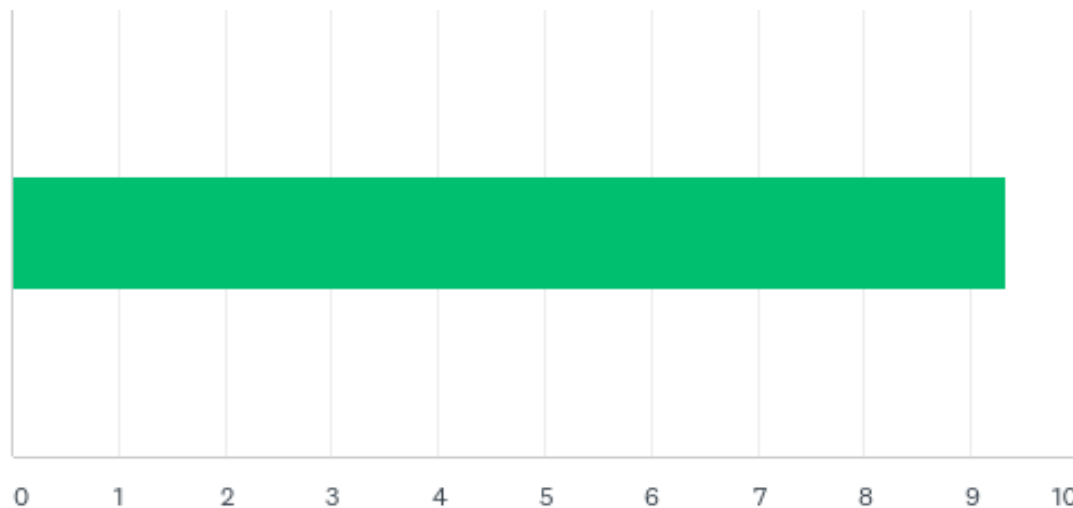
Q5: Should the Local Development Plan (...) be disregarded to allow this housing development?

- Answered: 216 Skipped: 0



Q6: ...On a scale of 1 to 10, how strongly do you believe the Green Belt should remain protected?

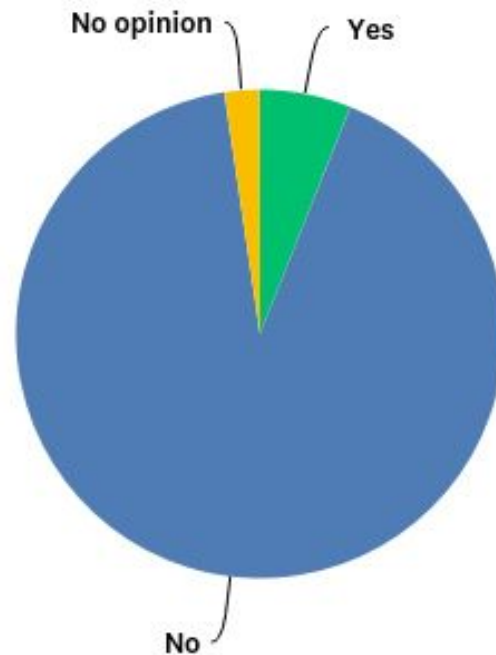
- Answered: 214 Skipped: 2



(average)

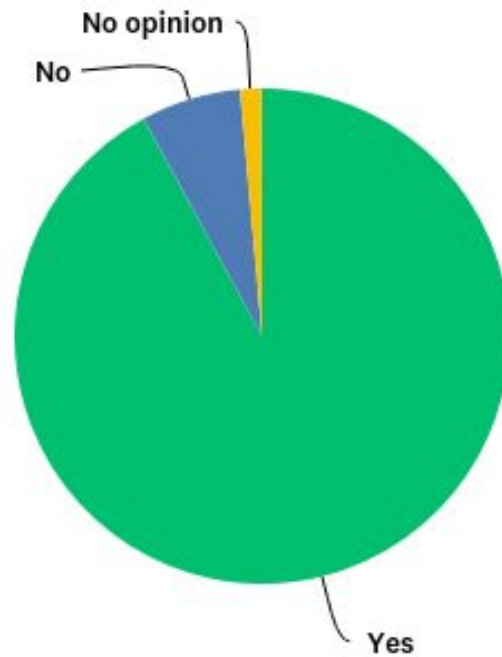
Q7: Do you consider that the proposal for up to 70 houses constitutes “small scale expansion” of the village?

- Answered: 215 Skipped: 1



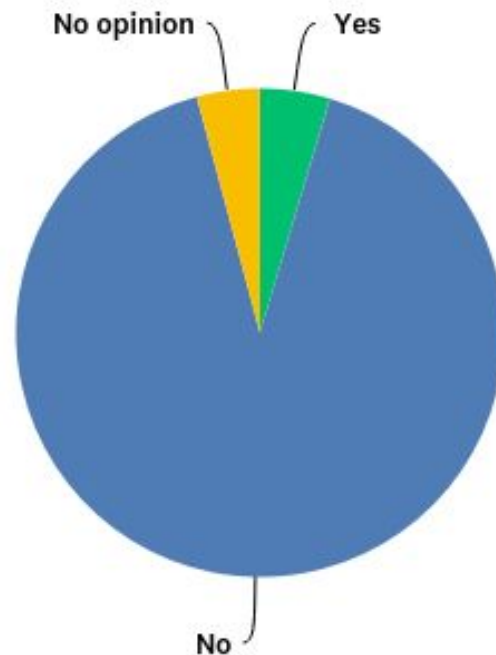
Q8: Would the proposed development threaten the identity and setting of the village?

- Answered: 214 Skipped: 2



Q9: Are you in favour of moving the proposed cemetery ... to make way for Gladman's proposed housing?

- Answered: 216 Skipped: 0



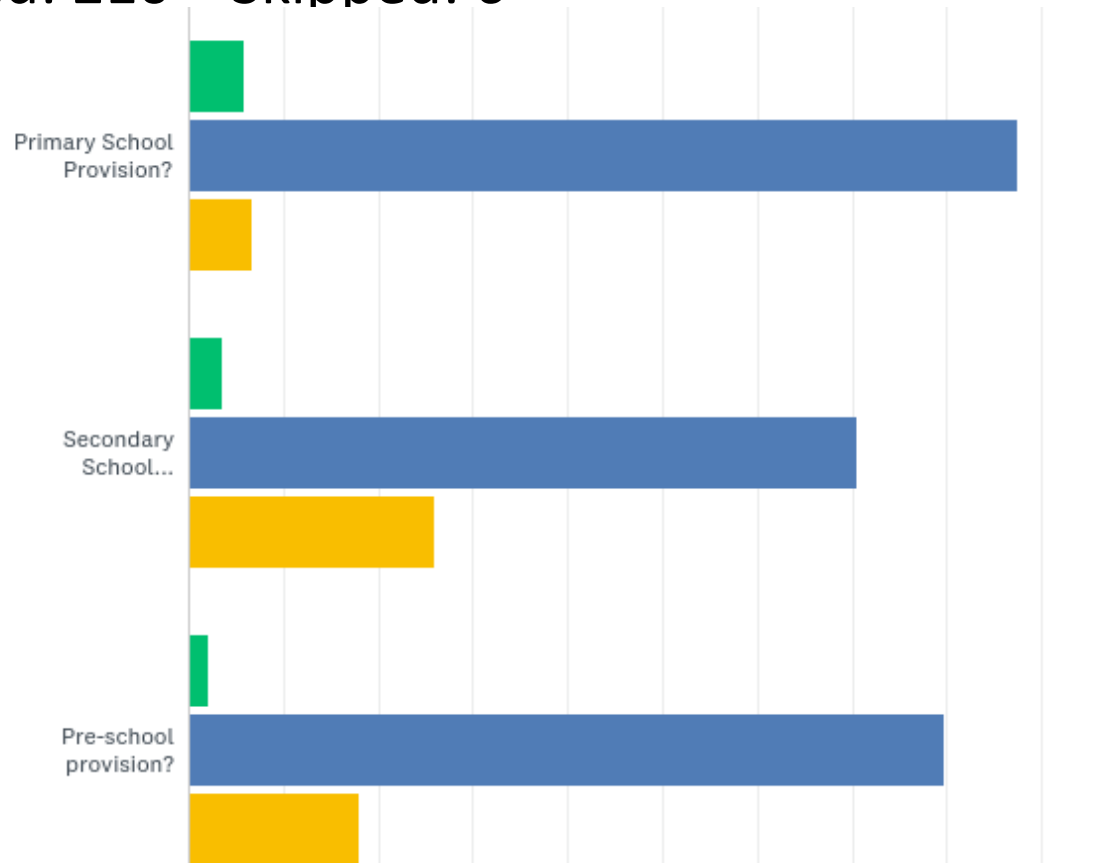
# Q10: What do you think would be the impact of this development on the following services:

• Answered: 210 Skipped: 6

Positive

Negative

No Concern

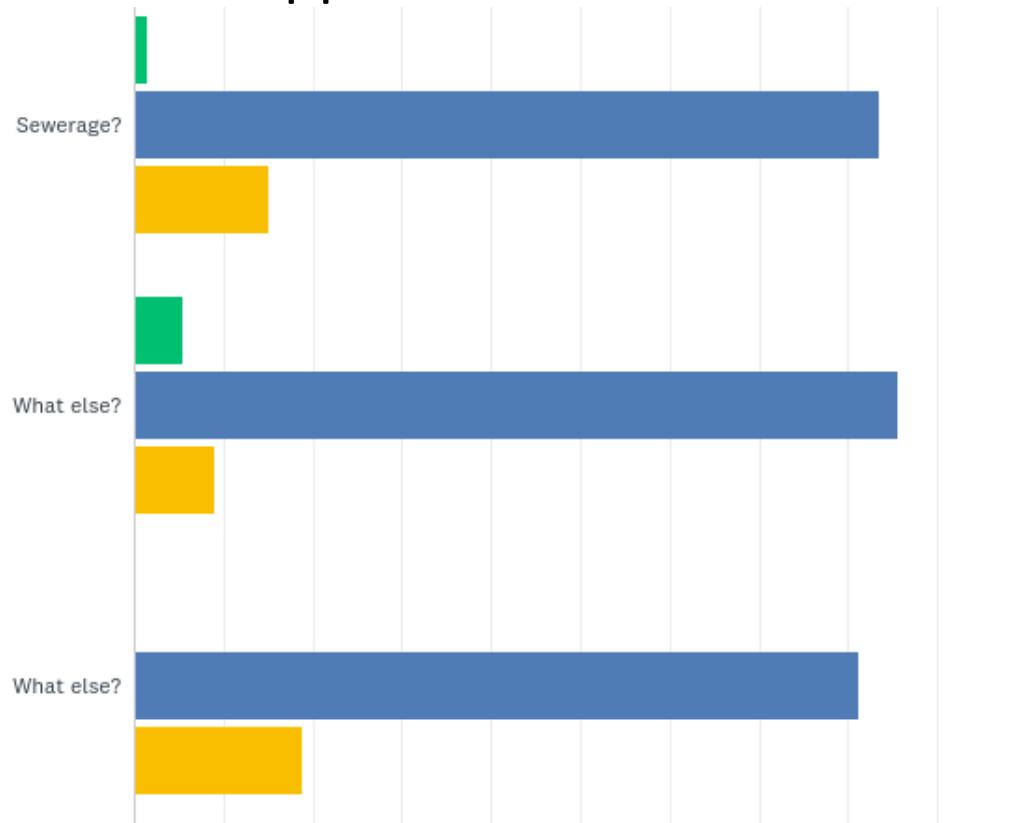


# Q10: What do you think would be the impact of this development on the following services:

• Answered: 210 Skipped: 6

Positive

No Concern



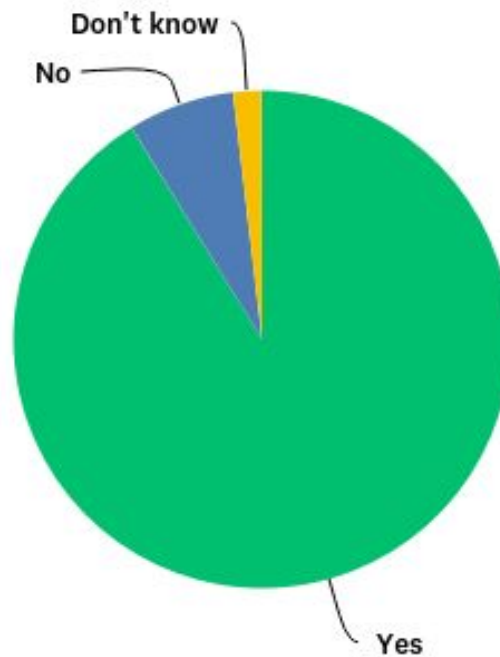
ROADS, TRAFFIC,  
DOCTORS, WILDLIFE,  
ENVIRONMENT, PARKING  
NEAR CO-OP, "NOT  
INTEGRATED", NOT  
MEETING SPECIFIC  
HOUSING NEEDS.

Increased footfall would  
support local shops, pubs  
etc



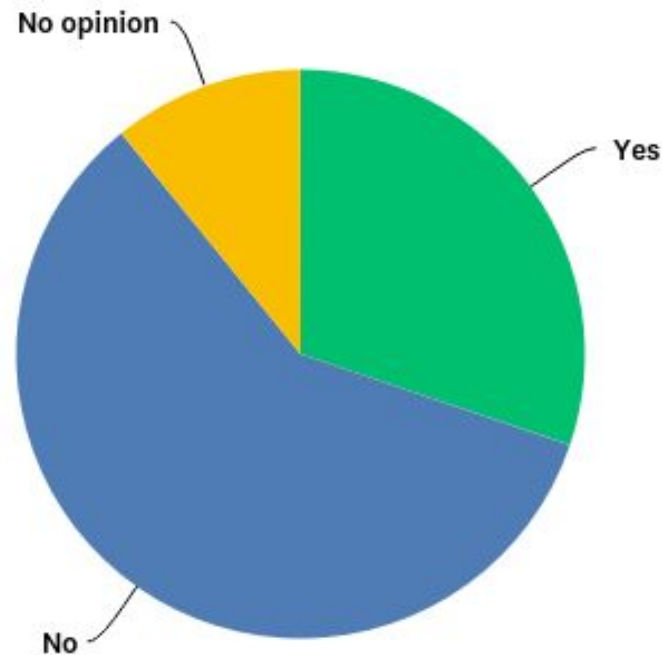
Q11: Would you be concerned about an increase in traffic if the development goes ahead?

- Answered: 216 Skipped: 0



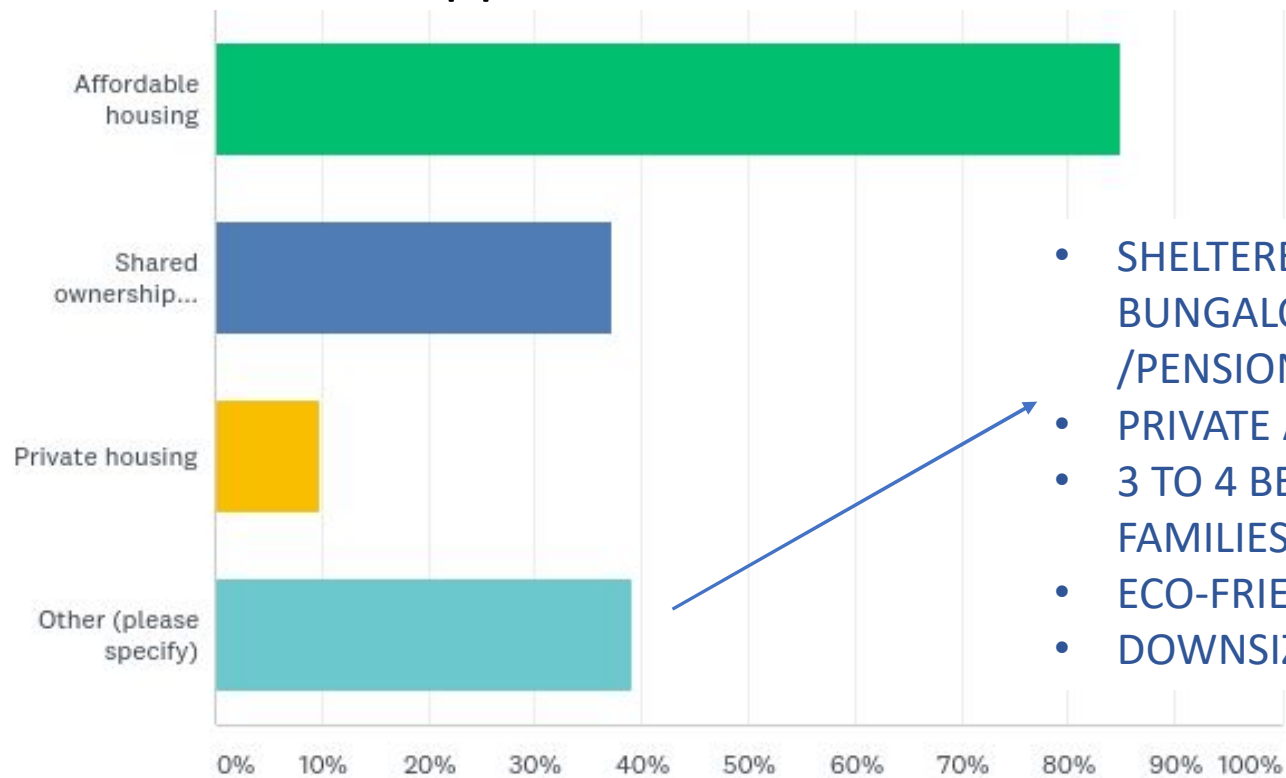
Q12: Does the community currently have the correct mix of housing types and ownership/rental models for the needs of a sustainable community?

- Answered: 212 Skipped: 4



# Q13: If we do not have the correct mix ... what type(s) of new housing are most needed?

- Answered: 153    Skipped: 63



- SHELTERED /ELDERLY /ACCESSIBLE BUNGALOWS /RETIREMENT /PENSIONERS /DOWNSIZE
- PRIVATE AFFORDABLE SMALLER
- 3 TO 4 BEDROOM HOMES FOR FAMILIES
- ECO-FRIENDLY HOUSING
- DOWNSIZING AND STARTER HOMES

## 5 Non-residents Roughly 50-50 for/against

- I think 70 houses in the proposed area will only enhance the village community
- If the green belt is waived for this development then the precedent is set and more could follow fundamentally and negatively changing the village.
- Increase traffic ...Roads are in a poor state ... unlikely to have increased resources to upkeep roads with increased road traffic.
- We have lived in Strathblane all our lives. [Due to illness had to accept bungalow elsewhere] ...would love to get back but no houses that suit our needs for my husband.
- ..."too many of the wrong kind of houses in the wrong place" still stands. ... another attempt by Gladman to ...get their own way ...sole end goal ...profit

# Conclusion from Survey

- Support Local Development Plan
- Defend Green Belt
- Defend “village” character

# Proposed SCC response – deadline 7 Aug 2017

Follow outline of EDC appeal on Tower Farm - examination report:

- Development plan
- Landscape and visual impact
- Green belt
- Sustainable development
- Roads
- Five-year supply of effective housing land
- Effective housing site
- **Proposed conditions and legal agreement**

**Need Fall-back  
demands NOW**

# Fall-back conditions

- Other experts are providing conditions: Roads, SEPA, Historic Environment Scotland, Housing dept., Scottish Water etc..
- What should we add?
  - Housing types/tenures?
  - Detailed plan with community input
  - Minimise disruption
  - Maximise affordable element – e.g. 50%?
  - Max houses 70? 50?
  - Additional contribution to schools (above normal)
  - Other other?
  -

# Conclusion/Discussion