

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

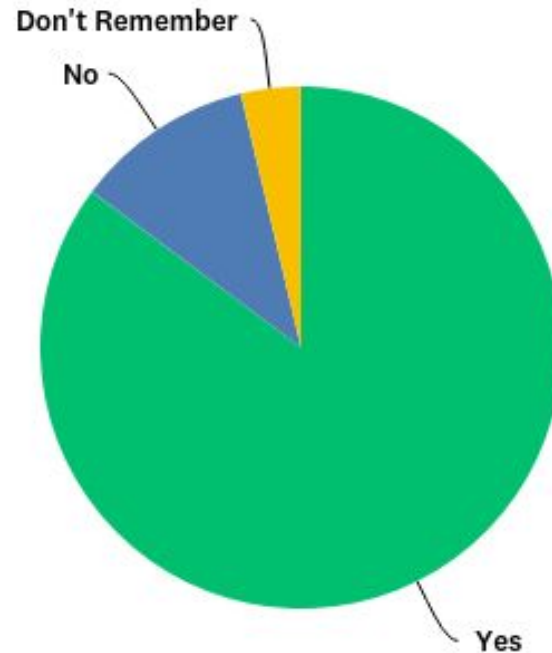
- LDP
 - Blane Valley Bulletin & website
 - Drop-ins
- Pre-application consultation
 - Blane Valley Bulletin supplement & website & Facebook
 - Drop-ins
 - Survey
- Application 17/00434/PPP consultation
 - Blane Valley Bulletin supplement & website & Facebooks
 - Drop-ins
 - Survey
 - Meeting

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?

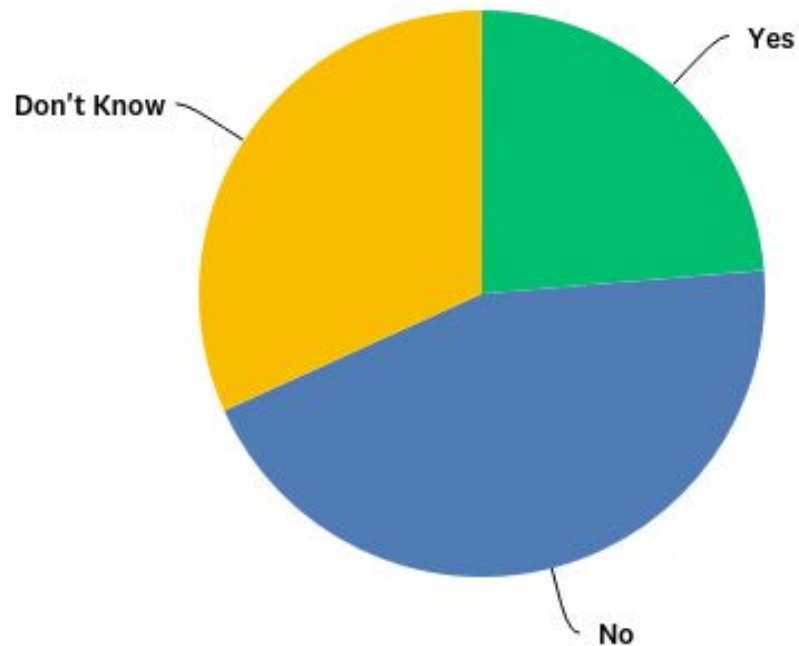
- Answered: 216 Skipped: 0



Residents

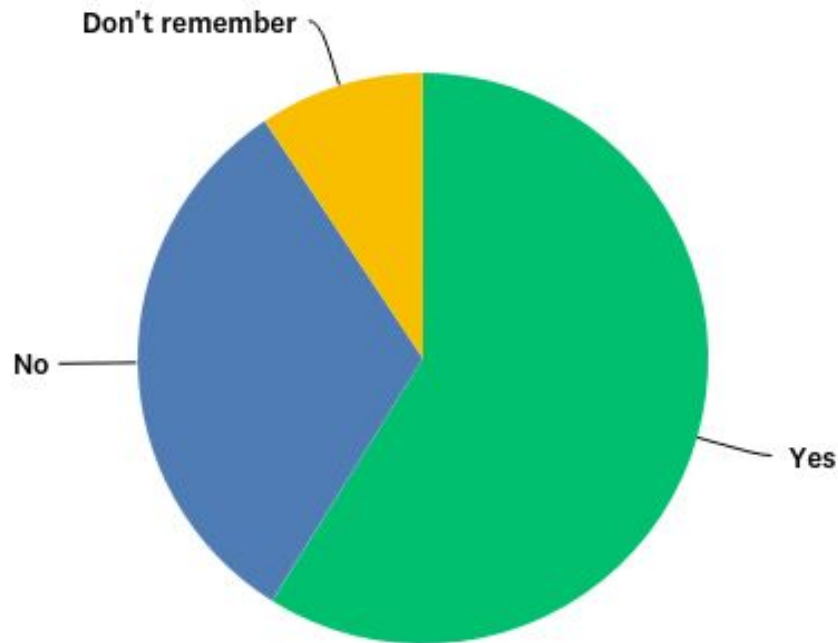
Q2: Do you believe that the pre-application consultation was conducted fairly?

- Answered: 211 Skipped: 5



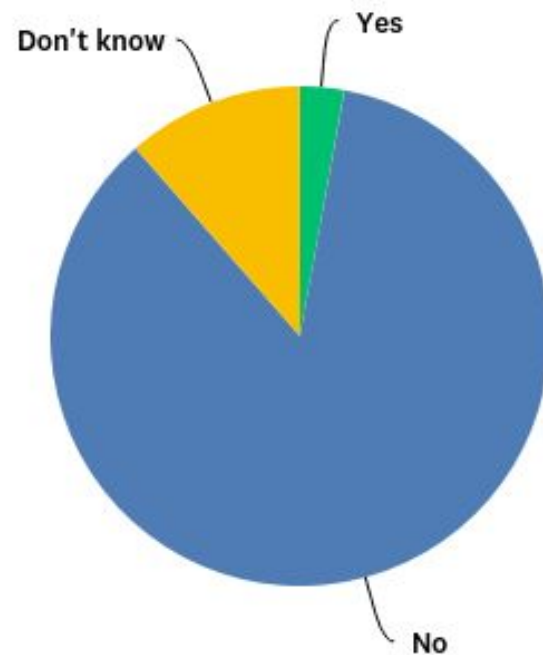
Q3: Did you respond to the pre-application consultation?

- Answered: 214 Skipped: 2



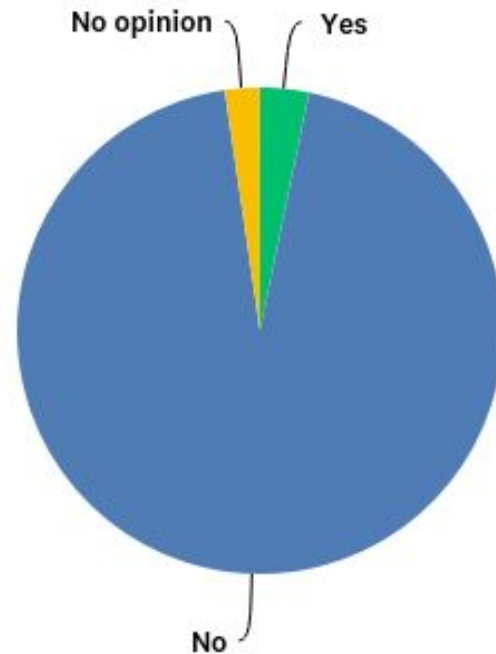
Q4: Reviewing planning application 17/00434/PPP, do you think that Gladman have addressed your particular concerns?

- Answered: 210 Skipped: 6



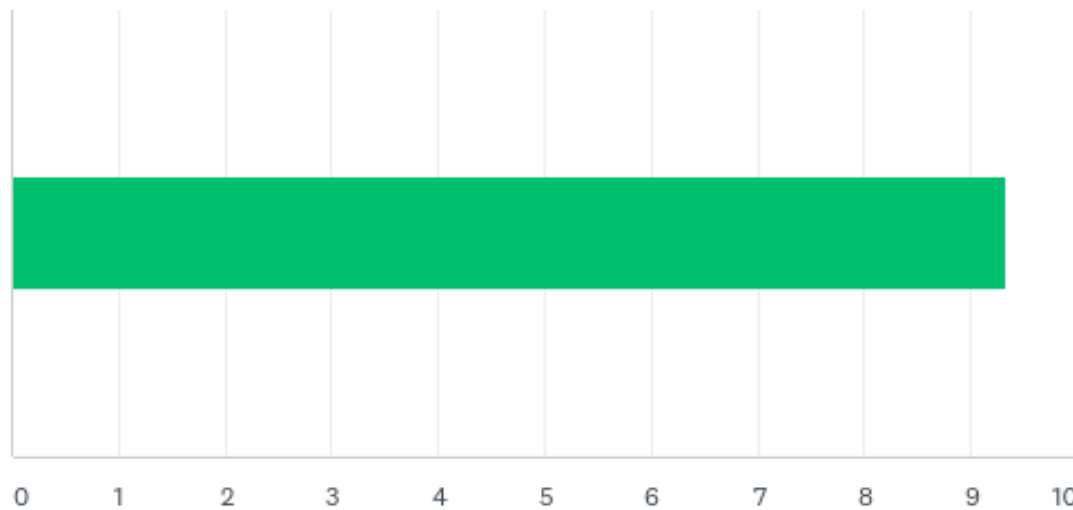
Q5: Should the Local Development Plan (...) be disregarded to allow this housing development?

- Answered: 216 Skipped: 0



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

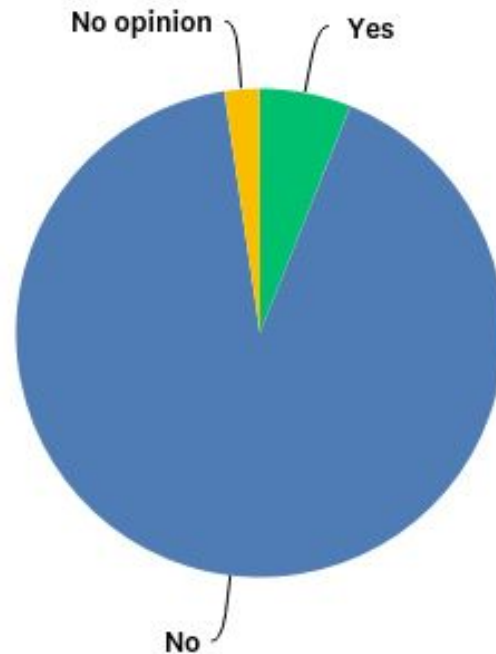
- Answered: 214 Skipped: 2



(average)

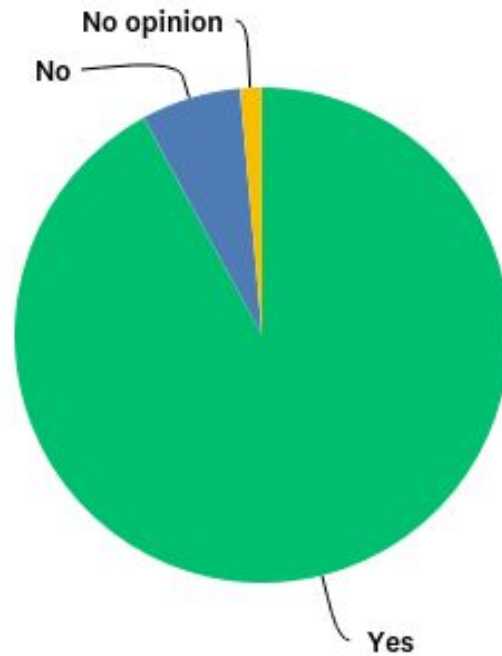
Q7: Do you consider that the proposal for up to 70 houses constitutes “small scale expansion” of the village?

- Answered: 215 Skipped: 1



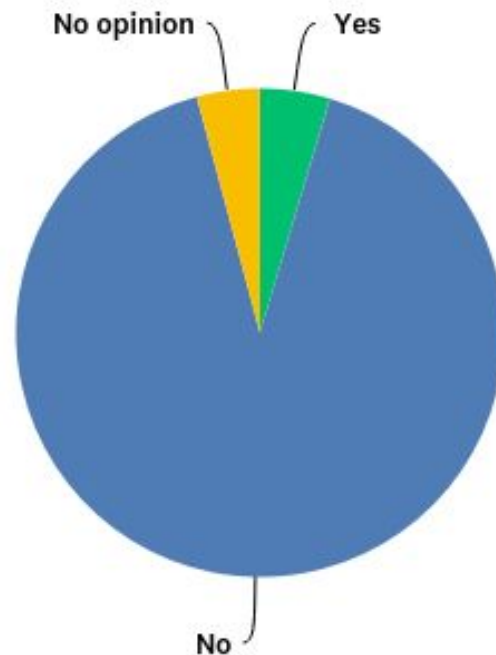
Q8: Would the proposed development threaten the identity and setting of the village?

- 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



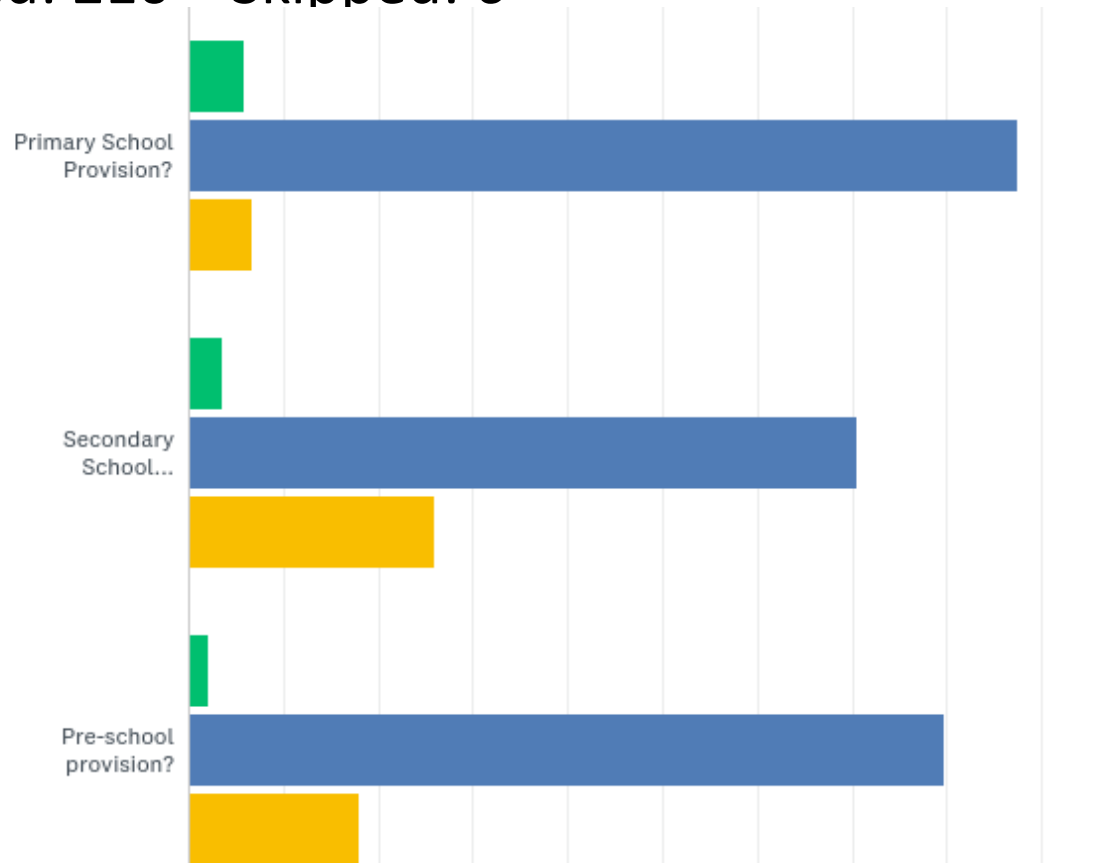
Q10: What do you think would be the impact of this development on the following services:

• Answered: 210 Skipped: 6

Positive

Negative

No Concern

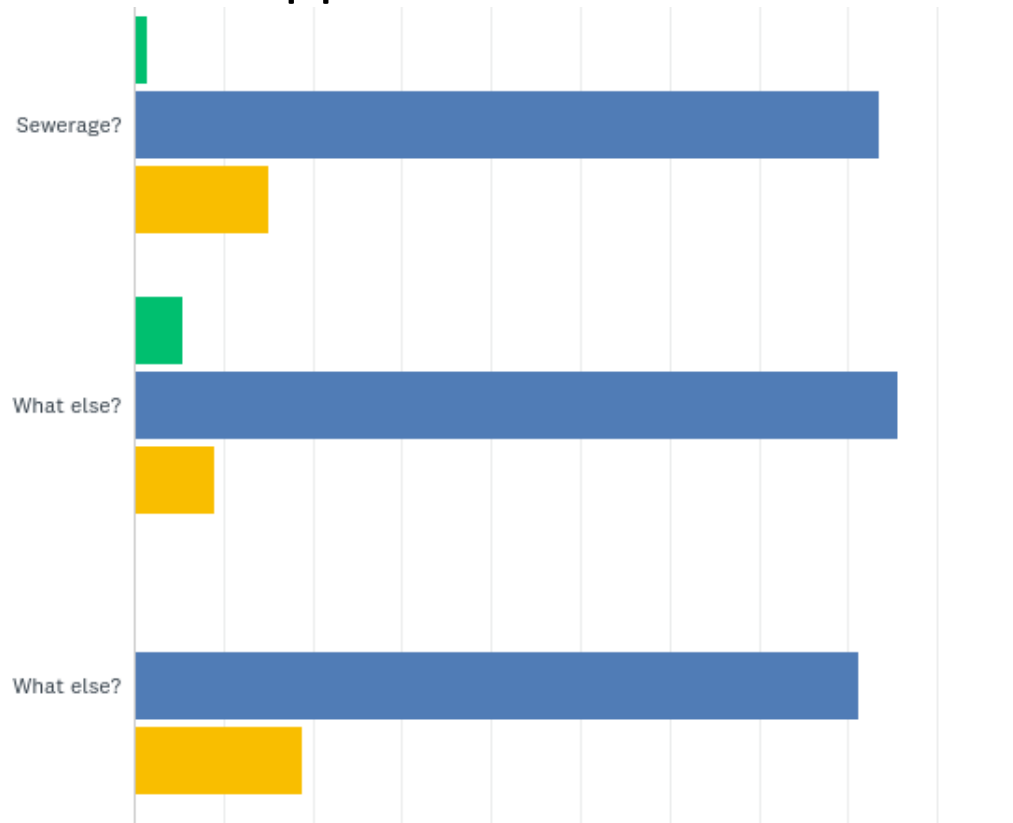


Q10: What do you think would be the impact of this development on the following services:

• Answered: 210 Skipped: 6

Positive

No Concern

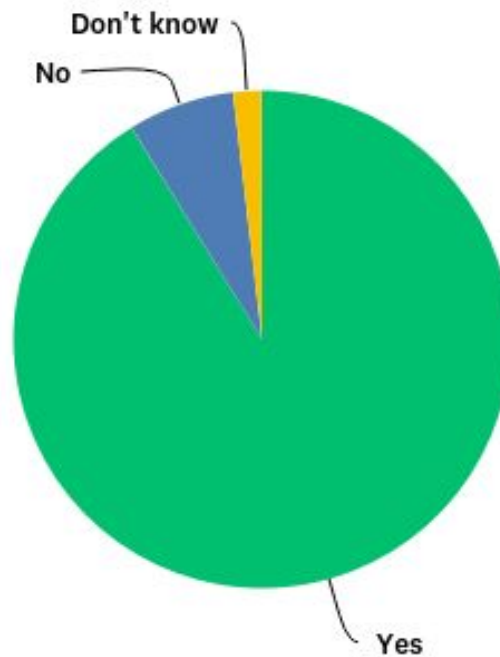


ROADS, TRAFFIC,
DOCTORS, WILDLIFE,
ENVIRONMENT, PARKING
NEAR CO-OP, "NOT
INTEGRATED", NOT
MEETING SPECIFIC
HOUSING NEEDS.

Increased footfall would
support local shops, pubs
etc

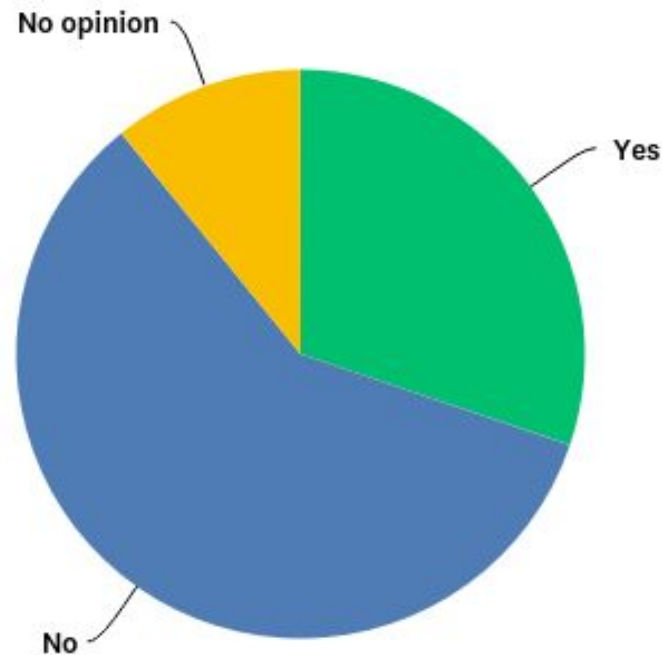
Q11: Would you be concerned about an increase in traffic if the development goes ahead?

- Answered: 216 Skipped: 0



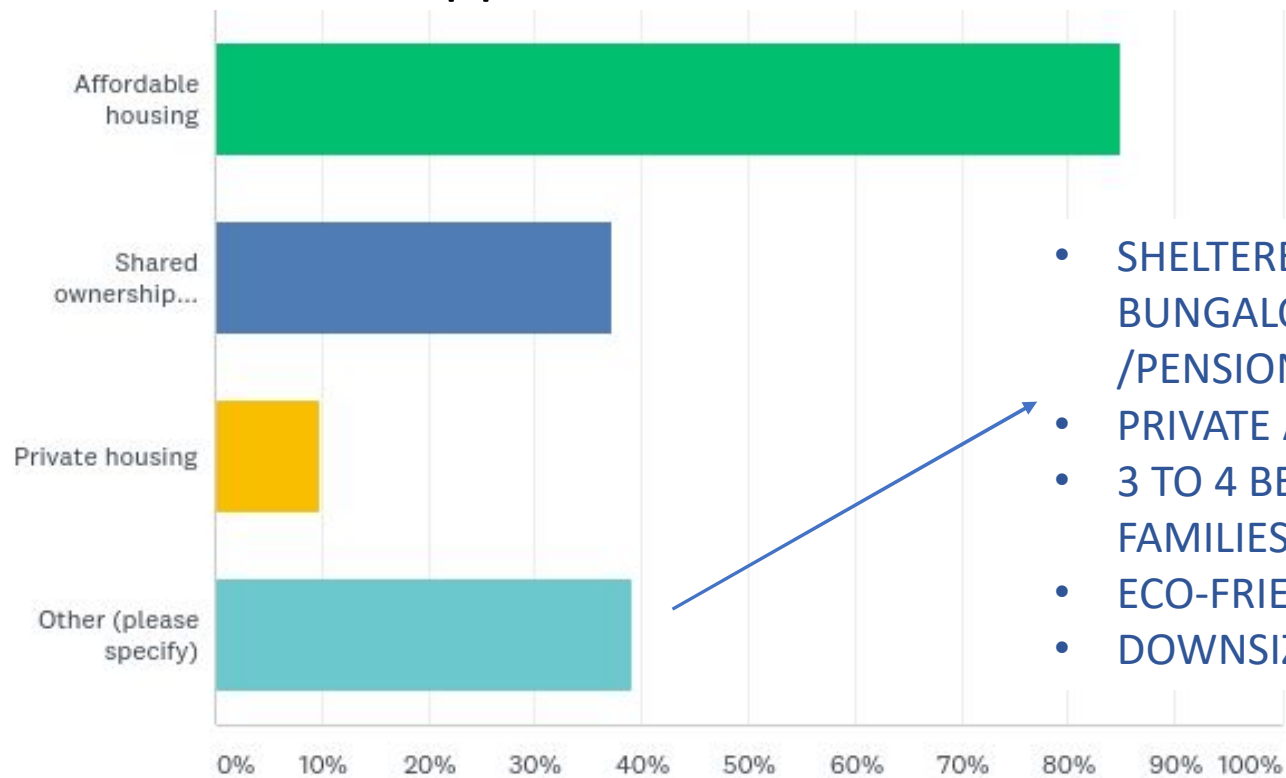
Q12: Does the community currently have the correct mix of housing types and ownership/rental models for the needs of a sustainable community?

- 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