

WEST DUNBARTONSHIRE COUNCIL**Report by Strategic Lead- Regulatory****Council: 26 February 2020**

**DC19/203: Erection of residential development at Farm Road,
Duntocher, Clydebank by Barratt Homes West Scotland.**

1. REASON FOR REPORT

- 1.1** This report relates to a planning application for a major development which would be a significant departure from the adopted development plan. There is a statutory requirement for applications of this nature to be determined by the full Council.

2 RECOMMENDATION

- 2.1** That the Council refuse planning permission for the reasons set out in Section 9 of Appendix 1.

3 BACKGROUND

- 3.1** Planning Permission in Principle is sought for the erection of a residential development on agricultural land on the northern edge of Duntocher. The proposed development is classified as a 'Major Development' and would be significantly contrary to the adopted development plan. Under the terms of Section 38A of the Town and Country Planning (Scotland) Act 1997 (as amended), such applications require a pre-determination hearing, and other legislation also requires that such applications be determined by the full Council. In accordance with the Council's procedures, a pre-determination hearing took place at the Planning Committee on 22 January 2020.

4 MAIN ISSUES

- 4.1** A copy of the report to the Planning Committee is provided in Appendix 1. Sections 6 and 7 of that report set out the planning policies and other material considerations relevant to the application. The report concludes that there is no requirement for additional land to be made available for housing within Clydebank and the preference is to direct new housing development to brownfield land. The application site forms part of the green belt to the north of Clydebank and is not identified as a suitable location for a housing development. The development is contrary to the Strategic Development Plan - Clydeplan as it is in the green belt and is not in accordance with the Spatial Development Strategy of the Plan. It is also contrary to policies of the adopted West Dunbartonshire Local Plan 2010, Local Development Plan 1 (Proposed Plan) and Local Development Plan 2 (Proposed Plan).

- 4.2** Although this is an application for Planning Permission in Principle there are significant concerns about the proposed layout detailed in the indicative Masterplan. Without significant revisions to the masterplan to address these issues, it will not result in the creation of successful place and meet the design policies of all three development plans.
- 4.3** At the pre-determination hearing 5 individuals addressed the Committee including a representative of Clydebelt. The issues raised at the hearing reflected the matters covered in Section 5 of the Planning Committee report regarding concern about the loss of greenbelt, amenity issues, existing traffic issues on Farm Road and visual impact. The Applicant, Barratt Homes West Scotland, and their Planning Consultant also addressed the Committee and indicated that the site was deemed to be acceptable location for a housing site based on the Examination Report for Local Development Plan 1 (Proposed Plan) and that the decision of the Reporter to allocate Duntiglenan Fields is a significant material consideration in the determination of this application; there is shortfall of up to 300 houses within the effective land supply for West Dunbartonshire; that there is significant demand for new homes within Duntocher and that the technical studies, submitted alongside the planning application, demonstrate that the site can be developed; that there was no objection to the allocation of the site from statutory consultees.
- 4.4** As stated in paragraph 6.3 of the Planning Committee Report, there is no shortfall in the effective housing land supply. This position was reiterated to Planning Committee when they sought clarification on the applicants' view that there was a shortfall in effective housing land.
- 4.5** The Planning Committee recommended that the application be referred to the full Council for determination, expressing the provisional view that the application should be refused for the reasons indicated within Section 9 of the Planning Committee Report.

5. People Implications

- 5.1** There are no personnel issues.

6. Financial and Procurement Implications

- 6.1** There are no financial or procurement implications.

7. Risk Analysis

- 7.1** No risks have been identified.

8. Equalities Impact Assessment (EIA)

- 8.1** There is no equalities impact.

9. Environmental Sustainability

9.1 A Strategic Environmental Assessment is not required.

10. Consultation

10.1 Publicity and consultation have been carried out in line with the requirements of the planning regulations. 122 representations have been received and these are summarised in Section 5 of the Planning Committee report (Appendix 1).

11. Strategic Assessment

11.1 Not applicable.

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Appendices: Appendix 1 - Planning Committee Report: 22nd January 2020 - DC19/203

Background Papers: None

Wards Affected: Ward 4 (Kilpatrick)

Appendix 1 WEST DUNBARTONSHIRE COUNCIL**Report by Strategic Lead- Regulatory****Planning Committee: 22 January 2020**

**DC19/203: Erection of residential development at Farm Road,
Duntocher, Clydebank by Barratt Homes West Scotland.**

1. REASON FOR REPORT

- 1.1** This application is for a major development which would be a significant departure from the adopted development plan. Under the national regulations relating to the handling of planning applications, it requires to be determined by the full Council. The Council's procedure requires that a pre-determination hearing take place at the Planning Committee, before the full Council considers and determines the application.

2. RECOMMENDATION

- 2.1** That the Planning Committee considers the details of the development and **refers the application to the full Council** for determination, expressing the provisional view that the application should be refused for the reasons set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to approximately 8.8 hectares of agricultural land on the northern edge of Duntocher. The site comprises two fields roughly similar in size, which are connected to each other by a narrow corridor. The north-eastern field lies on the west side of Farm Road, bounded by the back gardens of houses on Mirren Drive to the south and by the houses in the former Duntiglennan Farm buildings to the north. At its south-western corner is a connection into the south-western field, which is bordered by back gardens in Mirren Drive and Craigielea Road to the east and south. Both fields border farmland to the north and west. There are significant level changes across both parts of the site, with the land generally rising to the north. The land was previously used for agricultural grazing but it is currently unused, and it consists mainly of overgrown grassland. The south western field contains mature trees around its perimeter, and these are covered by a Tree Preservation Order.
- 3.2** Planning Permission in Principle is sought for the erection of 99 houses. A conceptual masterplan for the site has been provided, which details the internal road layouts, landscaping and open space. No detail has been provided on the exact composition of the house types but they are likely to

include detached and semi-detached houses according to the information provided with the planning application. Nor has any detail been provided on the exact split of houses within the two fields or the exact layout and orientation of the houses within the site which would be submitted at the detailed stage if planning permission in principle were to be granted. All vehicular access to the proposed development would be via Farm Road. Due to the significant gradients over much of the land, the new housing is likely to be limited to the more level areas and would occupy less than half of the total site area, with the remaining land being retained as open space and landscaping. No detailed information has been provided in relation to surface water drainage within the site, but there are likely to be two attenuation ponds within the development, based on the information submitted.

- 3.3** A previous detailed application (DC17/282) for residential development of 99 houses and associated roads, landscaping and drainage on the same site by another housebuilder was refused by Council on 26 April 2017 on the following grounds: it was not in accordance with the Development Plan; the site being located within an inappropriate location within the greenbelt; there was no requirement for additional land to be identified to meet the strategic housing requirement; the proposal did not create an appropriate sense of place; and the additional traffic generated would contribute to localised traffic congestion within the residential streets leading to the site to the inconvenience of local residents and other road users.
- 3.4** A Supporting Planning Statement, Masterplan, Pre-Application Consultation Report, Design and Access Statement, High Level Landscape and Visual Appraisal, Ground Investigation Report, Phase 1 Habitat Survey, Draining and Engineering Report including a Flood Risk Assessment, and a Transport Assessment have all been submitted as part of the application, in order to address the various technical issues.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objection subject to various conditions relating to footway provision on Farm Road, a swept path analysis for refuse vehicles, provision of a footpath link to Craigielea Road, parking provision and parking spaces, provision of bus stops and shelters on Craigielea Road, wheel wash facilities and submission of a traffic management plan. These requirements would be addressed at the detailed stage, if planning permission was granted.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to contaminated land; permitted hours of work on site, deliveries, soils, SUDS, piling and dust control measures plan and these would be addressed at the detailed stage.
- 4.3** West of Scotland Archaeological Service has no objection subject to a condition requiring that an archaeological watching brief be implemented prior to any development on site.

- 4.4** Scottish Water, Scottish Environmental Protection Agency, Scottish Natural Heritage, Historic Environment Scotland, and West Dunbartonshire Council's Education Service have no comments to make on the proposal.

5. REPRESENTATIONS

- 5.1** 122 representations have been received objecting to the proposal. These include objections from Clydebelt, as well as, many local residents. The reasons for objection are summarised as follows:

- The site forms part of the greenbelt around Duntocher/Clydebank and should be protected from development;
- There is no need to release this greenbelt site for housing as suitable brownfield sites exist elsewhere in Clydebank;
- The revised housing land supply targets are such that this site is not required to be developed for housing;
- The only vehicular access to the development site will be via Farm Road which is not suitable for any additional traffic. Vehicles from an extra 99 houses will result in further congestion, parking issues and pollution;
- The development will have a detrimental visual impact on the landscape and the Kilpatrick Hills;
- The development will have a detrimental impact on wildlife and result in the loss of an open space often used for recreation;
- The location of the new houses will result in a loss of privacy, overshadowing and overlooking at neighbouring properties;
- Noise and disturbance in the surrounding area during construction;
- Surface water currently from the site causes issues at houses adjacent to the site. The proposed development will include areas of hardstanding which will make this situation worse;
- There is no capacity in the local primary schools to cater for families who may move into the development; and
- The water pressure in the surrounding area is low at present and this development will exacerbate the situation.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydeplan Strategic Development Plan (2017)

- 6.1** The Vision for Clydeplan sets out a Compact City Region as its Spatial Land Use Model. The vision supports the recycling of previously developed land and directing development to sustainable brownfield locations and creating high quality places.

- 6.2** Clydeplan's spatial development strategy contains a strong emphasis on creating high quality places, as well as, noting that significant reserves of vacant and derelict land remain along the riverside. Clydeplan is committed to supporting new housing which creates high quality places and delivers the right type of housing in the right locations. Policy 14 (Greenbelt) states that Local Authorities are required to designate greenbelt in order to ensure that

development is directed to the most appropriate locations and supports regeneration.

- 6.3** Schedule 7 of Clydeplan indicates a private housing supply target of 150 units per annum for West Dunbartonshire. Schedule 10 indicates a surplus in the private sector supply and demand comparison for West Dunbartonshire. The 2017 housing land audit, agreed with Homes for Scotland, assessed West Dunbartonshire's effective housing land supply for the next seven years as being 1,774 units, which can meet the housing supply target of 150 per annum with a significant surplus to provide flexibility. The draft 2019 Housing Land Audit details that the effective housing land audit for the next seven years is 2,743 units, which also demonstrates that there is a significant surplus in the housing land supply. Therefore, no additional sites (including the Duntiglennan Fields site) require to be allocated in order to fulfil the housing land supply target within West Dunbartonshire, as Local Development Plan 2 provides a generous surplus of housing land to meet the requirements of Clydeplan in this regard.
- 6.4** Policy 8 of Clydeplan requires local authorities to make provisions within their Local Development Plans for all-tenure housing land requirement as set out within Schedule 8; to allocate a range of effective residential sites; to provide a minimum of 5 years effective land supply at all times; to undertake an annual housing land audit to monitor completions; and to take steps to remedy any shortfalls that may exist. The assessment of private sector supply and demand in the Housing Need and Demand Assessment (May 2015) concluded that there is a surplus of land in West Dunbartonshire to meet the private housing land requirement to both 2024 and 2029. For development such as proposed, which is deemed to be of a strategic scale, it is necessary to be assessed against Diagram 11 (Assessment of Development Proposals), which requires the proposed development to support the Vision, Spatial Development Strategy and the Placemaking Policy of Clydeplan. It is considered that the development does not support the vision and the spatial development strategy as discussed in paragraphs 6.1 – 6.3 above. The proposed residential development does not have a site specific locational need for it to be located within the greenbelt, and as there is a surplus of housing land, there is no need for an additional site, therefore it does not accord with Box 2 of Diagram 11, which allows departures from the Strategic Development Plan as the proposal is not considered to be an acceptable departure, it is therefore contrary to Clydeplan.

West Dunbartonshire Local Plan 2010

- 6.5** Policy GB1 seeks to preserve the landscape character of the green belt by specifying a general presumption against development other than that falling into certain specified categories. The proposed residential development does not fit into any of these categories and the proposal is therefore contrary to Policy GB1. Policy RD1 states that preference will be given to residential development on brownfield sites within the urban area rather than on greenfield land. The proposal is therefore contrary to Policy RD1.

- 6.6** The sites specified in Schedules H1 and H2 represent the main opportunities for private sector housing, with Policy H2 stating that if additional housing land needs to be identified, further sites will be brought forward with a preference given to sites on brownfield land. The site is not listed in either schedule, and it is not a brownfield site. Policy H4 sets out general standards expected of new residential development, requiring high quality in terms of shape, form, layout and materials. Policy GD1 sets out development control criteria for the assessment of all new development. The proposal is considered to be contrary to Policies H2 and H4 for the reasons detailed below in Section 7.
- 6.7** Policy E4 indicates that the Council will continue to protect trees covered by a Tree Preservation Order and Policy E5 states that proposals should take account of all existing trees at the beginning of the design process. As the proposed masterplan shows, the layout seeks to retain the area covered by the TPO and therefore complies with these policies.
- 6.8** The principle of a residential development at this location is not supported by the local plan. The application is therefore contrary to policies GB1, RD1, H2 and H4.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- West Dunbartonshire Local Development Plan 1 (LDP) Proposed Plan (2016)
- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2** The proposed development site is located within the green belt. Policy DS2 restricts development outwith the urban area to uses which support the countryside and any housing development must be in accordance with Policy BC1. Under the terms of Policy BC1, if the housing land audit identifies a shortfall in the five year effective land supply, the Council will support housing proposals which:
- are capable of delivering completions in the next five years;
 - can address infrastructure constraints;
 - are in a sustainable location as guided by Diagram 4 of the Glasgow and Clyde Valley Strategic Development Plan (this Plan has been replaced by Clydeplan and diagram 2 is the relevant consideration in this regard); and
 - do not undermine the strategic focus on urban regeneration and brownfield redevelopment.

- 7.3** The site could only be considered as an acceptable allocation for housing if the proposal demonstrated that there is a shortfall in the five year effective housing land supply. As discussed in Section 7 below there is no shortfall in the effective housing land supply.
- 7.4** Policy DS1 indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming). All residential developments of more than 3 units are also expected to comply with the Residential Development: Principles of Good Design Guidance.
- 7.5** Policy DS3 requires that significant travel generating uses are located within 400 metres of the public transport network. Policy DS6 states development will not be supported where it would have a significant probability of being affected by flooding or increasing the risk of flooding elsewhere, and requires SUDS to be included, where appropriate in developments. These requirements would be required to be addressed at the detailed planning stage.
- 7.6** Policy GN2 requires development to follow an Integrating Green Infrastructure approach to design from the outset by incorporating SuDS, open space, paths and habitat enhancement at a level proportionate to the scale of development and in accordance with relevant Planning Guidance (provided via the Our Green Network Guidance). Policy GN3 requires that the integrity of the green network assets is maintained. Policy GN4 indicates that development that would have a significant adverse impact on the landscape character will not be permitted. Policy GN5 supports the enhancement and management of woodland, and protects trees of amenity and biodiversity value. Policy SD1 states that development should avoid adversely affecting the road network by complying with relevant standards, avoiding unacceptable congestion and providing or contributing to necessary improvements.
- 7.7** Housing development on this site would not conflict in principle with the above policies however the development fails to comply with policies DS 2 and BC 1. Further assessment against these policies is discussed in Section 7 below.

West Dunbartonshire Local Development Plan 2 (LDP2) Proposed Plan (2018)

- 7.8** Local Development Plan 2 is the Council's most up to date policy position and it is a significant material consideration in the assessment of planning applications. The Plan is currently undergoing its examination phase with the Examination Report expected to be received by the Council in early 2020.
- 7.9** The proposal is also located within the Greenbelt within this Plan. Policy GB 1 directs new development to the urban area in order to maintain the attractiveness and character of the Greenbelt. Any housing development must be in accordance with Policy H1. Under the terms of Policy H1 if the

housing land audit identifies a shortfall in the five year effective land supply, the Council will support housing proposals which:

- are capable of delivering completions in the next five years;
- can address infrastructure constraints;
- are in a sustainable location; and
- do not undermine the strategic focus on urban regeneration and brownfield redevelopment.

- 7.10** For the proposal to be considered for allocation as a residential development it would therefore require to demonstrate that there is a shortfall in the five year effective housing land supply. As discussed in paragraph 7.18 below there is also no shortfall in the effective housing land supply of this Plan.
- 7.11** Policy CP1 requires all new development to take a design led approach, putting the needs of people first and demonstrating the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming). Policy CP2 requires that a green infrastructure first approach is taken and that green infrastructure is considered from the outset in the design process through to stewardship of the resource in the future, including SUDS, habitat, access and open space requirements. The Residential Development: Principles of Good Design Guidance and 'Our Green Network' Planning Guidance also apply for LDP2 at this time.
- 7.12** Policy CP3 requires a masterplan for major development sites to be provided, setting out a phasing and delivery strategy which is realistic to market conditions. The applicant has provided a masterplan, but as this is a Planning Permission in Principle application, it does not show the precise layout of the houses nor does it provide a phasing and delivering strategy.
- 7.13** The Green Network Strategy and Policies ENV 2, ENV 4 and ENV 6 are similar to the landscape, trees and flooding policies of the of the Adopted and Proposed Plan 1 policies. Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process.
- 7.14** The proposal is assessed against all of the above policies in the paragraphs above and it is not considered to comply with policies GB 1 and H1. Further assessment against these policies is discussed in Section 7 below.
- Scottish Planning Policy (SPP)
- 7.15** Paragraph 32 of SPP states that in situations where development proposals do not accord with up-to-date development plans, the primacy of the plan is maintained. However paragraph 33 of SPP states that where the relevant policies in a development plan are out-of-date, or a development plan is more than five years old, then a presumption in favour of development which contributes to sustainable development will be a significant material consideration. In such circumstances the SPP states that decisions should be guided by a number of principles, including:

- Supporting good design and the six qualities of successful places;
- Making efficient use of existing capacities of land, buildings and infrastructure;
- Protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- Avoiding overdevelopment, protecting the amenity of new and existing development, and considering the implications for water, air and soil quality.

In addition to an assessment against the principles outlined above, development proposals also require to be assessed against SPP as a whole. In this instance, the sections within SPP in relation to placemaking and providing an effective housing supply are pertinent. These sections are detailed in the paragraphs below.

- 7.16** Paragraph 34 of SPP states that where a plan is under review, it may be appropriate in some circumstances to consider whether granting planning permission would prejudice the emerging plan. Such circumstances are only likely to apply where the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new developments that are central to the emerging plan. Prematurity will be more relevant as a consideration the closer the plan is to adoption or approval. The Council consider that the allocation of this site would undermine and significantly prejudice the Spatial Strategy of the emerging Local Development Plan 2 which seeks the re-use and redevelopment of brownfield land in preference to greenbelt land.
- 7.17** In relation to housing land, SPP states that the planning system should identify a generous supply of land for each housing market area within the plan area, maintaining a 5 year supply of effective housing land at all times. Plans should be informed by a robust housing need and demand assessment (HNDA), covering all tenures.

Principle of Development

- 7.18** The application site is identified in both the adopted and proposed local development plans as a greenbelt location. There is no justification for developing this site based on housing supply figures which indicate that there is no shortfall in effective housing land, as detailed in paragraph 6.3 above, and the proposal is therefore not an appropriate form of development at this location. Accordingly, the development of this site for housing is contrary to policies RD1, GB1 and H2 of the adopted local plan, policies DS2 and BC1 of LDP 1 and policies GB1 and H1 of LDP 2. Development of this site would also undermine the strategic focus on urban regeneration and brownfield redevelopment.
- 7.19** As explained in para 7.16 above, the proposal would undermine the Spatial Strategy of Local Development Plan 2 which is the re-use and redevelopment of brownfield land in preference to greenbelt land. The Examination Report is

expected to be released in early 2020. Accordingly, the proposed development also does not accord with SPP in this regard.

Landscape and Setting

- 7.20** The proposed development would result in the loss of an area of disused agricultural grazing land, which would obviously change the characteristics of the site and how it would be viewed from surrounding areas. A high level Landscape and Visual Appraisal has been submitted in support of the application and highlights that the site forms part of the Rugged Moorland Hills landscape type which covers much of the surrounding area. A residential development at this location would undoubtedly impact on the landscape by introducing an urban characteristic and the submitted appraisal acknowledges that there will be adverse landscape impacts both within the proposed development site and wider landscape context.
- 7.21** However, the site is adjacent to existing residential areas and the proposed development would not result in the introduction of buildings which would significantly transform the landscape, especially when viewed from any distance. The development would be likely to be viewed within the context of existing urban development on the settlement edge. As there will be adverse visual impacts on the landscape, these impacts could be further mitigated by amending the layout so that it is better integrated with the open space on site and improves the relationship with existing buildings to the north of the site. The layout proposed in the masterplan is not acceptable as discussed below.

Layout, Design and Appearance

- 7.22** A design and access statement has been submitted in support of the application which explains how the layout, contained within the submitted masterplan, relates to the surrounding area. Whilst it is explained in the supporting information that the development will provide a much needed housing which creates a new, vibrant and attractive destination which strengthens the suburban edge of Duntocher. However, it is considered that the proposed layout at this stage of the development process, as detailed in the masterplan, will not achieve this aim for the reasons set out below.
- 7.23** The indicative layout is dominated by a single long access and therefore prioritises the movement of motor vehicles before the needs of people. The use of a single long access and loop roads in the manner proposed within the masterplan fails to create a distinctive development and does not make the most of the opportunities presented by the site. The proposed layout affects the permeability of the development by reducing the consideration of walking and cycling and public transport first in preference to the private car. Therefore, the layout would need significant revisions at the detailed planning stage to ensure that this imbalance is addressed.
- 7.24** The development also fails to take a green infrastructure first approach to the design of the site. The extensive landscaping presents an opportunity to create a distinctive development which integrates with the open space and reduces the overall impact of this development. However, the proposed layout at present does not adequately do this and would require to be revised

to ensure that it meets with the design led integrated green infrastructure approach that Policy CP2 of LDP 2: Proposed Plan advocates.

- 7.25** Therefore in relation to the submitted masterplan, there are significant concerns about the layout of the overall development and, at this present time, it is considered that the proposed layout would not achieve nor accord with the aims of policies H4 and GD1 of the adopted local plan, SPP, Designing Streets, Council's Residential Design guide; policies DS1 and GN2 of LDP 1: Proposed Plan (2016); and Policies CP 1 and CP 2 of LDP 2: Proposed Plan (2018) without substantial revisions.

Landscaping and open space

- 7.26** Open space and landscaping would form a significant part of this development. There would be two main landscaped areas, with one area containing a SuDS pond. A further SuDS pond would be provided on land adjacent to the housing on Farm Road. The layout retains the existing trees covered by a Tree Preservation Order.
- 7.27** As detailed in paragraphs 7.22 to 7.25 above, it is considered that the proposed layout would need to be revised to accord with Part 3 of the Council's Our Green Network Guidance; the Council's Residential Design Guide; policies DS1 and GN2 of the LDP 1 (Proposed Plan) and Policies CP 1 and CP 2 of LDP 2 (Proposed Plan).

Transport and Connectivity Issues

- 7.28** It is proposed that all access to the development will be taken from a new access from Farm Road, which itself feeds onto Beeches Road and then onto Dumbarton Road (A810). These roads presently serve a sizeable residential area, and many of the objections received refer to existing traffic congestion and related issues on these roads. However, the application is accompanied by a Transport Assessment which concludes that Farm Road and the various road junctions concerned all have sufficient capacity to cope with the additional traffic from the development without giving rise to adverse road safety or traffic impacts. The Council's Roads Service accepts this position, and has no objection to the application on road capacity or road safety grounds but has other requirements as detailed in paragraph 4.1 above that would require to be addressed at the detailed application stage.
- 7.29** The proposal includes provision of a footpath link to the open space adjacent to Craigielea Road. This road is a bus route and this link will improve links to public transport. Whilst the site is on the edge of the town and at the top of a hill, it is no further from local services than various other parts of Duntocher.

Drainage, Technical and Infrastructure Issues

- 7.30** The majority of the site is not at risk of flooding, but there are areas of the site, near both watercourses where SEPA recommend that development should avoid and no houses should be placed within areas identified as floodplain. Furthermore and due to its sloping nature of the site, there have been reports of surface water run-off into the surrounding area from neighbouring residents. A flood risk assessment has been submitted with the application, which states

that there is little or no risk of flooding within the site. The development also proposes to create two attenuation ponds serving both parts of the site to address surface water run-off and SEPA have indicated no objection to the proposed development.

Natural and Built Heritage

- 7.31** An ecology assessment of the site found no evidence of European protected species on the site, although it is possible the site is used by deer, birds and other wildlife, the site is agricultural grazing land of limited habitat value. Proposed landscaping and open space areas would minimise the impact of the development on existing trees within the site. The landscaping and tree planting together with the adjacent agricultural land would provide a variety of habitats for different plant and animal species. Therefore there would be no adverse impact upon natural heritage.

- 7.32** The site is close to the route of the Antonine Wall, and West of Scotland Archaeology Service has advised that an archaeological watching brief should be implemented during construction if planning permission is granted.

School Capacity

- 7.33** Although the development will involve the construction of 99 houses, there is sufficient capacity in existing local schools to meet the anticipated demand for school places as advised by the Council's Education Service.

Pre-application consultation

- 7.34** As the proposal constitutes a major development, statutory pre-application consultation was carried out prior to submission of the application. One public consultation event was held at the West Park Hotel, Duntocher in August 2019. A statutory notice was published in the local press advertising the public event and the submission of the proposal of application notice. The applicant has submitted a pre-application consultation statement which indicates that 137 people attended the public event. 46 people completed feedback forms/provided email responses and these were not in support of the proposals. The main issues raised by the objectors related to traffic on Farm Road, capacity in local schools, loss of views, loss of greenbelt land, impacts on amenity, wildlife and landscape, capacity of infrastructure and water pressure. It was also noted that there was support for housing at this location due to the lack of housing choice within Duntocher.

Pre determination Hearing

- 7.35** Under the terms of Section 38A of the Town and Country Planning (Scotland) Act 1997 (as amended) applications for major development which would be significantly contrary to the development plan require a pre-determination hearing, whereby applicants and any persons who have made representations are given the opportunity to appear before and be heard by a Committee. This takes place at the Planning Committee, but as the application requires to

be referred to and determined by the full Council, elected members who are not part of the Planning Committee have been invited to the Committee in order to observe the pre-determination hearing.

8. CONCLUSION

- 8.1** There is no requirement for additional land to be made available for housing within Clydebank and the preference is to direct new housing development to brownfield land. The application site forms part of the green belt to the north of Clydebank and is not identified as a suitable location for a housing development. The development is not in accordance with Clydeplan as no further sites are required to be allocated in order to fulfil the housing land supply target within West Dunbartonshire. The development is therefore contrary to policies GB1, RD1 and H2 of the adopted local plan, policies DS2 and BC1 of the Local Development Plan 1: Proposed Plan (2016) and policies GB1 and H1 of the Local Development Plan 2: Proposed Plan (2018).
- 8.2** Although this is an application for Planning Permission in Principle there are significant concerns about the proposed layout detailed in the submitted Masterplan. The layout of the site is dominated by a single access road which does not fully integrate with the existing landscape and open space within the site. Without significant revisions to the masterplan to address these issues, it will not result in the creation of successful place and meet the design policies of all three development plans.
- 8.3** In order to address all the Council's concerns about the proposed layout, as expressed in Section 7 above, and to meet with the requirements of SPP, Designing Streets, the Council's Residential Design guidance, the Council's Our Green Network guidance, policies H4 and GD1 of the adopted local plan, policies DS1 and GN2 of the LDP 1 (Proposed Plan); and policies CP1, CP2 and CP3 of LDP 2 (Proposed Plan), the masterplan would need to be revised before submission of a detailed application.

9. REASONS FOR REFUSAL

- 1. There is no requirement for additional green belt land to be identified to meet the strategic housing requirement, and therefore the principle of residential development is contrary to Policies GB1 and H2 of the West Dunbartonshire Local Plan 2010, Policies DS2 and BC1 of West Dunbartonshire Local Development Plan 1 (Proposed Plan) and Policies GB1 and H1 of the West Dunbartonshire Local Development Plan 2 (Proposed Plan).**
- 2. The site is located within the green belt which is an inappropriate location for housing development and the proposal is therefore contrary to the vision, spatial strategy, and Policy 14 of Clydeplan, Policies RD1 and GB1 of the adopted West Dunbartonshire Local Plan 2010, Policy DS2 of the West Dunbartonshire Local Development Plan 1 (Proposed Plan) and Policy GB1 of the West Dunbartonshire Local Development Plan 2 (Proposed Plan).**

3. In principle, the proposed indicative masterplan conveys a general layout, which is considered to be unacceptable on design grounds, and is therefore contrary to policies GD1 and H4 of the Adopted Local Plan; policies DS1 and GN2 of the Local Development Plan 1 (Proposed Plan); and policies CP1 and CP2 of the Local Development Plan 2 (Proposed Plan).
4. The development would significantly undermine and prejudice the Spatial Strategy of the emerging Local Development Plan 2, as the proposal does not re-use and redevelop brownfield land in preference to greenbelt land, and is therefore contrary to Scottish Planning Policy.

Peter Hessett
Strategic Lead- Regulatory
Date: 22 January 2020

Person to Contact:	Pamela Clifford, Planning, Building Standards and Environmental Health Manager email: Pamela.Clifford@west-dunbarton.gov.uk
Appendix:	1. Location Plan
Background Papers:	1. Application forms and plans; 2. West Dunbartonshire Local Plan 2010; 3. West Dunbartonshire Local Development Plan1 (Proposed Plan); 4. West Dunbartonshire Local Development Plan 2 (Proposed Plan); 5. Scottish Planning Policy; 6. Clydeplan; 7. Our Green Network Planning Guidance; 8. Residential Design Guidelines; 9. Consultation responses; 10. Letters of representation; and 11. DC17/282 Decision Notice
Wards affected:	Ward 4 (Kilpatrick)

Map Register No: HQ632

Date: 8 January 2020

DC19/203

Erection of residential
development

Residential Development Site
Farm Road
Duntocher
Clydebank



