

# LAND SOUTH OF CAMPSIE ROAD, STRATHBLANE WELCOME



## Have your say

Gladman Developments is preparing an application for Planning Permission in Principle for a proposed new cemetery and residential development with associated infrastructure and landscaping on land south of Campsie Road, Strathblane. The total site area comprises approximately 27.2 acres (11 hectares).



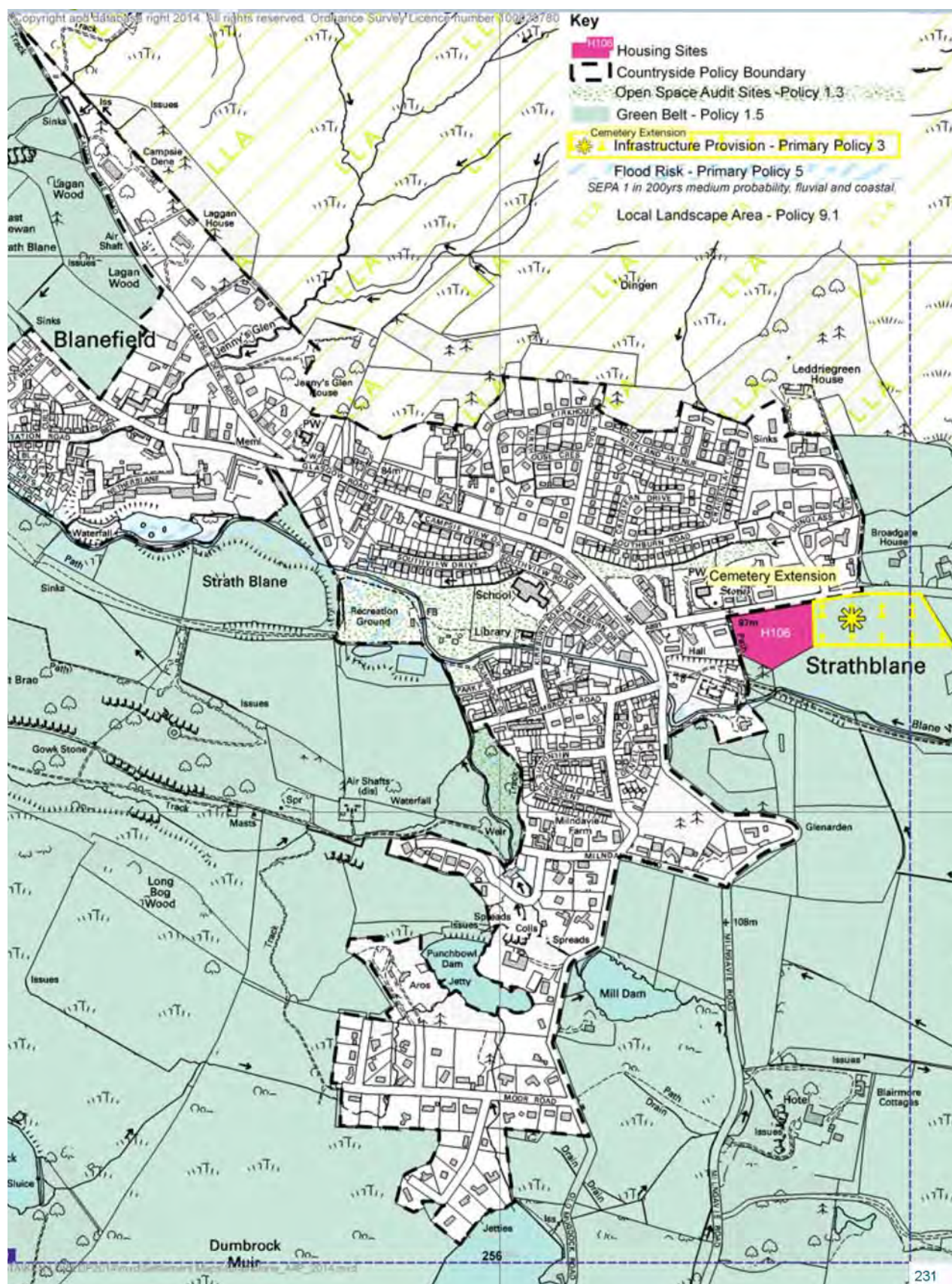
The site is currently greenfield agricultural land. Gladman want to hear your views with regard to the quantity, mix and design of the proposed development. Your views will help us to shape the masterplan which will be submitted as part of the planning application. This is your opportunity to comment and influence the planning of the site before the application is lodged with Stirling Council. You will also have a further opportunity to provide comment to the Council during the planning application process.

A questionnaire is available today for you to submit your comments. Alternatively, comments can be submitted online at <http://www.your-views.co.uk/strathblane-comment>, e-mailed to [views@your-views.co.uk](mailto:views@your-views.co.uk) or posted to Gladman Developments, 2 Eliburn Office Park, Livingston, West Lothian, EH54 6GR.

A dedicated web page will update you with information relating to this development as the project progresses:  
<http://www.your-views.co.uk/strathblane>

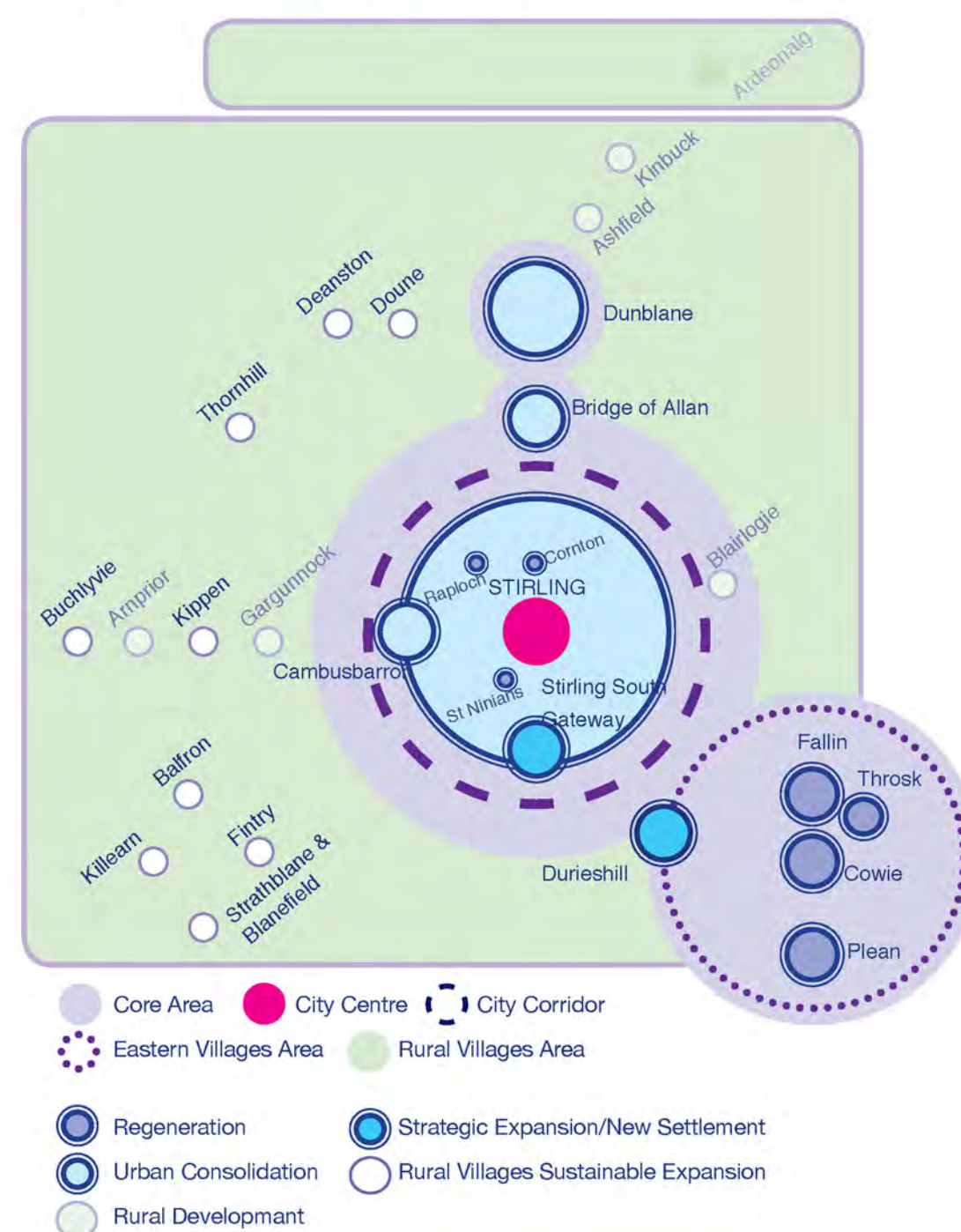


# LAND SOUTH OF CAMPSIE ROAD, STRATHBLANE PLANNING CONTEXT

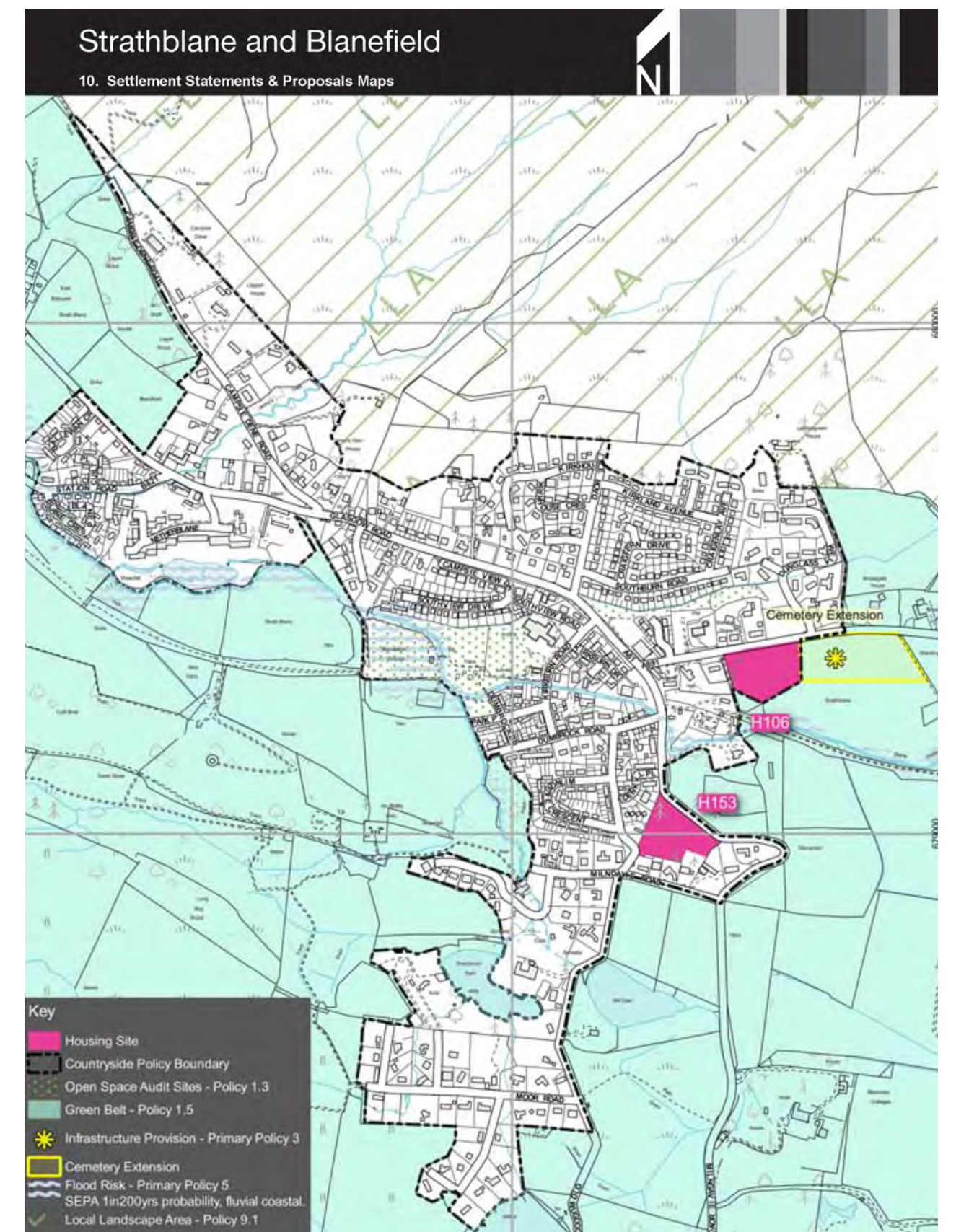


Settlement Map: Adopted Local Development Plan

Figure 4: Spatial Strategy Development Approach.



Spatial Strategy: Proposed Local Development Plan



Settlement Map: Proposed Local Development Plan

The Council has identified the site in both its adopted and proposed Local Development Plans as being appropriate for release from the green belt and has accepted the principle of development on the site. In both plans, the part of the site immediately adjacent to the recently completed housing has been allocated for a cemetery extension. The surrounding area has been proposed to remain as part of the green belt.

Our proposal is to develop the first part of the site for residential use, and move the proposed cemetery extension further to the east. This makes more efficient use of land released from the green belt, allowing fuller use of the site and providing a more logical, defensible boundary to the green belt, following existing field boundaries and barriers.

Stirling Council seeks to meet its housing needs through the provision of a range and choice of housing in sustainable locations in both the Core Area (Stirling, Bridge of Allan, Dunblane, Cambusbarron and the Eastern Villages) and the Rural Villages Area (including villages such as Strathblane, Blanefield, Killearn and Balfron etc).

The adopted Local Development Plan requires the delivery of 434 houses per year, and this requirement is increased slightly in the Proposed Local Development Plan to some 476 units per year. When the current Local Development Plan was examined by Reporters for the Scottish Ministers, they determined that the plan was not providing for enough housing land to meet the needs of the Stirling Council area and that the plan should be reviewed in the short term. The same background information from the adopted LDP was used to establish the housing land requirement in the second Proposed LDP.

Scottish Planning Policy also requires that Stirling Council maintain a five-year supply of effective housing-land, to meet the established needs and demands of the area. Unfortunately, the level of supply in Stirling has fallen, and currently stands at 60% of the required level. As such, further housing sites are required, and Scottish Planning Policy has a mechanism in place to allow Councils to deal with this. It is our view that this site will allow Stirling Council to begin to meet its housing needs in a sustainable, suitable way through the development of additional sites whilst minimising the impact on the green belt, and ensuring that a site is preserved and made available for the cemetery extension.



# LAND SOUTH OF CAMPSIE ROAD, STRATHBLANE SITE PHOTOS



1 View looking south east across site from Campsie Road (A891).



2 View looking north east across site from the Strathkelvin Railway Path. The recently constructed Cala Homes development can be seen to the left of view.



3 View looking west from within the site back along the A891 towards Strathblane.



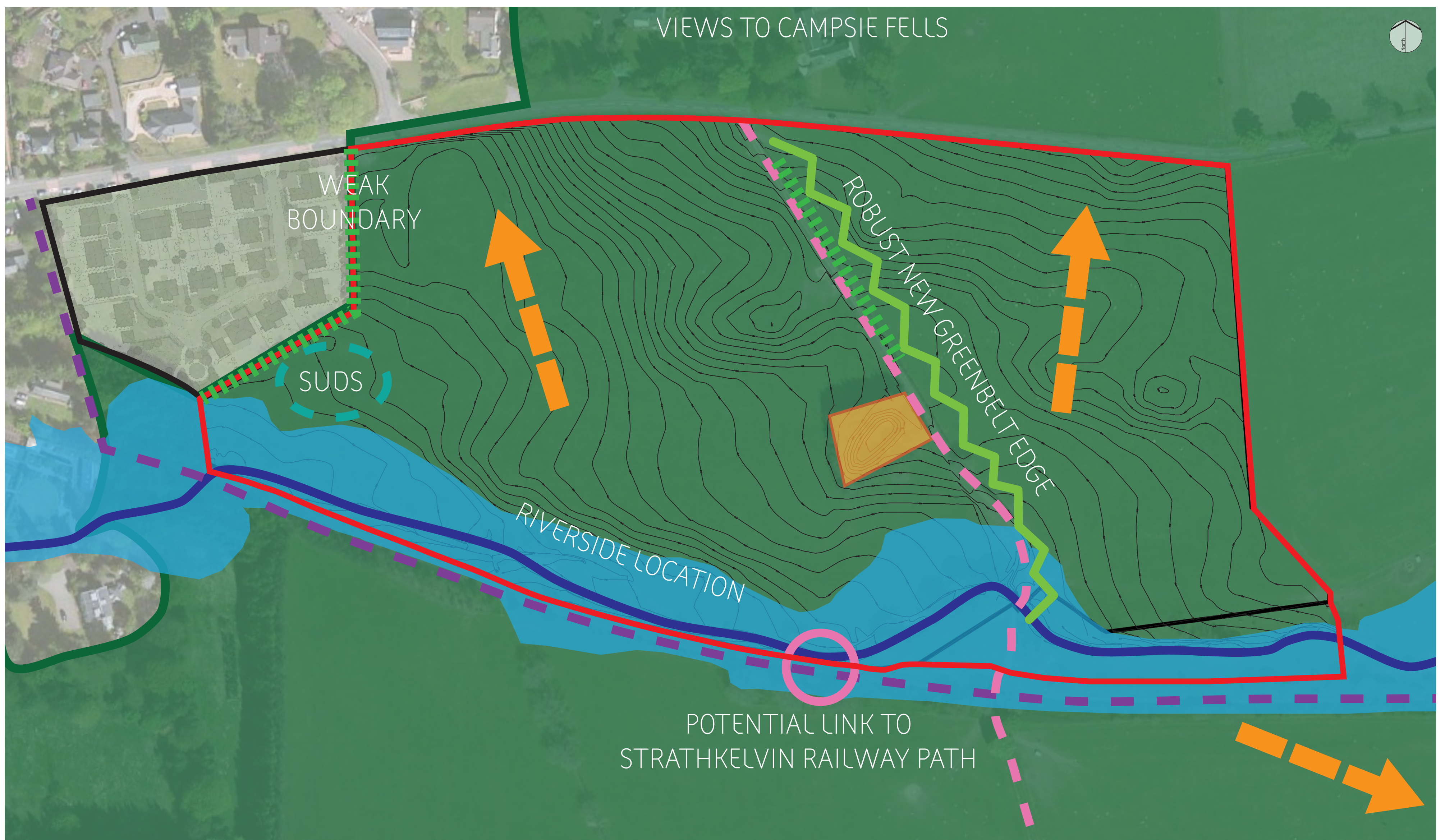
4 View looking north west from Dunglass. The Cala Homes development can be seen prominently to the far side of the site.



Photograph Location Plan



# LAND SOUTH OF CAMPSIE ROAD, STRATHBLANE OPPORTUNITIES / CONSTRAINTS



|   |               |   |                  |   |                 |   |              |
|---|---------------|---|------------------|---|-----------------|---|--------------|
|  | Site Boundary |  | 1:200 Flood Risk |  | Scheduled Mound |  | Core Path    |
|  | Blane Water   |  | Green Belt       |  | Key Views Out   |  | Right of Way |

## OPPORTUNITIES

- Development could better integrate existing settlement edge with wider landscape setting
- Development could work with topography to minimise potential impact
- Development could create a new and robust edge to the green belt with structural landscape
- Creation of a new cemetery - serving the needs of the wider community
- Potential to enhance biodiversity
- Celebrate Iconic views
- Potential to improve recreational access
- Incorporate sustainable drainage

## CONSTRAINTS

- The western part of the site would need to be released from the green belt to facilitate residential development
- Setting of the Scheduled Mound (SM4765) would need to be respected
- Potential development would need to be located away from 1 in 200 year flood plain to southern edge of the site



# LAND SOUTH OF CAMPSIE ROAD, STRATHBLANE PROPOSED DEVELOPMENT FRAMEWORK



The development framework provides the flexibility to deliver up to 70 homes within the identified development plots (approximately 2.6ha) although the final provision will be the subject of the forthcoming application for planning permission in principle. This allows for a mix of dwelling types and sizes for both affordable and market residents providing a safe and well laid out addition to the local neighbourhood.

The proposals are underpinned by four key themes:

- Integrating with the village
- Enhancing landscape quality
- Reinforcing local character
- Increasing biodiversity