Development Proposals for the Lenzie Hospital Site
Planning Application TP/ED/16/0330

The long-awaited planning application for the Lenzie Hospital Site has finally arrived. This is one of the best-documented planning applications I have seen since becoming the Planning Convener for Lenzie Community Council. The application is accompanied by no fewer that 72 documents! Whether you agree with the proposal or not, I think you would have to admit that this developer has done his homework!

The developer has anticipated a range of possible objections to his project and he has tried to provide answers to counter these objections. As a result, I have had to I have copy excerpts from the various documents and summarise others so that you can see the arguments he has set out and evaluate them before deciding which parts of the proposal we want to oppose. I have copied relevant illustrations, enhanced them in Photoshop in order to make them clearer and pasted them into the report. All this means that this report is much longer than normal. I have not included excerpts or summaries of some documents including those covering the findings of geological, topographical, hydrological and environmental assessment surveys because we have no expertise in these fields and we could not supply credible comments on them.

The developer proposes to build:

Twenty-nine four-bedroom detached houses
Ten four-bedroom-plus-study detached houses
Five five-bedroom detached houses
Two apartment blocks comprising (in total)

a) Six one-bedroom apartments
b) Six two-bedroom apartments
c) Twelve two-bedroom apartments with en suite facilities.

Here is how the developer, Robertson Homes, describes the proposed houses:

Scale, Mix and Appearance

The proposed development will comprise 44 detached residential dwellings and 24 affordable flats across a site area of 3.39 hectares with open space (including a woodland walk) created in the southern part of the site, extending to an area of 0.61 hectares.

Sheltered Retirement Flats: Bield Housing and Care

Twenty-four dedicated supported flats for older people will be provided at the western side of the site, with views over Lenzie Golf Course. The development will be accommodated within 2 apartment blocks, both extending to 3 storeys, with a total of 12 flats (three 1 bedroom flats and nine 2 bedroom flats) per block

The blocks will match and be positioned at right angles to one another. Block 1 would be adjacent to Auchinloch Road, facing east/west. Block 2 will lie immediately south east of Block 1 and will face north/south. Key frontages will each have six balconies, with one serving each flat.

The roof layout of both blocks will be pitched and incorporate a combination of hipped edges with gable features. External finishes will comprise a combination of white render and recon stone in key areas. The windows and doors will be grey UPVC and will be complimented by black rainwater goods to match the palette of materials used in the detached properties. Each block will be served by an elevator.

Detached Family Homes

A mix of two-storey, 4 and 5 bedroom detached villas are proposed. The house styles will be from the Robertson Homes Boutique Collection, with 11 house types to ensure variation in the townscape and character, as well as maintain visual interest across the site and provide an offer of house sizes and styles for potential buyers. Further choice is provided to the residents with

the inclusion of the 'Garden Room' and 'Grand' variants of the house types. The former providing an additional sunroom / family room to the rear of the property and the latter providing the garden room and a converted loft space.

All the homes will be timber framed, with roofs finished in flat profile concrete tiles, while the facades will be finished with white render and recon stone in key areas. The windows and doors will be grey UPVC and will be complimented by black rainwater goods.

The home design is further complemented by large glazed openings and juliet balconies, which add to the character of the properties, while also creating attractive internal spaces which are flooded with natural light.

Consideration has also been given to boundary treatments to ensure that feature boundary walls are incorporated wherever they face onto the public realm.

All dwellings will be specifically designed to meet 'Lifetime Homes' standards, so that they can be easily adapted to meet the needs of elderly residents either upon day one of occupation or as their needs change over time.

The plan below shows the layout of the site.

The two apartment blocks are shown near the top of the plan on the previous page. These and the area surrounding them are shown in greater detail in a later diagram.

The illustrations below show the front and rear elevation of the apartment blocks.

The diagrams on the following pages show the three floor plans of the apartments.

FLAT TYPE A (AS) - MARKETING NAME
AREA = 58.28 m² / 627 ft²
PLOTS =
FLAT TYPE B (AS) - MARKETING NAME
AREA = 67.69 m² / 729 ft²
PLOTS =
PATIO
LIVING ROOM
BEDROOM 1
RECYCLING STORE
WARD
STORE
STORE
HALLWAY
KITCHEN
BATHROOM
STORE
LIFT
STORE
STORE
BATHROOM
KITCHEN
HALLWAY
LIVING ROOM
WARD
EN-SUITE
WARD
BEDROOM 2
MASTER BEDROOM
PATIO
FACTORS STORE
LANDING
STAIRWELL 1
PROTECTED LOBBY
MASTER BEDROOM
BEDROOM 2
WARD
HALLWAY
STORE
STORE
BATHROOM
HALLWAY
STORE
STORE
BATHROOM
KITCHEN
LIVING ROOM
WARD
EN-SUITE
WARD
BEDROOM 2
MASTER BEDROOM
PATIO
FLAT TYPE C (AS) - MARKETING NAME
AREA = 77.09 m² / 830 ft²
PLOTS =
FLAT TYPE C (OPP) - MARKETING NAME
AREA = 77.17 m² / 831 ft²
PLOTS =

FLAT TYPE A (AS) - MARKETING NAME
AREA = 58.28 m² / 627 ft²
PLOTS =
FLAT TYPE B (AS) - MARKETING NAME
AREA = 67.69 m² / 729 ft²
PLOTS =
BALCONY
LIVING ROOM
BEDROOM 1
RECYCLING STORE
WARD
STORE
STORE
HALLWAY
KITCHEN
BATHROOM
STORE
LIFT
STORE
STORE
BATHROOM
KITCHEN
HALLWAY
LIVING ROOM
WARD
EN-SUITE
WARD
BEDROOM 2
MASTER BEDROOM
BALCONY
HALF LANDING
LANDING
STAIRWELL 1
PROTECTED LOBBY
MASTER BEDROOM
BEDROOM 2
WARD
HALLWAY
STORE
STORE
BATHROOM
HALLWAY
STORE
STORE
BATHROOM
KITCHEN
LIVING ROOM
WARD
EN-SUITE
WARD
BEDROOM 2
MASTER BEDROOM
BALCONY
FLAT TYPE C (AS) - MARKETING NAME
AREA = 77.09 m² / 830 ft²
FLAT TYPE C (OPP) - MARKETING NAME
AREA = 77.17 m² / 831 ft²

I have not included details of the detached houses because I thought we would be more interested in the sheltered accommodation. The detached houses appear well designed, truly luxurious and very expensive.

One of the points raised at the consultation session I attended was the worry that the access junction would be dangerous because of poor sight lines and the curvature of Auchinloch Road at that point. This is what the developer's report states:

Access to the Site

East Dunbartonshire Council has asked the developer that two aspects of junction geometry are considered, i.e.

a) *The junction visibility splay; and*
b) *The uphill gradient of Auchinloch Road on the northbound approach to the junction.*

These two topics are discussed in the following sections in more detail. This process has been based on a detailed topographical survey undertaken on 17th February 2015. The extent of the survey included the former hospital site and the road verge, channel and Auchinloch Road centreline existing ground levels.

A site visit was also undertaken with an EDC (Neighbourhood Services) officer on Friday 6th February 2015 when the above issues where discussed on site.

Auchinloch Road Gradient

Consideration has been given to the gradient of Auchinloch Road on the northbound approach to the existing site access junction as follows.

EDC have intimated that if the gradient is greater than 8% then the provision of a right turn storage lane will have to be considered for safety rather than just queuing delay reasons.

Detailed inspection of the road centreline levels obtained during the topographic survey revealed that the gradient of Auchinloch Road over a distance of 50m on the approach to the junction is 6.3%. The 50m length is the equivalent of approximately 8 car lengths which is likely to be far greater than any future right turn queue length into the hospital site. The queue length will be determined in due course by undertaking a PICADY capacity assessment of the junction.

Given the above findings, the provision of a right turn storage lane is not required.

Junction Visibility Splay

East Dunbartonshire Council (EDC) has requested that any new junction is able to deliver 2.5m x 90m visibility splays. As described above, a topographical survey was undertaken in order to check if, in the first instance, the existing junction achieves this standard. Any new junction would be constructed in more or less the same position.

Northbound Approach

The 2.5m ("x" distance) x 90m ("y" distance) visibility splay to the south of the junction is also shown on (the drawing on the next page). The y-distance has been measured along the nearside kerbline (eastside) of Auchinloch Road in strict accordance with the Design Manual for Roads and Bridges (TD 42/95 Geometric Deign of Major/Minor Priority Junctions). The above drawing shows that the sightline runs to the rear of the western boundary fenceline of the site over a length of approximately 20m immediately south of the private dwelling garden ground. There is scope to move this fenceline back into the site if required by EDC.

The remaining length of the sightline is currently compromised by trees and vegetation which are located on the road verge between the kerbline and the site boundary fenceline. However there is scope to rectify this by removing these obstructions and grading the exiting ground profile immediately behind the road kerbline to a width of approximately 2.5 m.

The above "nearside kerbline" requirement is based on the possibility of a vehicle, in this case northbound, overtaking another vehicle and therefore sitting on the wrong side of the road on the approach to the junction. Such a manoeuvre is extremely unlikely to occur at this location given that:

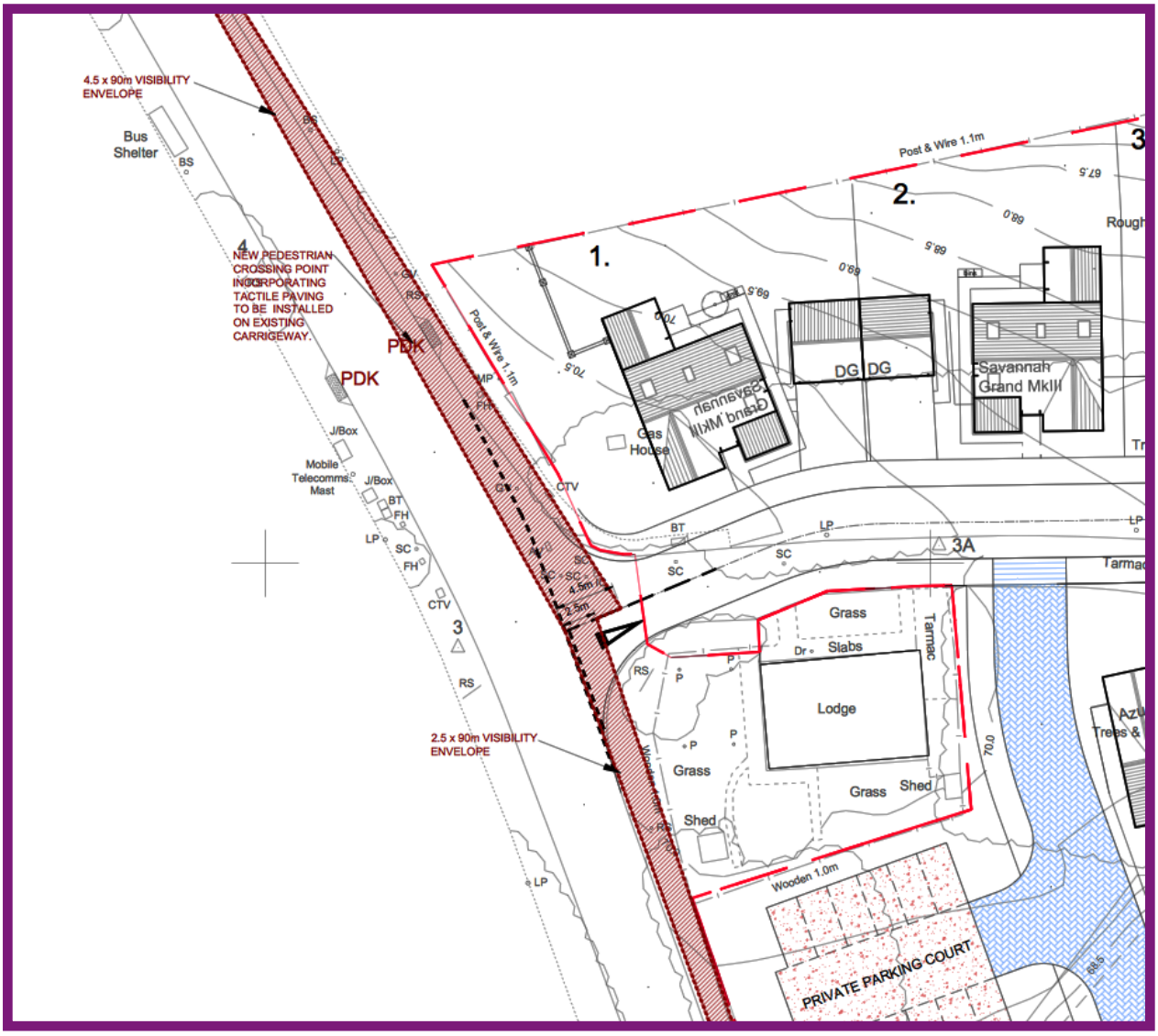
a) *A vehicle would need to cross the solid double white line on the centreline of Auchinloch Road, the driver would then be committing a road traffic offense;*
b) *The road geometry itself, both horizontal and vertical, would make it extremely difficult for a driver to attempt to perform an overtaking manoeuvre at this location.*

Given these observations, any vehicle approaching the junction from this direction would in fact be sitting in the northbound lane. (The drawing on the next page) shows that the 2.5m x 90m to the centre of the northbound lane sits well outwith the above fence and tree lines.

The above observations therefore indicate that a satisfactory sightline can be achieved to the south of the existing junction location. Should any new site access junction be formed to, say, the north of the existing junction, this would result in a reduction in the scale of the above mitigation measures which can in any case be improved upon by clearing the road verge.

Southbound Approach

The drawing (on the next page) also shows the junction visibility splay on the Auchinloch Road southbound approach to the junction. The splay lies along the east kerbline of the main road well aware from any visual obstructions and is therefore acceptable.



The developer has provided a detailed justification of his proposal by quoting at length from the following documents:
The National Planning Framework,
Scottish Planning Policy,
Glasgow and the Clyde Valley Strategic Development Plan and
EDC' Local Development Plan 2.

I have included excerpts from his justification below because any objection from us would have to show that the developer's proposal did not conform to the requirements of the planning documents.

Planning Statement

House Types

The applicant proposes 44 private tenure homes. The dwellings would be a mix of 4 and 5 bedroom detached properties set within individual gardens. Each would meet 'Lifetime Homes' standards.

Eleven house types are proposed, each being 2 – 2 1⁄2 storeys. External finishes would comprise a mixture of smooth white render, buff coloured cladding, flat profile grey concrete roof tiles and dark grey rainwater goods. Windows frames on front facing elevations as well as doors and garage doors would be dark grey.

Sheltered Retirement Flats

It is proposed that 24, 1 – 2 bedroom dedicated supported homes for older people will be provided within two flatted blocks of 3 storeys to be located at the front of the site, with views over Lenzie Golf Course. This element of the development will be developed by Robertson Homes and managed by Bield Housing Association a registered RSL and charity. Bield Homes will continue to manage the properties following the completion of the development.

The dedicated support homes will be affordable housing, being offered at up to 75% shared equity, with Bield Homes retaining the remaining 25%+ in perpetuity. The equity retained by Bield would be rented to occupants at below market rate. This model is in line with the definition of affordable housing set out in Planning Advice Note (PAN) 2/2010 Affordable Housing and Housing Land Audits and East Dunbartonshire's Planning Guidance Note on Affordable Housing.

Bield Homes would undertake all factoring arrangements for the properties, including utilities, landscaping, insurances and general maintenance. The flats would be served by lifts for the upper floors enabling suitable access for those with mobility impairments.
The flatted blocks will be served by 2no dedicated parking areas with 27no spaces, situated to the north of each of the blocks. A refuse/cycle/scooter storage facility would be located to the north of the easternmost car park.

Site Access

The existing access point from Auchinloch Road is to be retained and upgraded as necessary. Visibility splays of 2.5m x 90m leftwards on exit and 4.5m x 90m rightwards on exit would be afforded.

Vehicular access would be provided through a loop road from the principal access with footpaths on either side and a shared surface arrangement on the loop itself.

Trees and Landscaping

Due to the position of existing trees reflecting the layout of the former use, a degree of felling would be required on the northern two-thirds of the site, including along the frontage onto Auchinloch Road, to accommodate the proposed development. However, this will be kept to a minimum and be offset through some compensatory planting within the site.

The woodland at the southern end of the site will be retained and enhanced with new planting in line with the accompanying arboricultural report and LVIA then be integrated as part of the development with a new woodland walk created.

Trees would be planted within the newly created plots, in rear gardens along the northern and eastern boundaries of the site and in front gardens adjacent to street frontages, contributing toward the creation of a mature setting from day one. Hedges would be planted along the site boundaries and within plots, providing definition between properties and softening the edges of the site.

Drainage

A Sustainable Urban Drainage System (SUDS) would be incorporated through inclusion of swales and a detention basin in the southern side of the site.

Drainage would connect to the combined sewer at the southern side of the site. It is proposed that the drainage would be adopted by Scottish Water post- completion. Access to and around the SUDS would be taken via a newly formed track linking to Auchinloch Road.

Play Space

Play equipment would be provided within the retained woodland at the southern side of the site. This would comprise a series of 14 different activities aimed at a range of ages encouraging free play such as balance and climbing and would form an integral component of the woodland walk.

Planning Policy Assessment

The principal consideration in the determination of this application for planning permission is the development plan. Where this is deemed to be out of date the terms of SPP and the presumption in favour of sustainable development apply. Similarly, the emerging LDP being at examination represents East Dunbartonshire Council's settled view on policy and is also a material consideration, with some weight being attached to it in the determination of planning applications. The emerging Clydeplan has only recently been published at Proposed Plan stage and has yet to undergo examination. As such it is a material consideration, but of lesser importance.

Principle of Development

The principle of residential development on the former Lenzie Hospital site is clearly established in the adopted EDLP2 through policy HMU2 and the proposals map. HMU2 as well as allocating the site for the development of a care home and other residential accommodation for older people, providing a range of accommodation and offering different levels of care; at the same time, supports the integration of supported and mainstream housing.

The application proposals provide 24 dedicated supported homes for older people. In addition the 44 private tenure homes meet 'Lifetime Homes' standards which allows them to be adapted to the changing needs of residents (enabling the incorporation of downstairs bathrooms, lifts to be fitted, downstairs bedrooms etc.) and allowing them to remain in the same home over a longer period of time.

The mix proposed also offers the potential for residents to move between the housing types as their needs change. The family homes are suitable to enable elderly family members to live with a young family as well as the ability to live very close by in dedicated sheltered housing.

As a result, the proposals meet both components of HMU2, these being the requirement for residential accommodation for older people and the integration of supported and mainstream housing.

Furthermore, the emerging policy position in the PLDP is even more favourably disposed to the development proposals. The site, rather than being identified solely for the development of a care home and other residential accommodation for older people, is included within the list of general housing sites, with a key requirement for specialist housing for older people. This requirement does not state that the site should be exclusively developed for such housing, only that this type of housing is a requirement. The proposals for 24 specialist homes for older people, plus 44 market homes which can be adapted to effectively become specialist homes, should residents' needs dictate, clearly meet this requirement.

Furthermore, the PLDP in Policy 6 provides stronger support for a mixture of tenures and housing types and the integration of specialist housing with other forms of new housing and communities. The development proposals are therefore in full compliance with Policy 6 as set out in the PLDP.

While the site is washed over and identified as being subject to Green Belt policy in both the EDLP2 and PLDP, it is inset and identified for development HMU2– Community Care Housing and Policy 6 – Housing on the site in the respective plans. The principle of development on this site within the Green Belt is therefore established.

Furthermore, the Reporter on page 69 of the report of examination on the then Proposed ELDP2 in June 2011 described the site as follows:

> ***"The site of the former Lenzie Hospital is redundant and semi-derelict. It sits in the greenbelt on the edge of the settlement. It is a brownfield site where reuse should be supported. It is well-contained with established wooded boundaries. In my view, redevelopment and reuse would not prejudice the integrity of the greenbelt***

in this location nor would it be a precedent for further urban expansion into the greenbelt. The site is easily accessible and relatively close to a range of amenities and facilities within Lenzie..."

As such, the Green Belt policies do not affect the principle of development on the site. With regard to the matters set out above, it is evident that the principle of development is established and acceptable in line with adopted and emerging development plan policy.

While the adopted plan would, on face value, appear to require a fairly prescriptive type/tenure on the site, it also supports integration of specialist and market housing, and the development proposed accords fully with the emerging policy position set out in the PLDP that represents the settled view of the Council. As such, it is submitted that the proposed development is in accordance with the adopted and emerging development plans.

Furthermore, it is noteworthy that despite its identification as a development opportunity for a number of years, the site does not and has never featured in the effective or established housing land supply in successive housing land audits. As a result, any residential development achieved will make a much needed windfall contribution toward the effective 5 year housing land supply.

Sustainable transport

Supporting sustainable access and active travel?
Providing appropriate public transport access?
Supporting future public transport services?

The site's proximity within walking distance to local services and cycle routes will support sustainable and active travel. Similarly the proximity of bus stops immediately adjacent to the site and Lenzie train station a short walk to the north means the site is well served by public transport. Increased patronage will contribute toward the viability of existing public transport services as well as contribute toward the potential for increased services should demand dictate in future.

Green Network

Developing green infrastructure?
Supporting biodiversity networks and designations?

The restoration of the southern end of the site as open space with a woodland walk will enhance the green infrastructure in the area and provide opportunities for enhanced biodiversity as is demonstrated in the accompanying Ecological Report.

Supporting Green Belt objectives?

The site would not compromise Green Belt objectives as described previously and by meeting identified housing need on a brownfield site will ease pressure for development on other more sensitive areas of Green Belt and assist in wider Green Belt objectives.

Affordable Housing

As described above, the proposals would create 24 new affordable homes. This represents 55% of the total private units proposed which is well above the 25% requirement set out in SPP and the adopted Local Plan in Policy HMU1.

The shared equity nature of the Bield model has been discussed and agreed as acceptable with officers of East Dunbartonshire Council. This would be maintained as shared equity at no more than 75% stake private ownership for each dwelling in perpetuity.

Natural Environment

The accompanying Ecological Report confirms that no protected species were found on site and that while it is gradually returning to a naturalised state, it has not yet achieved a significant density of woodland or scrub cover. As a result, it is generally of low ecological value.

As such, it is submitted that the proposals are compliant with ELDP2 Policy NE1 – Natural Environment and PLDP Policy 5 – Green Infrastructure and Green Network.

Flooding/Drainage

The site is free from flood risk as existing and its development would not give rise to flood risk either on site or off. This coupled with the incorporation of SUS and connections to the public sewer network which have been agreed and discussed with officers or East Dunbartonshire Council.

The proposals are therefore compliant with EDLP Policies DQ10 – Sustainable Drainage Systems and DQ11 – Flood Risk and PLDP Policy 9 – Enhancing and Managing the Water Environment.

Traffic and Transport

Site access would achieve visibility splays of 2.5m by 90m as required by EDC, shown on the drawing (above). Through discussions with officers of East Dunbartonshire Council it has been established that there is sufficient road network capacity to accommodate development of this scale. Furthermore, the proximity of good public transport links and local services within the recommended maximum walking distances set out in PAN75: Planning and Transport (Appendix B, Paragraph B13) mean that there is significant scope for modal shift toward sustainable transport options.

The proposals are therefore fully in accordance with the spirit of SPP as regards location of development and sustainable transport, and with Local Plan Policy TRANS1 – Development and Transport and PLDP Policy 4 – Sustainable Transport.

The developer has included an analysis of the PAN consultation exercise. I have included it because it is both interesting and useful to our purpose.

Analysis of PAN Consultation Report

Analysis of Consultation Feedback

This section presents an analysis of the feedback and responses from the pre-application consultation events.

Attendance

Approximately 45 people attended the public events over the two consultation days, with 31 people registering their details on the 'Sign-in Sheet' provided. Of these, 17 people completed the questionnaire which was available at the event.

In addition to the attendees noted above, a number of young people between the ages of 6 and 15 attended the event with their parents, of whom one filled out a questionnaire. This response has been included in the analysis below.

Members of both Lenzie and Auchinloch Community Council attended the events over the two days, with Councillor Jarvis from East Dunbartonshire Council also attending on Thursday 12 December 2015.

The majority of respondents (76%) were over the age of 60, with significantly fewer representatives (12%) from the 50- 59 age group. Although a number of younger attendees were noted, only one chose to submit a completed questionnaire and the remainder have therefore been excluded from the below analysis.

Analysis of Responses

The questionnaire responses have been accounted for and informed the analysis which is presented below.

Overall, responses were generally positive, with most people keen to see the site re-used for residential use. Only four attendees were opposed to the proposed development in principle, with a number of attendees remaining undecided (or choosing not to disclose their opinion) on certain aspects of the proposed scheme.

Proposed Layout and Range of Housing

Some responses raised concerns regarding the range of housing types to be provided and the perceived failure of the proposals to cater for smaller families and older people. With this in mind, a number of verbal and written comments called for a range of housing sizes, such as bungalows and 2-3 bed homes.

In contrast, there was also support for the scheme to provide a mix of housing which caters for people at all stages in life, not just for older people, to promote a mixed and vibrant community. Verbal comments received regarding the indicative layout displayed at the events were generally positive, especially in regards to the proposed location of the sheltered housing towards the front of the scheme, overlooking Lenzie Golf Course. Indeed, a number of attendees were disappointed that they weren't able to "put their name down" for one of the sheltered housing units at the event.

Proposed Access

Respondents held mixed views regarding the proposed access from Auchinloch Road.

Some attendees found the access to be satisfactory and acknowledged the fact that the proposed access proposes to utilise the former entrance to the hospital grounds and would not therefore be creating a new access on to Auchinloch Road.

Other respondents raised issues regarding the traffic generation of the proposed development and the impact that this would have on the local road network. Additionally, visibility from the proposed access road and the speed at which traffic passes the site (and the safety issues associated with this) were raised as potential issues.

Summary of Key Issues

Of the completed questionnaires the main issues which emerged were as follows:

The range of house types/sizes shown on the indicative layout.
There was support for more housing for older people and a mix of house sizes/styles which would suit smaller families.

Traffic levels to be generated by the development proposals, adding to the already high levels of traffic in the local area.

Concerns regarding the proposed access to the site and road safety on Auchinloch Road.
These included

a) The impact of the proposed development on the existing woodland on the site and the local wildlife.
b) Potential issues with flooding in the woodland area to the south (outside the development site area) and the proposed drainage arrangements.

From the responses received it is clear that the principle of residential development at this location is acceptable to the majority of local residents. The principal concern related to the range and mix of housing proposed and the housing options proposed to cater for older people, with secondary comments relating to technical matters.

Comment
The current proposals do not appear to comply with the current allocation in the Local Development Plan (i.e. housing for older people / care home).

Response
The current Local Plan1 allocates the site "...for a care home and other residential accommodation for older people providing a range of accommodation and offering different levels of care. The Council supports the integration of supported and mainstream housing, where appropriate." These proposals meet both components of this policy.

The proposed Local Development Plan (which was recently submitted to Scottish Ministers for Examination and therefore should carry material weight in the consideration of planning applications) reiterates this policy position, albeit with a more flexible approach, identifying a key requirement for the site to be "specialist housing" which the Council are keen should "...integrate with other forms of new housing, and/or where they will integrate well with existing communities."

The development proposals therefore reflect the designation in the adopted Local Plan and proposed Local Development Plan and aim to not only provide a number of high quality sheltered flats, but integrate a number of family-orientated homes which will allow for a mix of age groups and a vibrant residential development.

Comments
The proposed house types/ layout caters for large houses (4- 5 bedrooms) and a 'token number' of sheltered flats, with nothing in between.
There is no range of house sizes/ types which would suit a 'family orientated' development.
I am disappointed with the lack of vision in the proposals and the lack of consideration for the needs of the community of Lenzie. I would like to see more bungalows/ smaller houses on the site.

Response
As is evident from the questionnaires received, the majority of respondents were over the age of 60. It is not therefore surprising that a number of respondents raised concerns regarding the mix of larger homes vs smaller retirement properties of which 18 were proposed at that time.

There also appeared to be an expectation that the site should deliver a care home facility, despite the fact that the *emerging Local Development Plan now sets out a more flexible strategy for the redevelopment of the site, calling for a range of housing types alongside specialist housing.* The development proposals meet the policy requirements of East Dunbartonshire Council, as outlined in proposed the Local Development Plan.

Since the public consultation, the proposals for the sheltered housing have been reconsidered and an additional six 1-2 bedroom retirement flats are now proposed, to better reflect the aspirations of the local community.

Comment
Auchinloch Road is very busy and traffic travels at high speeds on the main road - ignoring the speed limits. The proposed access could be dangerous, especially when turning right from the main road into the development.

Response
The visibility splay requirements have been met by the development proposals. The mix and number of units proposed seeks to balance the number of trips whilst maintaining development viability

Comment
Traffic levels in the local area are severe enough without the additional traffic that will be generated by the proposed development.

Response
A statement on transport has been provided as part of the application to consider the transport implications of the Proposal. This demonstrates that the site access arrangements are suitable for the scale of development proposed. Discussions with officers of East Dunbartonshire Council have subsequently confirmed that there is adequate network capacity to accommodate the proposed development.

Comment
I would like further details on the proposed sheltered housing, as the details available at the event were fairly basic.

Response
The proposals at the event were for purely indicative purposes. The preferred provider for the sheltered housing is Bield Housing Association. Further details of the product will be available as the scheme is developed out.

Comment
I feel this area would be more appropriately used for recreational purposes for the young population in the area, as at present there is nothing.

Response
The landowner is seeking to dispose of the site for redevelopment. This is supported by the policies of the adopted and emerging planning policy. The use of the site for recreation or leisure use is not under consideration.

Comment
I would like to see much more screen planting along the 'Council boundary' on the edge of the site.

Response
The planting scheme has since evolved through Landscape and Visual Impact Assessment, the full details for which will be considered as part of the planning application process.

Comment
The watercourse on the council boundary is not in a fit state to take surface water outfall. It may flow to the Gadloch which floods.

Response
The proposal incorporates sustainable urban drainage which will manage surface water run-off and has the potential to improve surface water run-off rates over and above those experienced at present. SEPA have been consulted fully during the planning process and the applicant has worked with East Dunbartonshire Council to ensure satisfactory drainage arrangements.

Comment
I have concerns about the impact of the proposed development on the existing woodland around he site and the wildlife that currently uses the site

Response
A tree survey has been carried out to support the planning application. A Phase One Habitat Survey has also been carried out and has concluded that the site is of low ecological value. The landscaping and open space proposals offer the opportunity to enhance biodiversity on the site. Following review of the configuration of the affordable/retirement blocks, these have been reconfigured from the early iterations and the layout proposed in the application for planning permission will result in a further seven trees being retained.

Comment
A controlled crossing from the development to the nearby bus stop for access to shops, health services etc. would be essential.

Response
Discussions with Council officers have confirmed that the provision of a new crossing adjacent to the site may be appropriate and would be secured through the planning application process.

Changes Made As A Result of Further Discussions With EDC

Issue
Mix of tenure/type of housing

Amendment
An additional six affordable retirement flats to be managed by Bield are now proposed. This increases the proportion of smaller flatted properties for the elderly to 35%.

Issue
Pedestrian Crossing on Auchinloch Road

Amendment
A pedestrian crossing will be provided on Auchinloch Road

Issue
Screen planting on site edges

Amendment
The site layout has evolved to incorporate new tree planting within the woodland side of the site as well as hedge planting to soften the development edges to the north and eastern sides of the site.

Further Discussion in the Community Lenzie Community Council
We have been in communication via email with Lenzie Community Council since the initial consultation events. We are informed that there has been a great deal of public interest in the site and what is intended for it. They have had a number of requests for information and we have forwarded copies of the exhibition boards to them to assist with their own discussions on the future development of the site.

Lenzie Co-Housing and Community Group (formerly Lenzie Housing for the Elderly Interest Group)
A specific follow up meeting was held with this group to discuss the proposals for the redevelopment of the site. Members of this group had been involved in previous steering groups for past proposals for redevelopment and so were extremely knowledgeable.

Concerns were raised that mirrored those raised at the public consultation about traffic on Auchinloch Road and a crossing point to access the bus stops was particularly requested which is now included in the proposals. The group were very interested in details of the properties and a specific request was also made to highlight more the design features of the scheme. In particular that there would be lifts to serve the flats, the size of the flats and their adaptability, their own private balconies and access to good quality outdoor space including seating and raised planting areas. In terms of the houses there was interest in the accessibility features that were included in the design, the adaptability of the properties and a discussion was had about lifetime homes.

Conclusions
In light of the matters set above, we submit that the requirements of the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009 and the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 in relation to pre-application consultation have been met.

Overall, our analysis has shown that the local community is generally in favour of the principal of residential development on the site. This report has demonstrated that the applicant has engaged with the local community and the potential issues raised by the local community have

been considered, with amendments made to the proposed residential scheme, where appropriate.

That's it ! I have included as much information as I think we need to decide on any objections we wish to make. This is a long report. I only received the planning application on Saturday so I could not get a report out before now. I am not sure you will be able to digest all of this before Wednesday. However, it would be good if we could consider this application on Wednesday because our next meeting in not due until August.