
STRACHUR HOUSING ALLOCATION MASTERPLAN REPORT 14/01330/MPLAN

SUPPLEMENTARY REPORT NO.1

1. INTRODUCTION

The attention of Members is drawn to the report dated 29th May 2014 in respect of this Masterplan, which is currently before them for consideration.

2. FURTHER INFORMATION

Members will note that, under the road network part of the report (Section G), it mentions that the access road has not been constructed strictly to an adoptable standard (principally due to gradient issues). However, it goes on to state that, in order to comply with Policy LP TRAN 4 of the Argyll and Bute Local Plan 2009, a relaxation of standards can be justified.

Subsequent discussion with the Roads Department has ascertained that their guidance notes that steep gradients should be avoided as the associated footways can cause problems for those with mobility issues. Any relaxation from these gradients would be at the discretion of the Network Manager.

The Network Manager has advised that the gradient limit for the adoption of a new road would normally be 8% (1 in 12), however up to 10% (1 in 10) has been accepted over short distances in the past. The gradient currently on site is 12.5% (1 in 8) and this would not be suitable for adoption as it would not be compliant with Disability Discrimination Act guidance.

3. CONCLUSION

The site is a Housing Allocation in both the adopted Local Plan and proposed Local Development Plan. This site is required in order to secure the effective implementation of Housing Land Supply to provide much needed houses in Strachur in order to support economic development and reverse population decline.

There is a history of approvals for housing development on this site and while the proposed gradient of 12.5% is not permitted within road development guidance, this gradient has been accepted for some private accesses serving up to 5 dwellings within the lifetime of the current Local Plan elsewhere in Argyll and Bute. Indeed there are many older existing private and public roads and accesses of this gradient and beyond which operate successfully in the Council Area. In these circumstances it is considered that there are sufficient and compelling reasons to justify a minor departure from Local Plan Policy LP TRAN 4 and to accept a private access to serving 7 houses.

IMPLICATIONS

Policy:	None
Financial:	None
Personnel:	None
Equal opportunities:	None

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