

REFERENCE: 19/01498/MPLAN

LAND NORTH WEST OF GLENCRUITTEN RISE, OBAN: PDA 5/3, PDA 5/6 and PDA 5/7

1. SUMMARY

The current Masterplan proposal covers land associated three individual PDA areas, PDA 5/3, PDA 5/6 and PDA 5/7 which totals some 23.3 ha of land. The Masterplan proposal relates primarily to PDA 5/7 at this time and promotes 100 affordable houses, to be developed by Argyll Community Housing Association (ACHA), which would be accessed from Glencruitten Road.

Any future proposals for PDA 5/3 or 5/6 will be dependent on both the future delivery of the Oban Development Road (ODR) to facilitate roads access to the sites, and also subject to further consideration of site specific policy matters such as potential impacts on woodland and biodiversity. A separate Stage 2 Masterplan submission containing details of subsequent proposals and necessary access arrangements would therefore be required at a future date for any further development proposals on PDA 5/3 or PDA 5/6.

This report therefore concentrates on PDA 5/7 where the 100 affordable houses are proposed. Two matters are considered by Officers to be critical, at this stage, in considering the Masterplan approach for PDA 5/7:

- 1) Layout, design and landscape integration
- 2) Safe and improved pedestrian and vehicular access along Glencruitten Road to access the site.

Detailed commentary on these matters is contained within the report. Both of these matters are considered to have been sufficiently addressed at this stage to merit Officer support for the proposed Masterplan approach for PDA 5/7.

Further details in respect of spatial layout, topography/regrading, landscape setting, design details, landscaping (structural/internal), and compliance with roads standards for both the internal layout and access arrangements along Glencruitten Road will be required in support of any future planning application for PDA 5/7 to ensure a successful development proposal can be brought forward.

In conclusion, Officers are therefore of the opinion that the proposed Masterplan approach for PDA 5/7 for 100 houses can be supported at this stage. However any development of PDA 5/3 or PDA 5/6 will require to be the subject of a Stage 2 Masterplan submission, and will be dependent on the delivery of the ODR in respect of facilitating vehicular access, as well as further detailed consideration of site specific constraints to development, such as potential loss of woodland and impacts upon biodiversity.

2. RECOMMENDATION

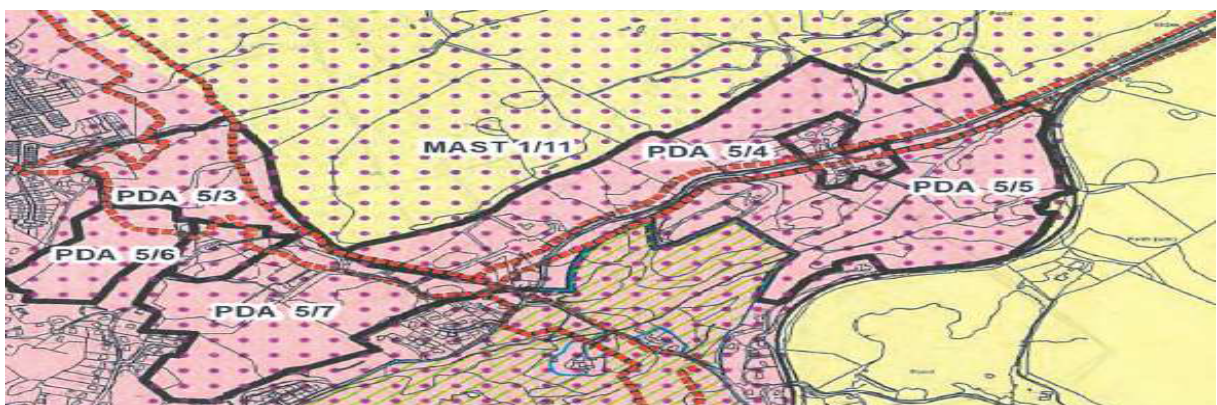
Officers consider that the components of the proposed Masterplan are considered to be compatible with the envisaged development of PDA 5/7; it is however recognised that elements of the Masterplan site (PDA 5/3 and PDA 5/6) require to be the subject of a further Stage 2 Masterplan due to access constraints, site constraints, and lack of detail in the current proposals.

It is therefore recommended that Members approve the current Masterplan submission as follows:

1. Provide endorsement to the elements of the Masterplan as they relate to the release of land for the development of 100 affordable housing units on PDA 5/7.
2. Agree the principle of allowing appropriate re-contouring of PDA 5/7 in order to facilitate a less linear and formal housing layout and allow the creation of a greater degree of building clustering, placemaking and landscape integration within the built form.
3. Endorse the view of officers that a high quality development, in accordance with the advice contained in the approved Larger Housing Developments Design Guide, Designing Streets and Placemaking advice is required on this site to promote a successful outcome for any future planning application.
4. Agree that the development of the site for 100 houses on PDA 5/7 is dependent on the Area Roads Engineer agreeing the extent and phasing of necessary roads improvements to Glencruitten Road in the interests of road safety as part of any future planning application submissions.
5. Endorse the view that a 'Stage 2' Masterplan submission be required for further consideration of the Council in advance of either PDA 5/3 or PDA 5/6 being brought forward for development, to include details of vehicular access arrangements from the ODR.

3. ASSESSMENT

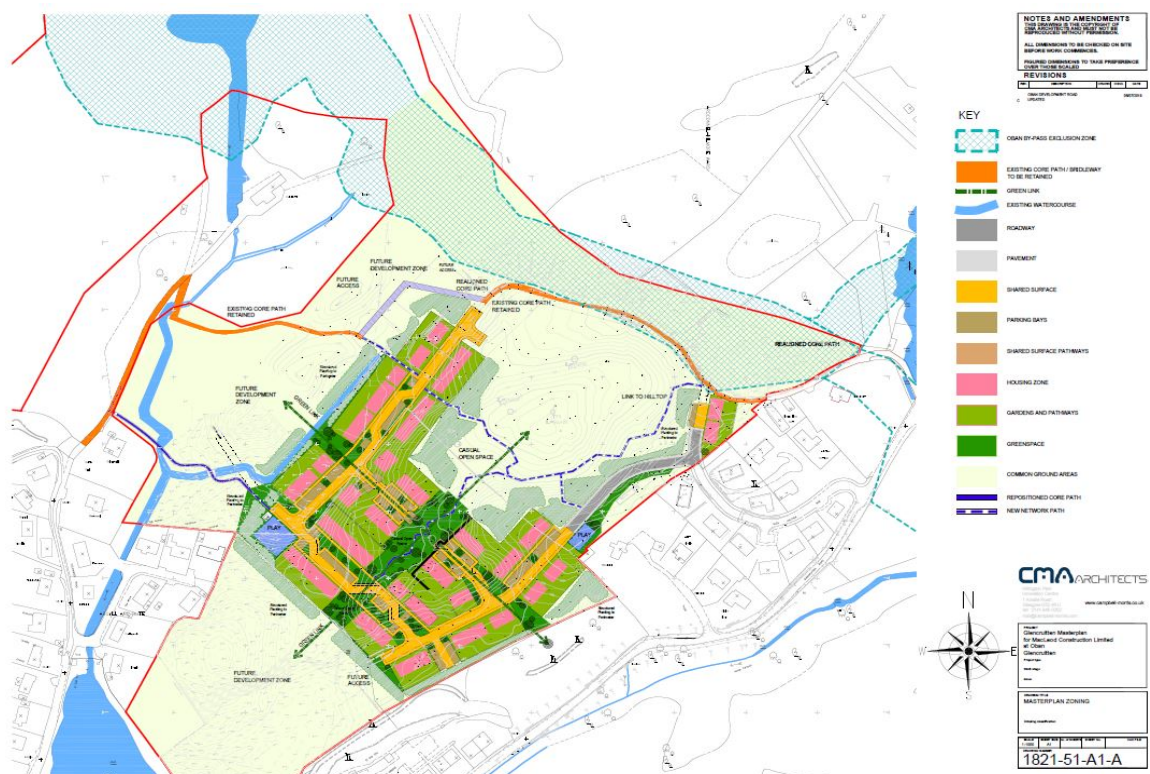
The Masterplan submission seeks to provide a strategic overview for the future development of PDA 5/3, PDA 5/6 and PDA 5/7 as identified in the adopted LDP which comprises some 23.3 ha in total area. At this stage details are provided in respect of the proposed development of PDA 5/7 for 100 housing units by ACHA, however PDA 5/3 and PDA 5/6 will require to be subject to a further Stage 2 Masterplan submission given the lack of detail within the current submissions and acknowledged access and other potential constraints on bringing forward development of these sites at this time.



The primary matter in respect of the proposed Masterplan approach is to ensure that the future housing proposals for PDA 5/7 in respect of layout, landscape integration and design quality, have the potential to be developed in compliance with appropriate LDP policies and promote a form of development which complies with placemaking objectives and the wellbeing of future residents in respect of the quality of amenity they can expect to enjoy as a result of the development. Compliance with more detailed LDP policies and standards will require further evaluation once a detailed planning application is submitted. It is also essential to ensure that roads matters, which are a pivotal consideration in this instance, are able to be properly addressed at future detailed application stage.

Officers were concerned that the initial approach to developing the site, set out in the original Masterplan layout, resulted in an overly linear and suburban style street. Essentially the proposal was for a long single street forming a "horseshoe" shape, with relatively continuous built form and a very urban character. In Officers view this did not follow the advice set out in the Council's approved design guidance for major Housing development nor the Scottish Governments advice in respect of "Placemaking" in respect of the proposed urban form.

Mindful that the applicant is seeking to develop 100 much needed affordable houses on behalf of ACHA, Officers have therefore worked with the applicants and sought to show additional flexibility by allowing the principle of re-contouring the south western section of the site, to reduce the linear appearance of the development footplate. Amended Masterplan proposals reflecting these discussions were submitted on 3.1.20 and now form the basis of this determination.



The amended general layout avoids an overly linear and single aspect development. It also provides the opportunity to integrate significant landscaping around and within the layout to soften its appearance and improve the urban form in respect of amenity. The perceived density of the building form can be substantially reduced both by careful layout and orientation within the general layout approach, but also by the use of open space and landscaping within and

around the development to substantially soften its appearance and assist its integration in the its surroundings.

The development is likely to comprise a mixture of single storey and two storey housing including terraces, detached and semi-detached houses. ACHA will work with the Council's Housing Advisors to ensure that housing need in the local area is carefully considered in finalising the detail of the house types.

It is considered by Officers to be important that the any re-contouring of the site to facilitate this general layout approach requires a natural final appearance of any cuttings/ slopes and avoids a harsh engineered appearance which would be out of character with the environs of the site. There will undoubtedly be engineering works required in forming both the access road and suitable areas/platforms for development, however establishing that finishes should have a natural appearance, utilising topography appropriately, and introducing landscaping proposals around and within the built form will be required at the detailed application stage to ensure that these works will not detract from the overall quality of a future application proposal.

Critical to the delivery of 100 houses on the site is ensuring that appropriate upgrades are undertaken to Glencruitten Road. These have been the subject of extensive historic discussions with the Council's roads advisors, and agreement has been reached in respect of necessary off-site highway improvements which must be provided to secure this scale of development.

Agreement to ensure that any future development is in accordance with the requirements of the Area Roads Engineer has been provided by addendum submissions dated 12.12.19 (Appendix G) and reconfirmed by submissions dated 3.1.20 (Appendix G1).

This is undoubtedly a challenging site to access, however, the existing situation in Glencruitten Road is substandard and the current application is considered by the Area Roads Engineer to present an opportunity to secure planning gain through the carrying out of off-site roads improvements which will benefit both existing and future users.

In respect of the general internal layout, it will be necessary for all roads standards to be met. As Members may be aware officers also consider Roads Construction Consent (RCC) matters as part of any detailed planning application submissions to ensure any approved planning drawings are capable of obtaining RCC approval. This approach will be taken in respect of any future detailed application.

Members are requested to note and endorse the view of the Area Roads Engineer that that without the required off site roads improvements to Glencruitten Road the proposals to develop PDA 5/7 would not be considered acceptable. Therefore any future planning application will require to meet the requirements of the Area Roads Engineer in respect of road and footway improvements to Glencruitten Road in the interests of pedestrian and vehicular safety.

In conclusion, although the proposals for PDA 5/7 will require to be considered in more detail against the policies and standards of the LDP at the detailed application stage, officers consider that they have received sufficient reassurance through the Masterplan proposals that an acceptable approach to delivering the 100 affordable houses is being promoted by the applicant on PDA 5/7 and therefore the Masterplan can be approved in accordance with the recommendations set out at Section 2 of this report.

In respect of flooding matters, the Council's advisor and SEPA are content that such issues can be properly addressed at the detailed application stage. The Education department have also confirmed to Officers that there is sufficient capacity to accommodate the proposed number of houses.

4. CONSULTATIONS

Council's Flood Risk Advisor (Dated 30/7/19): Finished Floor Levels (FFLs) have not been included at this stage. As a precaution, it is recommended that these FFLs are elevated 0.3m above ground level at full planning stage to reduce the possible risk of surface water flooding. At full planning application stage, surface water drainage should be designed according to CIRIA C753 and Sewers for Scotland 4th Edition. No objections but note comments on finished floor levels and surface water drainage at full planning stage.

ABC Biodiversity Officer: (Dated 9/8/19): Recommendations on Biodiversity Assessment: Detailed species survey are to be carried out at the optimum time of year for flora, bats (European Protected Species) invertebrates, amphibians, birds and include mitigation. It is noted that PDA 5/7 is considered of moderate biodiversity value however this does not preclude it from survey effort because of springs, mature ash trees and drystone dykes features which can facilitate a number of species including bats, birds, invertebrates and amphibians. Re. PDA 5/3 and 5/6 : the wetland areas (Mire, Rushy pasture and Wet Heath) need to be assessed for peat and its depth allied with further consideration on how the higher value biodiversity habitats can be incorporated into the development design i.e. such as SUDs.

The Master Plan Biodiversity Assessment submitted provides the following advice in relation to potential development areas

'(i) to focus carefully designed development within suitable parts of PDA5/7 as this contravenes fewer biodiversity policies/features compared with PDA 5/3 & PDA 5/6 and (ii) exclude development from PDA 5/3 & PDA5/6.

It is highly unlikely that suitable alternative high quality habitat could be incorporated in an offset/compensation scheme should development proceed in the latter two areas (to comply with net biodiversity gain policies)'.

The Biodiversity Officer is in agreement with this approach.

The Biodiversity Officer is of the opinion that further habitat and species surveys will help inform the final layout of the proposed development which will assist in realising the above recommendation with only the addition of some soft landscaping to link established areas; in essence by adopting a green network approach will assist in retaining existing high nature conservation features and the associated species. If SUDs are proposed, these will not only facilitate their primary function but also as a habitat and may assist in meeting mitigation recommendation.

West of Scotland Archaeology Service (Dated 2/8/19): This application area contains two sites recorded from OS First Edition Maps (c.1870), a farmstead and a powder magazine. It also contains large areas of green field ground in an area of relatively high archaeological potential based on background density of recorded sites and finds. It is likely that any applications which come forward for this area will require archaeological investigations consisting of walk over survey and evaluation probably. Further work may be required depending on results.

SEPA (Dated 7/8/19 & 12/12/19): No objection

SEPA initially objected to this planning application on the grounds of lack of information with the commitment to review this if further information was provided. Clarification by Officers to SEPA that such matters will be properly addressed at application stage by the Council's Flooding Advisor in accordance with normal process have provided sufficient reassurance to allow them to withdraw this initial objection.

ABC Public Protection (Dated 16.9.19): No Objection

The development site consists of mainly open ground with evidence of previous industrial use and possible peat deposits within its boundaries. These raise the possibility that mitigation measures to protect against ground gas or contamination may be required. It would be expected that these matters would be addressed by means of a Phase 1 Preliminary Assessment in accordance with the advice contained within “ *An introduction to Land Contamination and Development Management*” available on the Councils Website.

Details of potential noise, dust and light nuisance for adjoining residents together with any required mitigation measures will require to be submitted and approved with a future planning application to protect the amenities of existing residents. Details of any rock blasting, extraction or crushing will also require to be submitted

ABC Access Manager: No Response New Consultation sent 13.12.19

ABC Roads: (Dated 9.1.20) No Objection subject to necessary offsite works being undertaken and internal layouts according with necessary roads standards. (Details set out within Section H of report).

Scottish Water: No Response

It is noted that the applicants have been in discussions with Scottish Water as set out at Appendix D of the Masterplan Submission. This indicates that Scottish Water are currently undertaking a Network Study for the Area which may be able to be used to assist the design of the site as it moves forward. An appropriate condition at application stage can address the need for Scottish Water approvals.

Woodland Trust (Dated 9.8.19): No Objection

Recommend that an appropriate buffer zone of 20m is required between the ancient woodland on the Southern boundary of the site to ensure this is not damaged or lost.

ABC Education Department (Discussion with Susan Tyre Dated 13.12.19)

Confirmation that Capacity to accommodate children from development

5. PUBLICITY

The Masterplan was advertised in The Oban Times in 1st August 2019.

6. REPRESENTATIONS

One letter of representation has been received from Oban Disability Forum c/o Ken Johnston by email.

The points made are summarised as follows:

- The Panel recalled that this is an extremely difficult site to access by means of narrow roads and no footways. While a number of mitigation measures have been suggested none of these would meet the safety requirements of wheelchair users. An accessible public transport service and infrastructure is essential.

- The site is located east of, and close to, the town of Oban and its proximity to the town with major services. From the panel's remit this is a good location for disabled people or families with a disabled family member.
- The panel requests that at least 10% of the housing stock be of Inclusive Design with the remainder of the ground floor accessible units being readily adaptable. Also it is important that these units are integrated throughout the overall development and incorporated into each development phase. The remote footpath network should be suitable in finish for wheelchairs and buggies etc and should include strategic seating – benches and perch stools.

Full details of the this representation can be view on the Council's website www.argyll-bute.gov.uk

The application has also had a PAC report submitted with it as Appendix A which relates to a previously submitted PAN (Ref 19/00306/PAN). From the information contained within this document it is clear that road safety on Glencruitten Road was the major area of concern for those members of the local community attending this PAN event.

7. ASSESSMENT

List of all Development Plan Policy considerations taken into account in assessment of the masterplan.

'Argyll and Bute Local Development Plan adopted March 2015

STRAT DC 1 – Sustainable Development
 LDP DM1 – Development within the Development Management Zones
 LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment
 LDP 4 – Supporting the Sustainable Development of our Coastal Zone
 LDP 5 – Supporting the Sustainable Growth of Our Economy
 LDP 8 – Supporting the Strength of our Communities
 LDP 9 – Development Setting, Layout and Design
 LDP 10 – Maximising our Resources and Reducing our Consumption
 LDP 11 – Improving our Connectivity and Infrastructure

Supplementary Guidance

SG LDP ENV 1 – Development Impact of Habitats, Species and Our Biodiversity (i.e. biological diversity)
 SG LDP ENV 2 – Development Impact on European Sites
 SG LDP ENV 6 – Development Impact on Trees / Woodland
 SG LDP ENV 8 – Protection and Enhancement of Green Networks
 SG LDP ENV 11 – Protection of Soil and Peat Resources
 SG LDP ENV 14 –Landscape
 SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance

SG LDP HOU 1 – General Housing Development including Affordable Housing
 SG LDP HOU 2 – Special Needs Access Provision in Housing Developments
 SG LDP HOU 3 – Housing Green Space

SG LDP Sustainable Development

SG LDP SERV 1 – Private Sewerage Treatment Plants and Wastewater (i.e. drainage) systems
SG LDP SERV 2 – Incorporation of Natural Features / Sustainable Systems (SUDS)
SG LDP SERV 3 – Drainage Impact Assessment (DIA)
SG LDP SERV 4 – Contaminated Land
SG LDP SERV 5 (b) – Provision of Waste Storage and Collection Facilities within New Development
SG LDP SERV 7 – Flooding and Land Erosion – The Risk Framework for Development

SG LDP TRAN 1 – Access to the Outdoors
SG LDP TRAN 2 - Development and Public Transport Accessibility
SG LDP TRAN 3 – Special Needs Access Provision
SG LDP TRAN 4 – New and Existing, Public Roads and Private Access Regimes
SG LDP TRAN 5 – Off-Site Highway Improvements
SG LDP TRAN 6 –Vehicle Parking Provision
SG LDP TRAN 7 –Safeguarding of Airports

List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.

- Scottish Planning Policy (SPP), 2014
- Creating Places- A Policy Statement on Architecture and Place for Scotland
- Designing Streets – A Policy Statement for Scotland
- Green Infrastructure: Design and Placemaking
- A&B Local Biodiversity Duty Action Plan
- A&B – Larger Housing Developments Design Guide
- Statutory/Non-Statutory Consultee Comments
- The Argyll and Bute Proposed Local Development Plan (LDP2), November 2019

A. Development Plan Context

Within the adopted Argyll and Bute Local Development Plan (March 2015) the Council has designated a Strategic Masterplan Area under MAST 1/11 “Oban”. This area includes the following uses; Education, housing, commercial, including retail, business and industry. The current Masterplan proposal sits within this wider strategic area but concentrates on housing delivery by ACHA on PDA 5/7 “Glencruitten”. Two other PDA’s are included in the current Masterplan submission, these comprise PDA 5/3 and PDA 5/6 which are both identified for mixed density housing development in the LDP.

The current Masterplan covers three specific PDA areas as set out at Page 79 of the LDP written statement and Proposals Map 203 as follows:

- PDA 5/3 Oban - Longsdale - Housing Mixed Density 25% affordable
- PDA 5/6 Oban – Longsdale Road - Housing Mixed Density 25% affordable
- PDA 5/7 Oban - Glencruitten - Housing Mixed Density 25% affordable

The current Masterplan proposals accord with the areas defined on Proposals Map 203 of the Adopted LDP and the range of uses promoted is also in accordance with designations in the LDP.

PDAs are areas identified by the Council where they can contribute to economic development and environmental improvement and where a comprehensive approach to prospective development is warranted in order to avoid unplanned piecemeal development. They are defined in the plan as areas of land within which opportunities may emerge during the period of the Local Plan (5 to 10 years) for infill, rounding-off, redevelopment or new development. Such opportunities as were identified were not fully resolved at the time of the adoption of the

plan, which requires constraints to be overcome in terms of the 'mini development brief' accompanying these PDAs before development opportunities within the PDA area can be realised and be supported by the Local Plan. It is standard practice to require a masterplan approach when considering development within such designated areas. Masterplans help the Council assess at an early stage in the development process, the interrelationships of layout, design, access, existing transport infrastructure and sustainable modes of travel, landscape and ecology, open space provision and integration of a proposed development with existing communities.

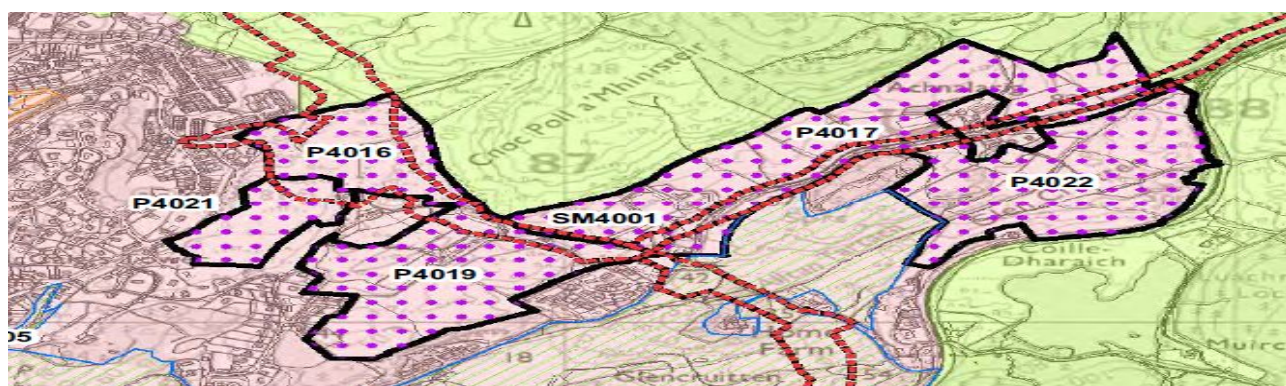
The Scottish Government most commonly refers to Masterplans being, *'a plan that describes and maps an overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and it is intended to provide a structured approach to creating a clear and consistent framework for development'* (PAN 83). The Scottish Government endorses the use of Masterplanning in general, but considers that it is especially useful for large sites and in areas/sites which are going to undergo substantial change, have multiple uses, or are sensitive in environmental or landscape terms.

At the meeting of the PPSL Committee on 23 November 2011, Members considered and agreed a policy paper on masterplans. This stated, *inter alia*, that:

"Proposals for development of PDAs should be accompanied by a Masterplan which demonstrates how the proposed development will relate to the wider area and any parts of the PDA which do not form part of the application site, and that the publicity and consultation arrangements for the masterplan and planning application run concurrently for a minimum period of 21 days."

LDP 2 is also a material consideration as it has been approved by members. However as it is currently undergoing further public consultation only limited weight can be afforded to it at this time. Notwithstanding this, there are no changes to the site areas/boundaries currently identified under PDA 5/3, PDA 5/6 and PDA 5/7, nor to the range of appropriate uses within adopted LDP. However in LDP 2 the sites have been renumbered as follows

LDP Reference	LDP 2 Reference	Use/Mix	Size
PDA 5/3	P4016	Housing	6.5Ha
PDA 5/6	P4021	Housing	4.2Ha
PDA 5/7	P4019	Housing	12.6Ha



All of the sites are contained within LDP 2 Strategic Masterplan Area SM 4001. (This replaces the current designation under MAST 1/11), and again this re-numbering is of no material planning consequence to the current proposals. The Masterplan proposals are therefore

considered to accord with both the adopted LDP and emerging LDP2 in respect of the identified PDA Areas concerned and the type and scale of development proposed.

B. Settlement Strategy

The Masterplan area is contained within the 'settlement zone' for Oban and is identified in the Argyll and Bute Local Development Plan promoting mixed density housing on these particular sites.

Oban is identified as a 'Main /Key Settlement' in the current Local Plan, and is therefore a suitable location for large scale housing development in respect of Policies LDP STRAT 1 and LDP DM 1. The proposals are therefore in accordance with the Settlement Strategy set out in the adopted LDP.

C. Location, Nature and Design of Proposed Development

The development site is situated approximately 1km west of Oban town centre and lies to the north and west of existing housing settlements which are accessed off Glencruitten Road. Then through Glencruitten Rise and into the site.

At the present time only PDA 5/7 is capable of accommodating development due primarily to access restrictions. It is proposed to serve the 100 unit affordable housing scheme via an upgraded Glencruitten Road. In order for either PDA 5/3 or 5/6 to provide additional housing proposals it will be necessary for access to be taken off of the Oban Development Road once it is completed. These sites will also require further detailed consideration in respect of what capacity for housing development they can realistically offer given the conclusions of the submitted biodiversity report (Appendix C) as evaluated at a later stage in this report.

Members are requested to note that seeking to develop PDA 5/7 to deliver the 100 affordable houses will not impact upon the land safeguarded in the current or emerging LDP to deliver the ODR. Safeguarding this ODR land corridor is an essential requirement of any future detailed planning application.

D. Built Environment / Landscape Impact

Existing buildings within the immediate Masterplan area are, for the main part larger detached properties of a suburban and semi-rural character. Existing residential developments are mainly located along the southern boundary of PDA 5/7 and the eastern and northern boundaries of PDA 5/3 and 5/6 and are characterised generally by larger detached properties with larger plot sizes in a semi-rural transition zone between the urban area and the countryside beyond.

The site itself has challenging topography. However this is not unusual in the Oban area. Very little undeveloped land surrounding Oban does not present topological challenges and the recent development at Dunbeg confirms the challenges which developers can face in trying to design layouts where gradients and street layouts do not exceed the limits set out under the need to get Roads Construction Consent (RCC) to build the development in addition to planning permission.

The amended layout, although requiring approximately 150m of additional roads construction, has provided the opportunity to add variation and space into the street design thereby allowing a greater degree of landscaping and the breaking up of any hard urban form from perceived from both outside and within the site.

It has been indicated by the applicant that the future detailed layout will comprise a mix of two storey and single storey houses which will also be detached and terraced. However by increasing the footplate of the developable area there is greater flexibility to both separate the

houses and to create attractive landscape and amenity areas within the development itself. This is considered to offer considerable opportunity to promote a high quality development.

At the heart of the Masterplan approach is the wish to present a more rural and informal character to the streets to be formed, with the careful use of spatial planning and extensive biodiversity focussed landscaping. Design details and materials to be used in the houses also provides opportunity to deliver an appropriate character and form of development for this site.

In this respect it is considered that any future planning application is capable of successfully addressing policies LDP 3 and LDP 9 of the adopted LDP as well as the related standards set out in Supplementary Guidance in respect of SG LDP HOU 1, SG LDP HOU 2 and SG LDP HOU 3.

The landscape approach set out at Appendix B of the submissions is indicative. However the principles are that future development will:

- Use the terrain to contain development. Avoid skylining (housing perched on the top of knolls or ridges which will have high visibility).
- Use materials and colour which help to assimilate the development into the landscape. White and light colours stand conspicuously.
- Use existing woodland to soften and enclose the development phases.
- Link areas of soft landscape to create green corridors, for amenity value and biodiversity

Proposed structure planting would include a mix of native trees and shrubs and will be constrained by availability (no Ash to be planted at present) and ground conditions, for example bedrock too near surface or water-logged ground. The applicants have proposed that there will be external structural planting to frame the development and assist it to assimilate into its landscape setting, and also internal landscaping to create a more rural and informal appearance to the development with a variety of spatial and landscape experiences when travelling within the site. In this respect it is considered that any future planning application could be brought forward in accordance with the requirements of SG LDP ENV 14.

E. Natural Environment

Enhancements to nature conservation are encouraged by the LDP. The Masterplan biodiversity Supporting Information set out at Appendix C of the submission states the following

PDA 5/7: This area supports native closed canopy patches of gorse with horse-grazed pasture and has key habitats focused in smaller, locations (springs, old ash trees, drystone dykes) as well as forming scrub nesting habitat for birds and foraging habitat for bats. Its south western margins link to the main wetland habitat in the area (disused water supply pond) and these are likely to be important for amphibians. This scrub/pasture mix is a relatively ubiquitous feature of the eastern margins of the Oban suburbia. Overall, at the local scale this sector represents moderate value nature conservation features that includes (or is likely to include) its flora, invertebrates, amphibians, birds and mammals. If the current grazing practices were to cease, then its long term potential would be higher as it would transition to semi-natural woodland.

The submission continues in respect of PDA 5/3 and PDA 5/6 to state:

PDA 5/3 & 5/6: This combined area supports native birch/oak woodland with closed canopy gorse and is a key habitat itself as well as forming an important wildlife corridor that links other areas of woodland (e.g. the mature oak avenue to Polvinister). This woodland network stretches relatively close into the central parts of the town which is a relatively unique feature. In addition PDA 5/3 & 5/6 include small open habitat areas with remnant mire, rushy pasture and wet heath habitats which add to the wildlife diversity. The latter habitats are likely to maintain the higher water runoff quality that leads into the disused water supply pond and associated streams.

Overall, at the local scale these two sectors represent high value nature conservation features that includes (or is likely to include) their flora, invertebrates, amphibians, birds and mammals.

The Masterplan Biodiversity Assessment (Appendix C) therefore makes the following recommendations:

- To focus carefully designed development within suitable parts of PDA5/7 as this contravenes fewer biodiversity policies/features compared with PDA 5/3 & PDA 5/6 and,
- Exclude development from PDA 5/3 & PDA 5/6.
- It is highly unlikely that suitable alternative high quality habitat could be incorporated in an offset/compensation scheme should development proceed in the latter two areas (to comply with net biodiversity gain policies).

The Biodiversity Officer is in agreement with this approach and of the view that further habitat and species surveys will help inform the final layout of the proposed development which will assist in realising the above recommendation with only the addition of some soft landscaping to link established areas; in essence by adopting a green network approach this will assist in retaining existing high nature conservation features and the associated species. If SUDs are proposed, these will not only facilitate their primary function but also as a habitat and may assist in meeting mitigation recommendation. The design approach proposed increases opportunities to adhere to this recommended approach in any future detailed planning application.

The development of PDA 5/7 offers potentially substantial opportunities to introduce trees and other biodiversity orientated planting areas both in the strategic planting areas around the development, and in the spaces around and adjacent to the houses. The Council's Biodiversity Officer will be closely involved in developing any landscaping proposals to ensure that they are effective not just in terms of landscape integration and urban design, but also critically as a biodiversity enhancement opportunity.

The use of soft engineering drainage solutions and SuDS ponds will also present the opportunity to create habitat opportunities as part of future development proposals. In this respect it is considered that a future development can accord with the objectives of SG LDP ENV 1, SG LDP ENV 1 and SG LDP SERV 2.

Officers are in agreement that any Stage 2 Masterplan promoted development on PDA 5/3 and PDA 5/6 will require to be subject to further detailed evaluation as part of a stage 2 Masterplan exercise in respect of potential biodiversity impact as well as access constraints.

F. Historic Environment

The West of Scotland Archaeology Service have highlighted that the masterplan site is within an area of some archaeological potential based on the presence of other recorded sites and monuments of prehistoric and medieval date in the surrounding landscape. Whilst much of the site has been disturbed by previous development there do appear to be a number of greenfield locations.

It is advised that, if the masterplan were to be approved, that it would be appropriate to address any archaeological sensitivity on a site by site basis in respect of individual applications for detailed planning permission – this approach would be consistent with the relevant provisions of LP ENV 17 and the proposed SG LDP ENV 20.

G. Affordable Housing

The proposed Masterplan is being promoted as comprising 100% affordable housing on behalf of ACHA and therefore the proposals, as currently presented, are in accordance with housing

requirements set out in the PDA development description and also Policy SG LDP HOU 1 of the adopted LDP.

It is considered by Officers that the promotion of 100 % affordable housing by ACHA has carried materiality in the planning judgement to allow increased flexibility on land re-contouring which has been agreed by officers in this instance for PDA 5/7.

H. Road Network, Parking and Associated Transport Matters

The Council's Roads Officers have advised that the proposed new housing on PDA 5/7 will require improvement of the existing roads and footways serving the site in the interests of public safety. More particularly there will require to be offsite roads/footway improvements carried out to both Glencruitten Rise and Glencruitten Road in order to facilitate the development of 100 houses.

Members are requested to note however that further development proposals in respect of PDA 5/3 or PDA 5/6 will require to be accessed off of the new ODR at some future date as the 100 units proposed are the maximum which can be accessed off of Glencruitten Road even with necessary roads improvements.

The initial Masterplan submission at Appendix F included a list of proposed roads improvements to 12 sections of Glencruitten Road. These were not found by the Area Roads Engineer to be in accordance with previously discussed and agreed essential upgrade works. This was conveyed to the applicants and additional submissions dated 12.12.19 and 3.1.20 have been made in order to provide reassurance that the necessary roads improvements would be undertaken as part of any future detailed planning application.

The Area Roads Engineer has responded to the amended proposals by e-mail dated 9.1.20 clarifying that the following matters will require to be addressed in any future planning application:

In-site works

- 1. This consultation is relation to the connections from the existing Glencruitten Rise Road and in respect to the road servicing the new housing development.*
- 2. The proposal is to be accessed by a new road connecting from the U149 Glencruitten Rise Road and will be subject to a speed restriction.*
- 3. Street Lighting will be required to design standards required by Roads.*
- 4. The new road shall be a minimum of 5.5m wide.*
- 5. A 2m wide footway will be required on both sides of the new road alternatively a single footway with a 2m service strip on the opposite side could be considered if appropriate.*
- 6. No gradient greater than 8% will be permitted on adoptable roads.*
- 7. New adoptable road standards and designs will be subject to conditions and specification as required by Roads.*
- 8. Shared drainage systems will not be adopted by roads.*
- 9. Parking and turning commensurate with size of dwellings will be required.*
- 10. Road Construction Consent (Road (Scotland) Act 1984 (RSA), s21) will be required for the new roads. Specific design requirements will subject to agreement once full design detail is received.*
- 11. Road Opening Permits will be required (RSA s56).*
- 12. A Road Bond may be required (RSA s17).*
- 13. There may be a requirement to provide bus stops within the development. If a bus service is required by Public Transport to include the new development a turning circle will be required in order to minimise reversing manoeuvres. There may also be specific design requirements re disabled access. Confirmation subject to full design details being received.*

Off-site works

1. Footway widths and construction

- a. Roads will not support the development unless the proposed footway works on C32 Glencruitten Road form part of the submission.
- b. The footway must be constructed to a typical standard detail subject to approval. Kerb upstand must be 100mm. Roads note that due to the land and property constraints, it would not be feasible to construct a 2m wide footway, however, footway width must be 1.5m minimal width. As noted in Appendix E (attached), 1.8m wide footways should be constructed where achievable.
- c. Advisory footways (road marking type) will not be accepted.
- d. Service ducting to be laid within the footway.
- e. A suitable drainage design to be provided.
- f. It will be the developers responsibility to secure third party land agreements if required.

2. Phasing of the infrastructure works

- a. Phasing of the off-site works to be agreed between Roads Officers and Applicant at detailed application stage.

3. Speed limits

- a. The existing 30mph speed restriction will be required to be extended beyond the access to Glencruitten Rise.
- b. The current 20mph speed limit on the south-west section of the C32 Glencruitten Road is only advisory, Roads will require a mandatory 20mph speed restriction to be implemented, which will be supported by the proposed give & take arrangements between Quarry Road and Mossfield Drive.

4. Other traffic management

- a. The proposed give and take arrangements on the C32 Glencruitten Road are an essential element of the off-site works as it provides the footway link through the narrow section of the route.
- b. The proposal has been subject to a Road Safety Audit Stage 1 & 2. (Appendix F attached).
- c. The give & take will assist in reducing the mean traffic speed on the C32 Glencruitten Road.
- d. With the exception of the section containing the give & take traffic management, two way traffic must be maintained unless otherwise agreed with ABC Roads.

Full details of the off -site proposed road improvements will require to be submitted as part of any detailed future planning application. However Members are requested to specifically support and endorse the view of Officers that failure to undertake the necessary offsite roads improvements to Glencruitten Road in an appropriately phased manner will render PDA 5/7 as incapable of being developed for 100 houses.

An established core path runs through the site linking Glencruitten Road with Polvinister Road. Any future development proposals will require to be developed having regard to the relevant provisions of policies LDP 11 and SG LDP LP TRAN 1.

I. Infrastructure & Services

Scottish Water has indicated that the water treatment works and sewage treatment works have capacity but the networks require analysis. It's likely a WIA and DIA will be required. Scottish Water is currently looking at these. Detailed analysis will be undertaken once the housing layouts are fixed. (See Appendix D).

Treatment and attenuation of road and roof water will be required. This will likely take the form of filter drains and swales before discharge to on site watercourses and/or the existing surface water sewer. Any discharge to the surface water sewer will be included in a DIA study. This will be designed in detail once the housing layouts have been fixed.

The Council's Flooding and Drainage Advisor is content that necessary requirements can be addressed at detailed application stage and SEPA are also now in agreement with this approach having originally objected due to lack of information.

In respect of Education provision it has been confirmed that local primary schools will have sufficient capacity to accommodate the projected number of children from this development.

J. Conclusion

PDAs are defined in the adopted Local Plan as areas of land within which opportunities may emerge during the period of the Local Plan (5 to 10 years) for infill, rounding-off, redevelopment or new development.

The proposed Masterplan, whilst indicative, gives all interested parties and statutory consultees sufficient detail to assess the key issues which would be raised by the intended 'Stage 1' development of 100 affordable houses on PDA 5/7 and sufficient comfort that this does not prejudice the potential of the remainder of the Masterplan area (PDA 5/3 and PDA 5/6) which will require to be subject to a further Stage 2 Masterplan submission dependent on the delivery of the ODR to allow access to this land at a future date, together with the need to consider identified potential woodland and biodiversity constraints.

Assessed against Development Plan Policy and other material considerations the proposed Masterplan approach is considered to be compatible with PDA 5/7 and MAST 1/11. As such it recommended that it be approved and endorsed as a material consideration in the assessment of future planning applications on PDA 5/7 for housing development located within the identified Masterplan area.

As has been previously clarified. The proposed Masterplan is also in accordance with emerging LDP2 which is a material planning consideration at this time.

IMPLICATIONS

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

Author of Report: David Moore
Reviewing Officer: Sandra Davies

Date: 7/1/2020
Date: 8/1/2020

Fergus Murray
Head of Development and Economic Growth