

STONEHOUSE COMMUNITY COUNCIL

Web: www.community-council.org.uk/stonehousecommunitycouncil

Email: stonehousecommunitycouncil@gmail.com

Chairman: George Smith, Vice Chairman Robert Craig, Secretary: Robert Freel

Mr Robert Freel
Secretary
Stonehouse Community Council
Stonehouse ML9 3LX

Area Manager (Hamilton Area Office)
SLC Planning, Building Control Estates
Montrose Crescent
Hamilton

15th July 2023

Comments on Planning Application P/23/0770 (Land to West of Toftcombs old railway sidings)

I refer to the above planning application and write on behalf to the community council to lodge the following comments on the application.

Our submission will take the form of comments and will make reference to the local plan and items for consideration in any planning conditions should planning be granted

1. Local plan

a) Policy 2 Climate Change

The boundary of the site has some steep inclines and that any land movements to alter the topography will take into account any potential for flooding and slippage.

b) Policy 3 General Urban Areas and settlements

Within this section the policy states it will protect and enhance the quality of life within its smaller statements "To achieve this, the character and amenity of these areas has to be safeguarded. "

This siding has been used by dog walkers and to this end footpaths between the two estates on either side of the proposed development should be created to allow public to walk between estates.

Pavements must be created on the access road from the A71.

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c) Policy 4 Green belt and Rural areas.

Planning department must demonstrate that it will protect and enhance the character, landscape setting and identity of the settlement and detail how this development is in the right place.

Habitat surveys are required, badgers use siding and recent road kill has indicated a presence of badgers.

d) Policy 5 Development Management and place making

Point 3 of this policy states “the proposed development provides suitable access, parking and connection to public transport, encourages active travel, has no adverse implications for public safety and incorporates inclusive access for all people, regardless of disability, age or gender.”

Adverse implication on pedestrian use of the pavements in and around the entrance to this development must be considered

Point 5 of the policy states “risks to new development from unstable land resulting from past mining activities are fully assessed and, where necessary, mitigated prior to development”.

Whilst no mining is recorded in this area the topography of the land has been man made and should be fully examined prior to works.

The ground reports submitted by the applicant indicated that some areas were not investigated and these should be subject to further investigation.

Point 8 states that the development proposal must include appropriate:

- a) utility and roads infrastructure
- b) open space, green infrastructure and landscape provision
- c) water management (including foul drainage) and
- d) Sustainable Drainage Systems (SuDS) including the provision of SuDS during construction of the development.

Ground gas and ground water levels including a high level of lead identified in report require further investigation and therefore should be subject to further ground investigation reports.

e) Policy 7 community Infrastructure Assessment

- a) States that the planning department need to take account of the impact that a development will have in that area and must consider other developments in close proximity.

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- b) Consider a contribution to upgrading the road and pedestrians access in this area under road safety concerns.
- c) A section 75 agreement should be put in place with a bond should the developer go bust along with a community contribution based on the number of houses proposed

This reinforces the need to provide access infrastructure which will allow access to the adjoining estates.

f) **Policy 15 Travel and transport**

States that in certain circumstances the Council will require developers to prepare a Transport Assessment (TA) or Transport statement (TS) prior to the assessment of any planning application. The requirement for a TA is based on thresholds set by Transport Scotland. Any off site road improvements identified through a TA will require developers to make the necessary contributions in accordance with Policy 7 Community Infrastructure Assessment.

School access routes and crossing points will require to be addressed by the planning department in consultation with SLC roads department along with the access which is very close to a left turn on to the bypass.

GENERAL OBSERVATIONS AND COMMENTS

ROADS

- The access road requires to be completed prior to any house building work being commenced.
- Road cleaning will be required on a regular basis by the developer.
- A roads bond deposit should be incorporated into the planning conditions to ensure that any damage to the roads or verges can be carried out to the satisfaction of SLC roads department.
- Pavement area should be considered on the access roads to the proposed development and that
 - a) The roads department carry out a full assessment of the road capabilities.

SOCIAL AFFORDABLE HOUSING

No mention of taking into account the requirement of affordable accommodation in the area.

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BOUNDARY WALLS AND FENCING

- No detail of fence or boundary wall submitted and these should be shown in any proposed plans and be put to the community

WATER AND SEWAGE & SUDS AREA

- The capacity of the Scottish water pumping station in the vicinity should be investigated.
- The infrastructure to the water treatment plant requires upgrading

STRUCTURAL ENGINEERING AND SUBSIDENCE

Where ground areas are built up structural calculations and drawings should be submitted and agreed by planning. This is in light of the issues encountered at the Barrat and Persimmons estates.

Due to the manmade areas of the siding full ground investigation should be carried out to ensure that no land slips occur.

LEAD CONCENTRATION

A high level of lead concentration was reported at sample HP103 and further samples should be undertaken.

TOP SOIL

The ground report indicates that clean top soil is used and measures should be placed in the planning conditions to ensure that this is the case with check made on loads as they are brought to site.

ENVIRONMENTAL HEALTH

Previous land works in this area has resulted in multiple sighting of rats and migration of rats to more populated areas, measure's should be put in place to take account of this should any development be approved.

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SECTION 75 COMMUNITY CONTRUBUTION

Any section 75 community contribution must be in line with current values being applied in other local areas.

EXISTING INFRASTRUCTURE

Schools provision early years, primary and secondary require to be checked to ensure sufficient capacity.

STAKEHOLDER GROUP

Applicant should consider the setting up of a stakeholder group to include residents of adjoining housing estates as well as community council

I trust that these will all be considered, discussed and taken into consideration when the planning committee meets.

Yours sincerely

Robert Freel.

Secretary Stonehouse Community council

CFI: Elected Members for Stonehouse Ward