

PROPOSAL OF APPLICATION NOTICE (PAN)

Reference: 24/01391/PAN

Applicant: Taylor Wimpey

Proposal: Proposal of Application Notice for: Residential development, to include access, roads, open space, landscaping, drainage and other associated works

Site Address: Land at Geilston Farm, Cardross Road / A814, Cardross

1.0 INTRODUCTION

Proposal of Application Notices only relate to National and Major Applications, as defined by the Government's planning hierarchy, and are a statutory requirement prior to the submission of a further associated planning application, in line with the provisions of the Planning etc (Scotland) Act 2006. The PAN submission marks the start of a minimum 12 week period to allow for community consultation before an application can be lodged. This PAN submission was made valid on 25.7.2024.

In considering this item, Members should restrict comments to issues relating to the material considerations which may be relevant in the determination of the proposed development and should refrain from expressing opinion as to the likely acceptability of development in advance of any subsequent application being presented for determination. Any opinions or views expressed by Councillors at the pre-application stage must be made mindful of the overarching requirements of fairness, impartiality and of keeping an open mind. The process provides opportunity for Officers to give feedback to the prospective applicant on issues which Members would wish to see addressed within the planning application submission.

The submitted information includes:

- Proposal of Application Notice
- Location Plan
- Copy of newspaper adverts

The Proposal of Application Notice describes the proposed development as "Residential development, to include access, roads, open space, landscaping, drainage and other associated works".

The applicant has confirmed the following consultation steps have been undertaken:

- a) Local Councillors for the Helensburgh and Lomond South Ward were notified, prior to the PAN being submitted.
- b) The following Community Council was notified, prior to the PAN being submitted: Cardross Community Council.

In addition, the following consultation steps are proposed to be undertaken:

- a) Two public meetings to be held at Geilston Hall, Main Street, Cardross on the 25th of September & 29th October 2024 from 16:00 to 20:00 hours.
- b) Two press notices to be placed in the Helensburgh Advertiser at least 7 days in advance of the proposed public meetings to be held, as set out above.

Officers consider that the steps set out in the PAN are acceptable and in accordance with the requirements of the Regulations to ensure appropriate community consultation is undertaken.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Based on the description of the development contained within the proposal of application notice, the forthcoming application is anticipated to comprise of residential dwellings, associated vehicular access and internal roads/footpaths, open space, landscaping, drainage and other associated infrastructure works. No detailed site layout or details of the proposed house numbers or types have been submitted.

3.0 SITE DESCRIPTION

The proposed site is located on open farmland set on the western edge of the village of Cardross, to the south of the main A814 road. The irregular shaped site slopes downwards from north to south and is currently used for agricultural purposes. It is bounded by further agricultural land and a small number of isolated rural dwellings to the west, by the historic Geilston House and Gardens across the A814 road to the north, by a number of residential properties within Cardross to the north east, by an area of established woodland to the east and by the Helensburgh to Glasgow railway to the south. In terms of the adopted Local Development Plan 2 (2024), the site is located within the designated Helensburgh and Lomond green belt and in terms of spatial strategy is within the Helensburgh and Lomond Growth Area. The proposed site bounds the Cardross settlement area to the east. The site itself is not subject to any additional constraints, although the woodland area to the immediate east of the site, Geilston Burn, is a designated SSSI and an area of ancient woodland.

4.0 DEVELOPMENT PLAN POLICY

This is not a planning application and therefore does not require evaluating and determining in accordance with Section 25 of the Planning Act against the Development Plan and its policies. However, in considering the merits of this PAN, a number of Development Plan Policy considerations are relevant. The policies likely to be considered include:

[National Planning Framework 4 \(Adopted 2023\)](#)

- NPF4 Policy 1 – Tackling the climate and nature crises
- NPF4 Policy 2 – Climate mitigation and adaption
- NPF4 Policy 3 – Biodiversity
- NPF4 Policy 4 – Natural places
- NPF4 Policy 6 – Forestry, woodland and trees
- NPF4 Policy 7 – Historic assets and places
- NPF4 Policy 8 – Green belts
- NPF4 Policy 12 – Zero waste
- NPF4 Policy 13 – Sustainable transport

NPF4 Policy 14 – Design, quality and place
NPF4 Policy 15 – Local living and 20 minute neighbourhoods
NPF4 Policy 16 – Quality homes
NPF4 Policy 21 – Play, recreation and sport
NPF4 Policy 22 – Flood risk and water management
NPF4 Policy 25 – Community wealth building

Argyl & Bute Local Development Plan 2 (Adopted 2024)

Policy 02 – Outwith Settlement Areas
Policy 04 – Sustainable Development
Policy 05 – Design and Placemaking
Policy 06 – Green & Blue Infrastructure
Policy 08 – Sustainable Siting
Policy 09 – Sustainable Design
Policy 10 – Design – All Development
Policy 15 – Supporting the Protection, Conservation and Enhancement of our Historic Built Environment
Policy 32 – Active Travel
Policy 33 – Public Transport
Policy 34 – Electric Vehicle Charging Points
Policy 35 – Design of New and Existing, Public Roads and Private Access Regimes
Policy 37 – Development Utilising an Existing Private Access or Existing Private Road
Policy 38 – Construction Standards for Public Roads
Policy 40 – Vehicle Parking Provision
Policy 55 – Flooding
Policy 57 – Risk Appraisals
Policy 59 – Water Quality and the Environment
Policy 60 – Private Sewage Treatment Plants and Wastewater Drainage Systems
Policy 61 – Sustainable Drainage Systems (Suds)
Policy 62 – Drainage Impact Assessments
Policy 63 – Waste Related Development and Waste Management
Policy 67 – Provision of Housing to Meet Local Needs including Affordable Housing
Policy 68 – Housing Greenspace
Policy 73 – Development Impact on Habitats, Species and Biodiversity
Policy 75 – Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves
Policy 77 – Forestry, Woodland and Trees
Policy 83 – Safeguarding Agricultural and Croft Land

Land Use Designations in LDP 2:

- Zoned as within the Helensburgh and Lomond green belt.

Other Relevant Policy Considerations:

- [TN06 Sustainability Technical Note and Checklist \(Oct. 2023\)](#)
- [TN07 Sustainable Buildings Technical Note and Checklist \(Oct. 2023\)](#)
- [ABC Technical Note – Biodiversity \(Feb 2017\)](#)
- [ABC Housing Needs and Demand Assessment](#)
- [ABC Housing Emergency Statement](#)
- [SEPA Standing Guidance for Development Management \(Dec. 2022\)](#)

5.0 POTENTIAL MATERIAL CONSIDERATIONS

In respect of this proposal, it is considered that the following matters will be material considerations in the determination of any future planning application:

- Detailed design, scale and massing;
- Justification for loss of green belt designation;
- Landscape and visual issues;
- Climate change mitigation and adaptation;
- Conservation, restoration and enhancement of biodiversity;
- Green and blue infrastructure impacts;
- Traffic, vehicular access, parking and transport;
- Flood Risk, Water Quality and Drainage;
- The views of statutory consultees in respect of any formal planning application; and
- Any other material considerations raised within representations.

6.0 CONCLUSION

The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations, against which any future planning application will be considered as well as potential material considerations and key issues based upon the information received to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 RECOMMENDATION

That Members note the content of the report and submissions and provide such feedback as they consider appropriate in respect of this PAN to allow these matters to be considered by the Applicant in finalising any future planning application submission.

Author of Report: Stuart Ramsay

Date: 1st August 2024

Reviewing Officer: Sandra Davies

Date: 1st August 2024

Fergus Murray
Head of Development and Economic Growth