

## LOANINGDALE PADDOCK OUTLINE PLANNING APPLICATION - P/21/1072

### RESULTS OF SURVEYS CONDUCTED BY BIGGAR COMMUNITY COUNCIL

#### INTRODUCTION

This report sets results of a consultation undertaken by Biggar Community Council (BCC) in connection with the application for planning permission in principle (outline planning consent) for 23 new houses at Loaningdale Paddock, on Carwood Rd (B7016), Biggar (application reference P/21/1072). The application has been made by Mr Stewart Anderson on behalf of Mr James Cameron.

Biggar Community Council welcome the opportunity to comment on this application reflecting the views of the local community.

The survey method and results are presented in the report.

#### SURVEY METHODOLOGY

BCC arranged a simple online survey of local residents using Survey Monkey which was publicised via the Biggar Community Council website, Facebook page and on the Biggar Community Facebook page. As well as the online survey, paper copies of the survey were made available at the Gillespie Centre. The survey ran between Mon 5 July 2021 and Wednes 14 July 2021.

The survey had two questions:

- 1) Do you support the proposal for 23 new houses at Loaningdale Paddock?
- 2) If you have any particular comments about this proposal please let us know here.

Question 2 also included some information about what can be considered material considerations in the planning processing highlighting that these can include:

- Whether the application fits with planning policy and the local development plan.
- Effects on conservation areas and listed buildings and views from public places.
- Effects on traffic and parking.
- Effects on the local economy.
- Ability of local infrastructure to cope.

It also pointed out that loss of views from neighbouring houses and reduction in value of neighbouring properties were not generally material considerations.

Given COVID restrictions and timescales, no public meeting (either face to face or online) was held regarding this application.

## SURVEY RESULTS

173 responses were received to the Survey Monkey survey. No paper copy surveys were returned.

### Question 1

Not supportive of the Application	87	51%
Supportive of the Application	66	38%
Not Sure	19	11%

### Question 2

102 respondents provided comments in Question 2. Some gave comments which covered several issues or made points both for and against the proposal, while some simply gave general comments for or against.

There were more points made against the proposal than for it.

The main reasons for opposing the proposal were:

- Ability of local infrastructure to cope with more residents (53 responses).
- Safety on Carwood Rd for traffic and/or pedestrians and cyclists (44 responses)
- Biggar already has sufficient housing (18 responses).
- Effect on existing community (8 responses).
- Loss of greenbelt/effects on wildlife (7 responses).
- Insufficient parking in Biggar (7 responses).
- Against Local Development Plan/Planning Policy (4 responses).

Several responses highlighted poor sight lines at the junction of the Loaningdale access track and Carwood Rd, and the lack of a footpath between the site and the town, as well as difficulty crossing Carwood Rd safely.

The main reasons for supporting the application were:

- More houses are needed (16 responses).
- General support (9 responses).
- Development will benefit the local economy (6 responses).
- Site is suitable for development (2 responses).

A number of responses stated that more affordable/social/smaller houses were needed in Biggar, and that if funding was given to SLC to provide affordable/social houses rather than building them on site, they should be located in Biggar rather than elsewhere in South Lanarkshire.

The full list of comments is given in Appendix 1.

## CONCLUSION

There was a very slight overall majority against this proposal, but this was almost balanced by residents who were in favour of the proposal or unsure about it.

Given the fine balance of opinions expressed, BCC do not wish to take a formal stance either for or against this proposal, but ask SLC to note the views of Biggar residents in this report.

If this application was to be approved, BCC asks SLC to consider what measures might be introduced to mitigate concerns on issues such as safety on Carwood Rd and the ability of local infrastructure to cope with additional population.

## APPENDIX 1 – COMMUNITY COMMENTS ON THE PROPOSAL

Full responses to Question 2 of the survey.

1. The present infrastructure of the town cannot cope with any more houses. 2. The bottle neck on Cawood Road at the Church Gate and the further increase in vehicles is an accident waiting to happen.
Schools, Medical services, parking are main concerns with this application. The fact that the most recent development is still in progress also of concern as this influx needs time for the community to adjust. So Biggar remains a well rounded town and doesn't become just another commuter town. Or that developers see that house prices in the town are, on average higher and are capitalising on that.
Too many new houses in the area. School is too small for the town. The surgery has too many patients. Getting an appointment with a GP is a nightmare. The road where the proposed houses are is not ideal. We don't need anymore ridiculous 20mph speed limits. There's no pavement along that road. Town is getting too big and losing the community spirit.
Let them build.
I don't know how the services of Biggar will continue to function with the building of more houses, already can't get an appointment at the doctors & the childcare provisions are minimal with the schools sure to be overcrowded soon!
This can only have a positive effect upon the local economy, and there is a real shortage of housing stock.
Long overdue. Bring on the houses. Let our shops survive. Too many want our town like Museum.
It's a positive step forward for the town
This can't possibly fit with the local developer plan
As long as infrastructure expands to support increasing population, more housing is vital.
Biggar needs smaller size houses and access to the rail system to encourage travel by public transport. CCTV in the High Street is also required.
It would be good to make sure that adequate pavements and safe cycle routes into the high street are included with any development to make the road safer and to link houses well to the amenities and businesses in town. There is a need to ensure that local services can cope with even more residents to keep the town thriving and provide for needs in Biggar to avoid more traffic and commuting elsewhere for essential services from new developments. I think the ambulance service is already overstretched (from experience of long & anxious waits in emergencies) and would be worried that other local infrastructure is also not keeping up with the increase in demand - so it would be good to see reports on the current capacity in e.g schools, medical, dental services to help decide how much more housing and increased provision of such services is needed in combination.
The B7016 isn't the best road and when story home owners are allowed access for that road it will be rather busy and unsafe.
As long as these are affordable houses for first time buyers Young people don't stand a chance to buy a house in Biggar with the prices.
There is a need for more housing in the area, and that seems like an obvious place, next to the Story Homes development, but 23 seems like a lot to squeeze in, unless they are going to be terraced, semi-detached?
The health centre is now not big enough for the population and neither is the school. There are too many places in Biggar without appropriate pavements (route to McAlpine court, John Street [where kids walk to school with no pavements] golf course road, bits of North Back Road and South Back Road etc) so more houses bring more cars and more danger
No objection
Considering that the development at Pentlandite Reach has still to be finished and therefore the effects on the traffic and more likely the education system in the town time is needed before any more housing should be granted

How will houses access the main road? If it's straight on to Carwood Road, then I think it's dangerous for access to 23 houses. Biggar has had a large amount of new housing built very recently, and is reaching the limit for the infrastructure of this (still) small town to cope with
More houses?! We've just had about 300 new houses! Can the infrastructure cope? Isn't 300 new houses in one go enough?
More houses?! We've just had about 300 new houses! Can the infrastructure cope? Isn't 300 new houses in one go enough?
Very concerned that further housing development will create problems with the local infrastructure ie sewerage, medical services and schools. Access onto Carwood Road would also be problematic.
Desire to see full explanation of services infrastructure and suitable vehicle access for this number of new residents, In Addition to the new homes already in production on the adjacent site
Traffic is a huge issue, as is parking and the road infrastructure. Local infrastructure is already overwhelmed, the schools are at or above capacity, the medical centre cannot keep up with demand and the roads in this area are already dangerous.
Would put local infrastructure and schools under considerable strain.
This development does not effect a conservation area nor any listed buildings. It merely will fit in with the already approved Story Homes site. It will bring more income to the local economy two fold - job creation through the construction and increase in spending in the town with new families. The local infrastructure should have been planned effectively when the planning for all other previous developments were approved, if not then why not? Biggar residents are quite happy to let the owner of Loaningdale improve the facility at their expense for the use of the town but now they want to develop an area of unused ground some quarters will be up in arms.
Please no more extensions of the boundaries of the burgh with new housing estates the character and friendliness of our town is being eroded and its infrastructure overloaded with this continual building . A resident whose family has lived in the town for over 200 years
Biggar has had enough new development. Schools can not cope as it is, traffic will be heavier, and the town is at risk of losing what makes it such a great place.
Traffic is busy enough already, will be potentially dangerous having more cars pulling out onto main road from yet another development.
Too many houses are being built in Biggar now. The sense of community is being lost. Are there jobs for the people who will live in these houses? Will they travel outwith the community in order to be able to afford to live there?
Ability on local infrastructure to cope.
Increased traffic on local B road that already is not maintained well and visibility poor. Increase in potential catchment area for school almost bursting! Lack of health facilities fir growing population. Biggar has enough houses or ones in development already
Biggar is big enough. All the local resources are struggling as it is, parking is really difficult, dentist, doctors, schools all stretched. Please don't build anymore houses
Agreeing to even more houses in Biggar would be negligent and reckless. The traffic on North Back Road has dangerously increased thanks to the bewilderingly fast build of 300-plus houses in fewer than 5 years. It will cost the life of a child sooner or later. Planners ignored this concern when it was pointed out by those who live on North Back Road and who already knew it had no pavements and that the 20mph sign was ignored by many drivers. They knew it before the creation of paths that are meant to replicate closes, but which exit on to blind bends into this traffic. Still, Story and SLC went ahead. If yet more houses are built, yet more children will be encouraged on to a road with no pavements or traffic calming measures that is already a rat run for Carwood Road. That's before we even get to the drains and sewerage, which only yesterday brought two vans of Scottish Water personnel to North Back Road to explore at least three chokepoints that are clearly not coping, being downhill from the aforementioned monoblock estate that used to provide acres of soakage from the end of the Pentland hills. Pentland Retch? Yes, it certainly is. And now even more land is going to be paved and concreted over? Plenty of people will have answered that the school and doctors' surgery can't cope as it is. Is anyone going to pay attention this time? The problems caused by the monoblock hell that is Pentland Retch need to be addressed now.

Think not only does it have a major impact on conservation it will have snick in effect at schools and doctors!! These have to be modified, increased , looked at first before more unaffordable over priced houses are put into Biggar 😞 😞
Impact on green areas as well as the current infrastructure in the town
Inability of local infrastructure to cope, with hundreds of new houses already being built adjacent to this plot.
This is another planned number of buildings on what is green space and would have a detrimental effect on not just the view but wildlife in general, it would also create traffic problems on a rural road which is already busy from passing traffic.
No big deal
Combination of impact on traffic volumes and, in addition, the strain on infrastructure and general services in the town.
piece of nonsense someone trying to cash in on Story homes...Biggar is big enough anymore and we lose what makes Biggar special...at one time everyone knew everyone else..these new developments are turning the town into a place I know longer recognise
Don't think the schools, health centre, sewage etc can cope with more people and also we seem to be losing more and more green belt areas around the town.
The Carwood road would need to be upgraded to accommodate more traffic to these houses. In any case, there has been enough new build in BIGGAR to last a few years while the new residents are assimilated into the community.
The town's facilities are unable to cope with more housing including the school which is bursting at the seams and the doctors which is struggling to cope with the amount of new patients. The town is at full capacity
1. These houses do not comply with planning policy or LDP. 5TY 2. Plans will meet a local legal challenge. 3. Local infrastructure is unlikely to effectively absorb extra demands.
Already far too much development already approved. Too many new houses in Biggar The town and community cannot possibly support any more. This looks as though access would be Carwood Road because of Story Homes this will add yet another dangerous side road.
My views are that the school is not big enough, the coop is the only main shop in the town and also the health centre is also struggling due to population in Biggar.
Particularly worried about effect on local infrastructure and traffic/parking.
Back again to the age old problem of infrastructure, roads, schools, Drs etc. Yes it is "only" 23 houses but it could open the floodgates for more. 23 houses, possibly 46 more cars on that road. Where will these occupants spend their cash - locally? Debatable. Only one winner here, the developer who will take the cash.
The road is busy enough with the new builds at story homes, there is also no pavement from the access to the Main Street very unsafe and northcrofts road is bad enough to try get out the junction.
Would be nice if a pavement can be put in all the way from the 23 in the paddock and the storey homes ones all the way to top of northcroft road.
I think extra houses in the area is a good idea. Affordable houses would be more beneficial to first time buyers.
None above
Taking away more green belt and replacing with even more housing would be wrong in increasing the traffic on an already busy road , also as a resident for over 30 yrs in Carwood I think the wildlife that we see in this area would be seriously impacted on eg deer , squirrels and Tawny owls etc
Expansion of new housing in Biggar continues to add significant numbers of new residents with corresponding pressure on local services, such as schools. Between this development and the enormous ongoing development by Story Homes, Biggar's population will have grown by around 50% in the space of 10 years. I question the ability of local services such as schools to adequately

cope with this influx and see Biggar rapidly turning into a town surrounded by sprawling, featureless housing estates that add little to the character of the town.
Both primary and high school are already bursting at the seams, this would put extra pressure on the schools to use areas of the schools like ICT suites to accommodate classes, which will have a huge knock on effect of teaching across the full curriculum.
The towns infrastructure is already buckling with the pressure of housing developments
Should add more people to the population and support the local shops. Really need more smaller homes for those downsizing and starting out in Biggar.
My main concerns would be whether this development had provision, under the local development plan, for social housing and if there is a consideration for traffic calming measures on the Carwood road with provision of safe pedestrian access.
Great for local economy. Puts pressure on local government to invest more on infrastructure. More finances given to support affordable housing wherever that maybe is a good thing.
If development goes ahead the developer should be required to make a contribution to improvements to road access to the site. This should include a light controlled junction where the A702 meets Carwood Road giving safe pedestrian access across all roads. There is also a need for safe pedestrian and cycle access to the site through Pentland Reach or along Carwood Road past the church. The developer should also be required to contribute towards social housing either onsite or elsewhere in Biggar. There should also be a contribution towards leisure facilities in Biggar and Clydesdale
Effect of traffic, busy town centre, impact on wildlife.
There have been a lot of new houses in Biggar which I'm not against but local amenities have to be considered. Local health centre Primary and Secondary schools Increased traffic More people using broadband possibly reducing speeds. Public transport links should be increased and improved.
I have concern about the increased traffic on Carwood road to Kirkstyle and the junction with A702. Lack of good crossing points and safe pedestrian route and pavements. Especially concerned about the affect on crossing the junction after the A702 across the Kirkstyle which already lacks decent sight lines and an island. It is a difficult junction for young, old or those of us who lack mobility or have reduced hearing and especially sight.. the developers should be required to contribute to proper crossing facilities at this point. There might be a benefit in the extension of a 20 mile an hour limited to further out of town above the proposed development. There is a need for more social housing in Biggar.
Not happy about the loss of countryside with the massive amount of building going on
Ability of the local infrastructure to cope - schools already full to capacity , traffic in Biggar is already horrendous and the supermarket can't cope - more houses without more school , doctors , dentists and shipper market etc is not viable
Access is not that great Pressure on schools, both already full Pressure bon services, Dr etc again are busy already Sewage?
The creation of additional housing on Carwood Road would undoubtedly lead to additional pedestrian movements into Biggar and the Burn Braes Park. The section of Carwood Road from Northcrofts Road south has no footpath and an existing safety issue for pedestrians would be made significantly worse. The creation of a footpath within the field adjacent would help alleviate this and provide a useful link into the park. The town centre in Biggar is also already at capacity in terms of parking, so this development would only add further pressure. Perhaps opening the car park at the primary school for general parking without limiting the opening hours might be a consideration to help deal with these effects.
More houses needed. No access problems here.
Effect on traffic, parking as well as local services ability to cope. Dental and medical services currently maxed out. Nursery facilities full up.

I am concerned about increased traffic on Carwood Road which is very narrow. There is already a concern about children and elderly persons crossing to the park as there is no safe crossing point. Currently residents trying to pull out and turn right from Northcrofts Rd have very poor visibility due to overgrown grass and fences. Story are refusing to sort this issue suggesting it is council land (it isn't). We need clear access and a safe footpath with a crossing before more pressure is put on this stretch of road. I also have concerns about utilities. Water pressure has been an issue for years and I doubt more housing is going to help.
Effects on local infrastructure. Dentist, GP and school pretty full. How will this be addressed?
An additional development with access onto Carnwath Road would be dangerous on a narrow road with poor visibility
Biggar needs more houses. More houses=more facilities.
Not at all. We need housing. Biggar needs to get with the times!
I'm sure the local infrastructure will not cope with a further 23 houses. The schools can not cope and the Story Home final development will bring in new families and children and this will tip the balance.
Effect on infrastructure, schools, doctors, dentists
There are already a very high number of houses which have been built, and continue to be built by Story Homes at Pentland Reach. I am concerned that none of these new houses are suitable for low and lower income families, who are being edged out of town due to increasing prices and cash sales, and there seems to be very little available in the rental market. As far as I am aware. these new developments can avoid this by giving money for affordable housing within the region, not necessarily Biggar itself? I am very concerned about traffic on Carwood Road however, and the impact of the Pentland Reach development at this side of time is not yet being felt on this road as it's not completed. Construction traffic is fast and heavy already though and very few people adhere the speed limit of 30mph. This is already WAY too fast in my opinion as someone whose children have to cross this road to get into town to get to a crossing to cross the main road. With the completion of Pentland Reach houses at Carwood Rd, plus a proposal for 23 new houses, I am extremely concerned about the volume and speed of associated traffic. I have already complained to SLC and my MSP and Community Council about this to absolutely no avail.
Can't see how this fits with the local plan and the schools do nit have capacity for more children also the water works may be a problem
Ability of local infrastructure
Biggar lacks the infrastructure for any further developments, the primary school already struggles with the numbers and I just feel the infrastructure within Biggar needs to be looked at before we start building further developments
Nursery, Primary and Secondary school concerns. The increase in numbers of children will no doubt impact school place availability.
The planning application from Story Homes to build housing on what is now Pentland Reach was initially for a higher number of houses, this was rejected and then subsequent applications reduced the number of houses. The reason the number of houses was reduced was due to traffic and planning, effects on local community and ability of the local infrastructure to cope i.e. dentist, doctor etc. If the reasons and rational for the reduction in the number of houses at Pentland Reach still stand then surely this current proposal is not viable for these very reasons.
good *to bring more people to the town
Biggar needs more housing of it is to remain a thriving community and economy. No impact I can see on conservation areas, listed buildings of views from Public places. Marginal effect on parking and traffic. Very positive for the local economy. Unclear what you might term as infrastructure, but NHS and schools will all be able to cope, as they always build to current demand and then increase to meet future demand..
Access from this site down onto Biggar High Street cannot cope with more traffic at peak times. There are poor sight lines for both vehicles and pedestrians coming out of the Burnbraes.
Local infrastructure is already overloaded. Traffic and parking locally is growing ever more difficult, schools are at capacity with the housing we already have.
Needs a new path to town centre

What we need is more social housing as young couples from Biggar are always having to move away as prices are so high
This will further impact on the amount of traffic coming onto carwood road. Visibility coming out of the storey homes site is poor and the wynd is already an accident waiting to happen. Also does Biggar have the infrastructure to support more houses?
The increase in population of Biggar is not supported by the local facilities. Primary School and Secondary School spaces are becoming increasingly tight. No additional facilities provided by SLC (gym, pool, parking) or investment by SPT for sustainable travelling options. Shopping is becoming difficult due to lack of parking facilities outside the Coop or on the High Street. Sadly SLC Planning Dept only wish to increase their income through Council Tax but do not wish to support the Community in Biggar.
The schools are doctor surgery aren't big enough to cope with more housing
An increase of traffic on an already strained infrastructure, also people taking short cuts through the Story homes development will lead to drop in house prices, a rise in accidents and near misses. Loss of green spaces and an increase in pollution are also objectionable.
Get them built. Great for the town. All of this should have happened 10 years ago.
Biggar has seen a tremendous increase in housing stock over the last 5 years and is struggling to cope with this. Further increase will result in unprecedented strain on current infrastructure and will further adversely impact local traffic flows, parking and volumes at key times and road junctions.
In general I think this is a suitable site for this development, but would like to see social housing on the site. There should also be measures to improve pedestrian safety on Carwood Rd e.g slower speed limits and a traffic island at the junction with the High St.
Ability of infrastructure to cope
Turning into, and out of, this estate will be challenging. There's no continuous footpath into the town. Concerns about the ability of services (school, sewage, health provision) to be able to cope with another development without upgrading.
Traffic on carnwath road
I would like to see social housing on the site
The primary school cannot cope with any more pupils, some classes are full already and children are being bussed to other schools.