

GLADMAN OUTLINE PLANNING APPLICATION - P/19/0727

RESULTS OF SURVEYS CONDUCTED BY BIGGAR COMMUNITY COUNCIL

INTRODUCTION

This report sets out the consultation process undertaken by Biggar Community Council (BCC) in connection with the Outline Planning application submitted under reference P/19/0727, by Gladman Scotland. The survey results are also presented herein.

ADVERTISING TO THE PUBLIC

BCC endeavoured to ensure that the Public meeting on 3rd June 2019 was broadly advertised to the Biggar Community at large. This was done using a mix of posters, press advertisement, social media, Online Calendar and word of mouth. In addition, the electronic survey on the BCC website was highlighted in an email to the members of the community on the BCC mailing list.

Examples can be found below:

<p>Poster Example:</p> <p>Biggar Community Council PUBLIC MEETING GLADMAN BOGHALL PLANNING APPLICATION P/19/0727</p>  <p>7.30pm Monday 3rd June BIGGAR MUNICIPAL HALL</p>	<p>Social Media example:</p> 
<p>Press Example:</p> 	<p>Biggar Community Calendar example:</p> 

PUBLIC MEETING

Approximately 82 members of the public attended the meeting, with 7 members of BCC present.

There was some discussion, initially led by BCC members, who advised that they were there to seek opinion and provide guidance and not to influence. BCC presented information available to the public from the SLC Planning Portal and were careful not to express any opinion on the application. During an open QA session, a number of concerns re the application were raised by the public.

A paper survey was made available to all attendees (see appendix 1) and copies were also made available at strategic sites in the town. An online version of the same survey was available on the Biggar Community Council Website, the online survey was presented using Survey Monkey and contained the same questions as the paper survey.

Whilst the attendees were invited to complete the surveys drafted by BCC, all were advised that where they had concerns regarding the proposed development, they should register their concerns with South Lanarkshire Council, Planning Department. Similarly, those in favour of the application were also urged to respond.

OVERALL ANALYSIS

The overall results of the (combined paper and electronic) surveys were as follows:

Not supportive of the Application	73	73%
Supportive of the Application	15	15%
Not Sure	11	11%
Blank	1	1%

The detailed responses of the paper and electronic surveys are reported separately later in this submission to avoid the risk of 'double count' (as there was nothing to prevent respondents submitting via both channels).

CONCLUSION

The majority of the representations were in opposition to the development proposal with a minority in favour. The primary concerns being Infrastructure capacity (Schools, Doctors etc), Highway issues (volumes and safety) and increased risk of flooding.

The BCC urges South Lanarkshire Council Planning Department to take into account all of the concerns raised by Biggar residents who have responded to this survey.

On behalf of the Biggar Community, BCC objects to this planning proposal.

DETAILED SURVEY ANALYSIS

Electronic Survey Results

A total of 81 electronic surveys were submitted (where a response has been received from someone outside of the BCC area, the analysis appears in Appendix 2 for information only).

Of the 77 respondents within the BCC area, 15 stated that they had not viewed the application on SLC website.

Not supportive of the Application	50	65%
Supportive of the Application	15	20%
Not sure	11	14%
Blank	1	1%

Frequency of concerns raised

Proposal doesn't fit with Local Development Plans	17
Proposal goes against decisions and appeals relevant to this application	6
Loss of Daylight/Overshadowing	6
Loss of Privacy/overlooking	12
Highway issues (traffic volumes, safety, access)	36
Noise and disturbance from proposed use	9
Odour resulting from proposed use	10
Infrastructure capacity (Schools, Doctors etc)	45
Impact on Natural and Cultural Assets	12
Loss of Trees	5
Layout, design and visual appearance	8
Risk of Flooding	23
Impact on Landscape	12
Light pollution	7
Other - Risk of inflationary impact making houses in Biggar less affordable	1
Other - Impact on climate	1
Other - competition for school places will result in competition and loss of community spirit	1
Other - increased traffic = increased emissions	1
Other - insufficient water capacity, both fresh and soil water	1

Specific reasons in support of application, where recorded

Biggar needs more affordable housing	4
Likely to increase diversity in Biggar	2
Proposal should have requirement to support infrastructure growth	1
There will be real benefits to the community	1
Biggar needs more houses and an influx of people	1
Increased employment and general town income.	3
Brings wealth, growth and security to Biggar	3
Plans for footpath access to rugby club	1
Will bring young families into Biggar	1

Paper Survey Results

Of 80+ paper survey forms issued a total of 23 responses were received (where a response has been received from someone outside of the BCC area, the analysis appears in Appendix 2 for information only).

Of the 23 respondents, 15 stated that they had not viewed the application on SLC website.

Not supportive of the Application	23	100%
Supportive of the Application	0	0%
Not sure	0	0%

Frequency of concerns raised

Proposal doesn't fit with Local Development Plans	9
Proposal goes against decisions and appeals relevant to this application	3
Loss of Daylight/Overshadowing	3
Loss of Privacy/overlooking	6
Highway issues (traffic volumes, safety, access)	23
Noise and disturbance from proposed use	10
Odour resulting from proposed use	4
Infrastructure capacity (Schools, Doctors etc)	23
Impact on Natural and Cultural Assets	12
Loss of Trees	5
Layout, design and visual appearance	8
Risk of Flooding	22
Impact on Landscape	7
Light pollution	2
Other - No more houses needed in Biggar	3
Other - Parking issues will be exacerbated	2
Other - Loss of Character	1
Other - Risk from low flying aircraft	1
Other - Build elsewhere in town	1
Other - Increased risk of RTA fatalities	1
Other - No jobs to support new residents	1
Other - Increased CO2 emissions from commuters	2
Other - risk of pollution from old railway cutting adjacent to site	1

Specific reasons in support of application, where recorded

None	0
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Appendix 1 – Survey example:



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Appendix 2 – responses from individuals outside of the BCC area, for information only.

Paper Survey

There were no paper surveys received from respondents outwith the Biggar CC area.

Electronic Survey

A total of 4 electronic surveys were submitted by individuals outwith the BCC area.

Not supportive of the Application	2	50%
Supportive of the Application	0	0%
Not sure	2	50%

Frequency of concerns raised

Proposal doesn't fit with Local Development Plans	1
Proposal goes against decisions and appeals relevant to this application	
Loss of Daylight/Overshadowing	
Loss of Privacy/overlooking	
Highway issues (traffic volumes, safety, access)	1
Noise and disturbance from proposed use	
Odour resulting from proposed use	
Infrastructure capacity (Schools, Doctors etc)	2
Impact on Natural and Cultural Assets	
Loss of Trees	1
Layout, design and visual appearance	
Risk of Flooding	1
Impact on Landscape	
Light pollution	
Other (depends on what people add, may be more than one "other")	
Other - no obvious provision of electric vehicle charge points	1

Specific reasons in support of application, where recorded

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APPENDIX 3 - PAPER SURVEY DEMOGRAPHICS

Of those that responded to the paper survey one respondent did not fill in the demographic questions:

Homeowners	
Yes	22
No	1
Gender	
Male	12
Female	11
Employment	
Full Time Student	-
Homemaker	-
Unemployed	-
Self-Employed	2
Part-time Employed	-
Full-time Employed	5
Retired	15
Other	1
Age Range	
Under 16	-
16-18	1
18-25	-
25-35	-
35-45	1
45-55	2
55-65	3
65+	16

APPENDIX 4 - ELECTRONIC SURVEY DEMOGRAPHICS

Demographic information of those Biggar Residents that responded to the electronic survey and provided data:

Homeowners	
Yes	69
No	8
Gender	
Male	37
Female	39
Employment	
Full Time Student	1
Homemaker	2
Unemployed	1
Self-Employed	7
Part-time Employed	6
Full-time Employed	30
Retired	26
Other	4
Age Range	
Under 16	-
16-18	-
18-25	2
25-35	7
35-45	16
45-55	9
55-65	25
65+	18