

MEMORANDUM

PLACE

To: Sonia MacDonald
T/TP/DC/40056/MS

Our Ref:

Your Ref: 20/04611/PPP

Date: 26 January 2021

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

PLANNING APPLICATION NO: 20/04611/PPP

FOR: PROPOSED MIXED-USE DEVELOPMENT COMPRISING RESIDENTIAL DEVELOPMENT (CLASS 9), HEALTH CENTRE (CLASS 2), COMMUNITY FACILITY (CLASS 10), OUTDOOR RECREATIONAL AREA (CLASS 11) AND ASSOCIATED LANDSCAPING, ACCESS AND INFRASTRUCTURE WORKS

AT: LAND 322 METRES WEST OF 6 RAVELRIG ROAD, BALERNO

ROADS AUTHORITY ISSUES

The application should be refused.

Reasons:

1. The proposed development is not considered to meet the transport objectives set out in the Local Development Plan (page 126). These state that development should:
 - Minimise the distances people need to travel;
 - Promote and prioritise travel by sustainable means, i.e. walking, cycling and by public transport;
 - Minimise the detrimental effects of traffic and parking on communities and the environment.

The proposed location is not well-served by public transport, nor is it one likely to encourage walking and cycling and it is considered to be remote from existing retail and other uses.

2. Whilst the level of proposed parking is not stated, it is unlikely that a reduced level can be justified, as set out in LDP Policy TRA2. This states that a lower provision of parking will be pursued subject to a number of factors, with the intention of fulfilling the wider strategy of encouraging sustainable, non-car modes.. These include:
 - Practical measures to significantly reduce the use of private cars to and from the site;
 - Accessibility to public transport stops on routes well served by public transport, and to shops, schools and centres of employment by foot, cycle and public transport;
 - The likelihood of low car ownership;
 - Car club and other complementary measures to make it more convenient for residents not to own a car.

Matthew Simpson
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