NORTH
PLANNING & DEVELOPMENT

Statement of Community Benefit

Residential Development, Abbotsford Road, Clydebank

On Behalf of Miller Homes

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Prepared by

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Quality Standards Control

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This document must only be treated as a draft unless it is has been signed by the Originators and approved by a Director.

DATE	ORIGINATORS	APPROVED
15.08.23	David Campbell Director	Graeme Laing Director

Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of North Planning & Development; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1.0 INTRODUCTION

1.1 This Statement of Community Benefit has been prepared on behalf of Miller Homes Ltd in support of an application which seeks full planning permission for the erection of 128 residential homes, associated roads, infrastructure and open space on existing brownfield site at Abbotsford Road, Clydebank and herein referenced as "the proposal".

2.0 THE APPLICATION SITE

2.1 The application site is located on Abbotsford Road in Clydebank, which is located to the south of the Forth and Clyde Canal. The site comprises the former Playdrome leisure facility and extends to approximately 8.80 acres.

3.0 NATIONAL PLANNING FRAMEWORK 4 (NPF4)

3.1 National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023, and forms part of the development plan relevant to our client's planning application.

3.2 Policy 16 of NPF4 includes the requirement that:

> *b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:*
>
> *i. meeting local housing requirements, including affordable homes;*
>
> *ii. providing or enhancing local infrastructure, facilities and services;*
>
> *iii. improving the residential amenity of the surrounding area*

3.3 Taking each of these in turn

Meeting Local Housing Requirements, including affordable homes

3.4 As discussed, the application proposal is for 128 new homes and these are to be 2, 3 and 4 bedrooms family homes. This proposed housing mix is considered to meet the local demand for mid-density accommodation for couples and families and this product range reflects the accommodation developed as part of our Clients housing site at Millerbank, Kilbowie Road,

Clydebank, which was successfully delivered and attracted many purchasers that resided in the local area. It is considered that the re-development of the Playdrome site will meet further demand that exists for this mix and type of housing in the local community.

3.5 The Miller Homes development will address gaps in housing provision in Clydebank, including for accessible, adaptable and wheelchair accessible homes, and it will also provide energy efficient new homes, which will contribute towards the Scottish Government carbon reduction targets.

3.6 Delivering housing development on the application site will therefore contribute to meeting local housing requirements, demonstrating that the first test (i) of Community Benefit is met.

Providing or Enhancing Local Infrastructure, Facilities and Services

3.7 The development that is proposed by Miller Homes will support active travel measures, as outlined in the Travel Statement and as shown on the proposed layout plan new pedestrian/cycle links will be created as part of the proposals.

3.8 Three new pedestrian/cycle links will connect the eastern edge of the new residential area to Argyll Road, and a further link will be created onto Chalmers Road on the southern boundary. On the western boundary a link will be created onto Abbotsford Road and on the northern boundary new links will be established onto the Forth and Clyde Canal frontage.

3.9 This will provide improved permeability through the site for new residents and the wider public, and will facilitate direct access to bus routes, the train station, and to the town centre. This will deliver significant enhancement from the existing and previous levels of permeability.

3.10 The proposed development will deliver significant amenity space, including active and passive open space, internal hard and soft landscaping and SUDs, and these features will also all contribute to increased biodiversity.

3.11 The open space areas include a new linear park, which will be located on the western edge of the site, incorporating a path network which will connect to internal and external networks. The new paths will be tree lined and include seating areas, which will provide a pleasant and safe environment, for new residents in the site and for the wider public.

3.12 A further area of strategic open space is proposed on the northern edge of the site. This will accommodate equipped play areas and a new internal core path network complemented by new landscape planting, native trees and shrubs. This area of open space will also provide active frontage onto the canal.

3.13 These enhancements will improve access to a range of amenity and play spaces and will thereby contribute to improved health and wellbeing.

3.14 The proposal will also help to bring greater activity and footfall into the town centre and enhances connections to the canal and the wider settlement.

3.15 Given the proximity of the site to the town centre and other surrounding civic amenities and facilities, and the improved pedestrian/cycle access, the proposal will help reduce the reliance on short car journeys, which will have a positive impact on the local environment.

3.16 The proposals include significant green and blue infrastructure, which will significantly enhance local biodiversity, particularly within the open space areas and through the creation of a new SUDs feature located on the south-western boundary of the site.

3.17 This all serves to demonstrate that local infrastructure, facilities, and services will be enhanced, thereby demonstrating that the second test (ii) of Community Benefit is met.

Improving the residential amenity of the surrounding area

3.18 The proposed development will transform an existing vacant brownfield site which currently makes no contribution in terms of residential amenity of the local area. The redevelopment of the site to provide new homes, set within expansive areas of open space will undoubtedly make a positive contribution to supporting residential amenity within a prominent site in central Clydebank.

3.19 The proposed development will promote health and well-being for new residents and nearby residential communities. The submitted design proposal includes open space and green and blue infrastructure, and these measures will promote social interaction and physical activity.

3.20 The proposed development has been sensitively designed to ensure a positive relationship with the key surrounding features including the canal and the town centre, and also along the site boundaries where further tree planting is proposed in the open space area to the north.

3.21 The proposals also respect the character and setting of the former Co-operative Building, which is B listed and to the west, and the proposed design has incorporated a feature corner house on the south-eastern side of the site. This reflects the architectural footprint of the Co-operative Building and creating a 'book-end' onto the corner of Chalmers Street and Argyll Street and is a key design feature.

3.22 The proposal fully complies with the 20-minute neighbourhood requirement, and the creation of walkable and useable green space for both residentials and the public it provides a positive contribution to the wider residential amenity. In light of all of these considerations the proposals duly meet the third test (iii) of Community Benefit.

Wider Economic Benefit

3.23 As part of this statement we have also considered the wider economic benefits for the local area that may be derived from the re-development of the Playdrome. A calculation has been prepared using the Homes for Scotland Economic Benefits Calculator, which provides a strategic overview of the Social and Economic Benefits for the local economy and community.

3.24 The figures presented below show the total annual spend that may be generated from the development and highlights those services that will benefit from the proposal, such as local sports and leisure facilities, public open space, youth and community hubs, education, healthcare and the estimated council tax revenue uplift.

3.25 The calculation outlined below illustrates indicative the gross financial figures, however it clearly demonstrates a significant contribution to the local economy. It is estimated that the following may be generated.

- Local Sports and Leisure Facilities – Estimated Spend £134,400
- Public Open Space – Estimated Spend £43,050
- Youth & Community Facilities – Estimated Spend £14,700
- School Places & Education Facilities - Estimated Spend £679,350
- Healthcare Facilities – Estimated Spend £25,200
- Council Tax Revenue Uplift – Estimated Spend £160,128

3.25 In addition to the financial benefits, the development could provide circa 448 jobs through the period of the construction and completion of the development, in addition a further 3 jobs could be provided for those seeking a graduate/apprenticeship role.

4.0 SUMMARY

4.1 This Statement of Community Benefit supports the Miller Homes planning application submission, which seeks full planning permission to redevelop a brownfield site to provide new housing in Clydebank.

4.2 The submitted proposals present a well-considered response to the application site and will deliver a development that is mindful of its surroundings and achieves a sense of place. The proposed development will provide a range of attractive, energy efficient housing, and will contribute to the creation of successful and sustainable places.

4.3 The development will have positive impact on the site and the local area and will assist in meeting housing need and the regeneration strategy for Clydebank. The development will also improve the range and quality of housing available in the local market and will also deliver improvements to local infrastructure and the environmental quality of the area.