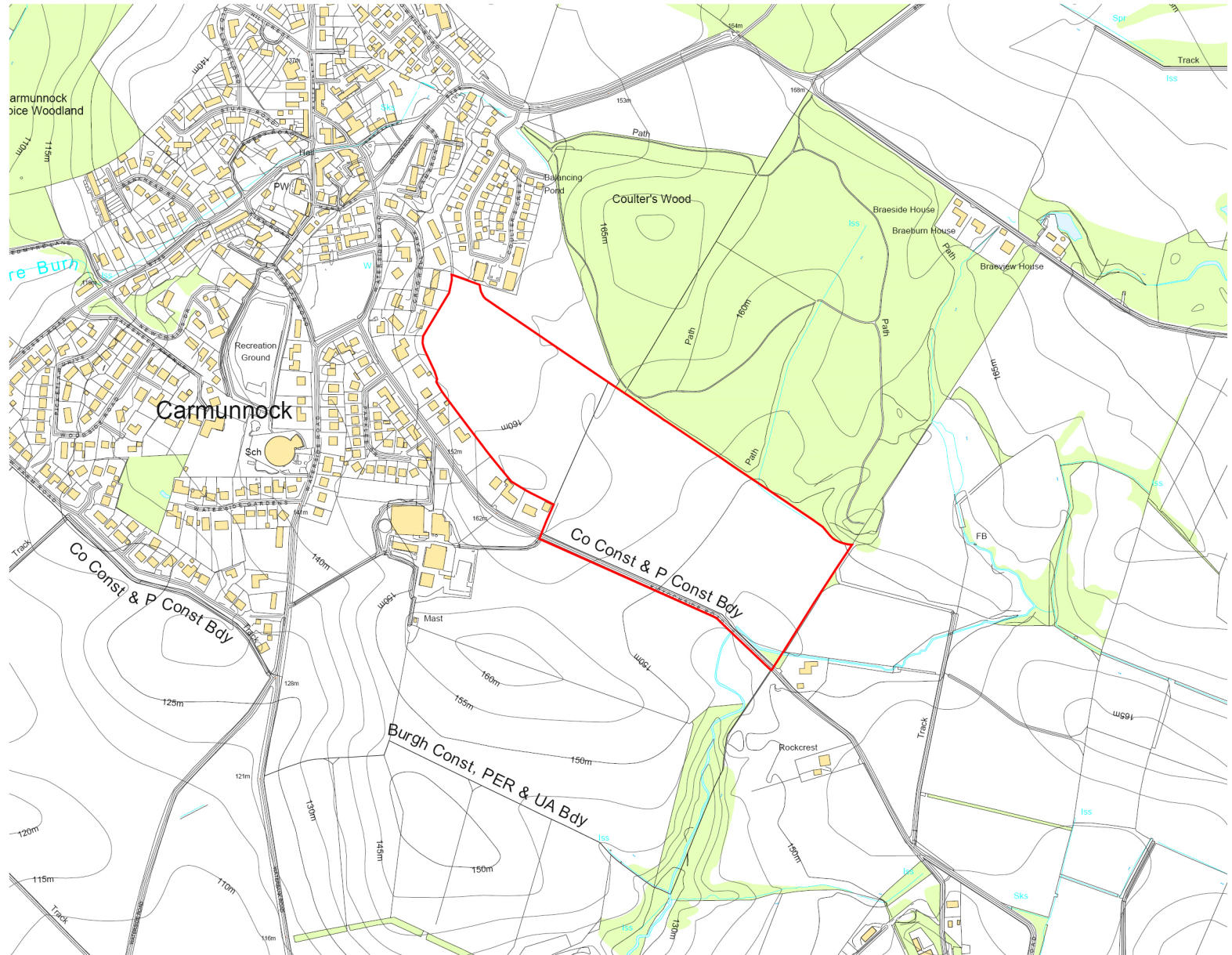


Welcome

Miller Homes are inviting the public, community groups and other stakeholders to view their emerging proposals for a proposed housing development on land to the north of Kittochside Road, Carmunnock, Glasgow. The proposal will provide new homes for the community as well as associated public open space and landscaping.

It is a statutory requirement of the Scottish Planning System to undertake community consultation prior to the submission of a planning application for a 'major' residential development proposal. Our proposal falls into that category.

The proposed development site falls within both Glasgow City Council and South Lanarkshire Council. Accordingly we have served the requisite 'Proposal of Application Notice' to both Councils and we are now pleased to be taking forward our pre-application consultation with the local community. This consultation will help to inform an application for Planning Permission in Principle (PPP) and we welcome your comments and contributions on the site and emerging proposals.



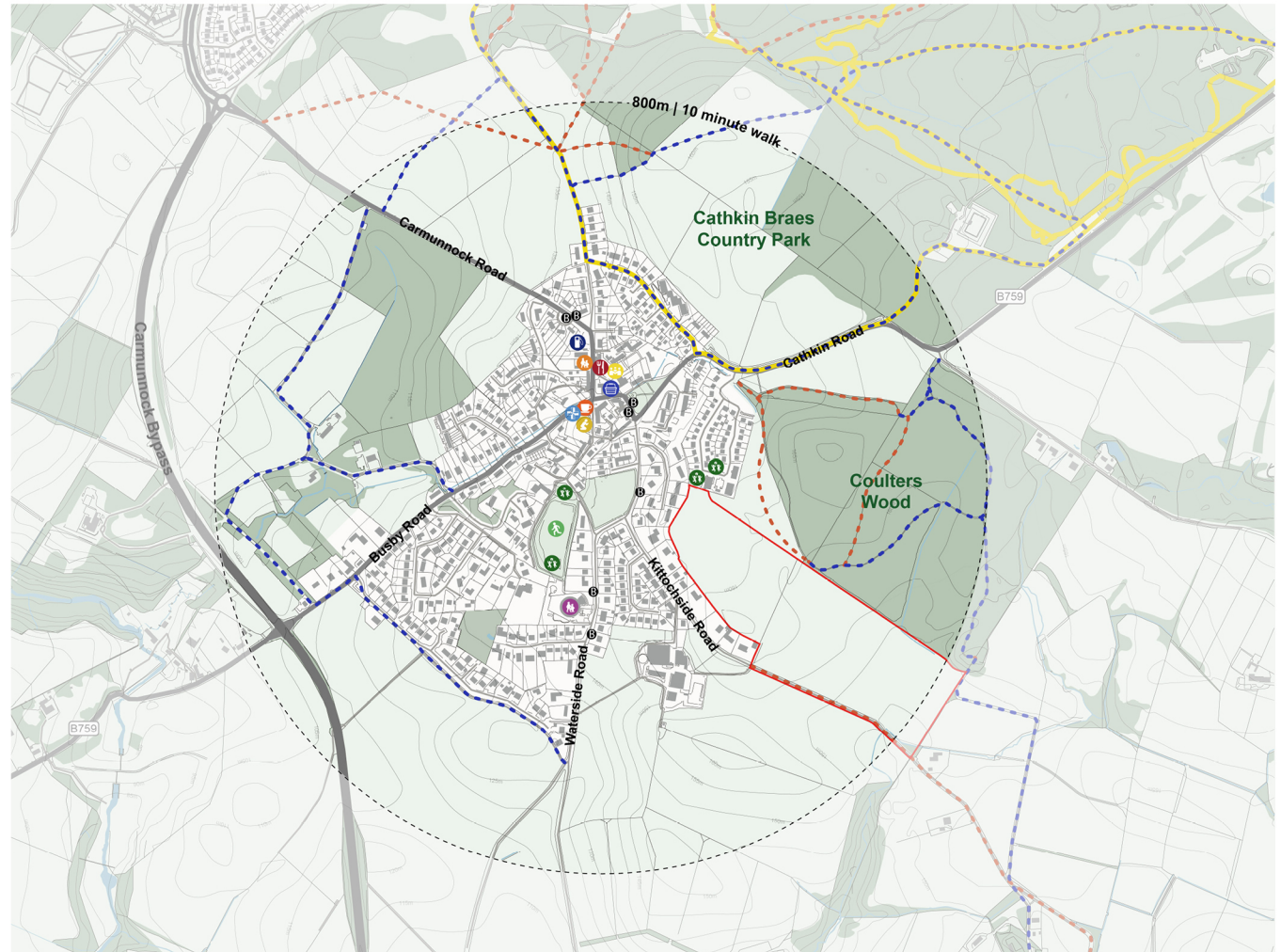
— Site boundary

Site Context

The site is located to the south-east of Carmunnock. The village of Carmunnock is entirely within the Glasgow City Council (GCC) area. The overall site does however cross the boundary between Glasgow and South Lanarkshire whereby the western area is within Glasgow and the eastern field is within South Lanarkshire.

The village is located approximately 10km south of Glasgow city centre; 7km north of East Kilbride town centre and benefits from proximity to several districts within a closer proximity, including Castlemilk, Fernhill, Thorntonhall, Busby, Clarkston and Stamperland.

To the north of the site is a new residential development at Coulters Crescent, together with an equipped play area and a wildflower meadow. East of this (and to the north of the eastern part of the site) is Coulters Wood. These form robust edges to the boundary of the site. Kitchieside Road forms the southern boundary of the site with agricultural land beyond to the south and east. Residential properties form the west and south boundaries to the western part of the site.



- | | | | |
|-------------------|----------------|---------------|--------------------|
| Site boundary | Cycle Path * | General Store | Community Hall |
| Carmunnock Bypass | Core Path ** | Pharmacy | Place of Worship |
| B Road | Other Path ** | Coffee Shop | Playing Field |
| Local Road | Primary School | Restaurant | Equipped Play Area |
| Bus Stop | Nursery | Garage | |

source: * OpenStreetMap ** Glasgow City Council Core Paths Plan and South Lanarkshire Council Core Paths Plan

Planning Context

The site falls within Glasgow City Council (GCC) and South Lanarkshire Council (SLC).

The area of the site that is within GCC is governed by policies in the Strategic Development Plan (Clydeplan 2017) and the Glasgow City Development Plan which was adopted in March 2017. As identified within the Glasgow City Development Plan (GCDP), the site is within the green belt, immediately adjacent to the established settlement edge of Carmunnock to the west and south. This site, and the area of the site within Glasgow is also within the Cathkin Braes Country Park Site of Special Landscape Importance.

The area of the site that is within SLC is governed by Clydeplan 2017 and the South Lanarkshire Local

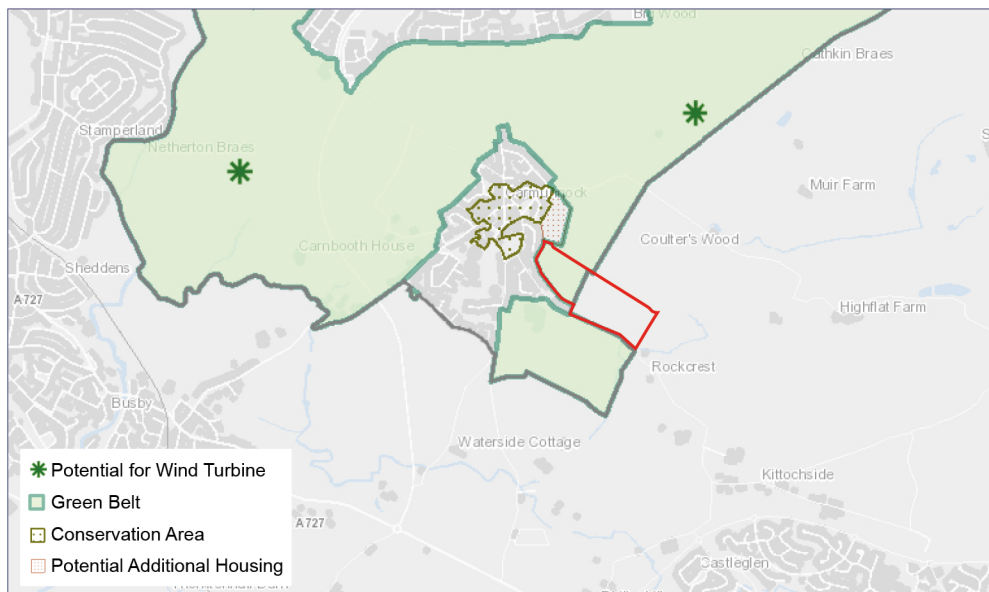
Development Plan 2 which was adopted in April 2021. As identified within the SLC LDP2, the site is within the green belt and is immediately adjacent to the settlement edge of Carmunnock (within Glasgow).

The site benefits from strong boundaries, including hedgerows, woodland, stone dykes and existing housing, creating a well defined and enclosed site; together with further opportunities to reinforce existing boundaries, subject to the further consideration of any potential development layout.

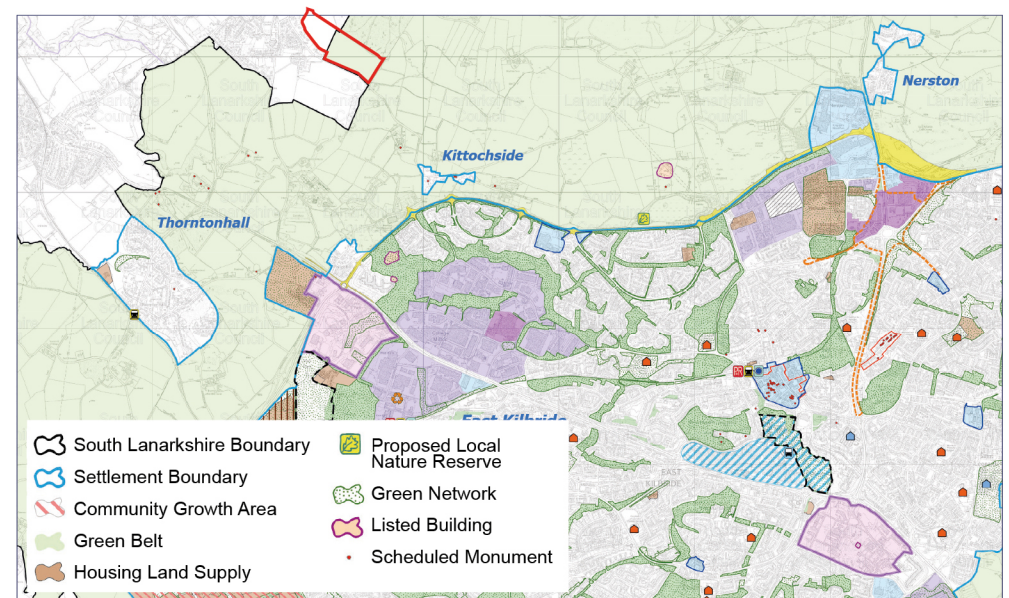
It is considered that the development of the site to an appropriate scale and layout will not compromise the purposes of the green belt; nor will it lead to coalescence between Carmunnock and East Kilbride

which remains approximately 1km to the south east of the site.

Together with an appropriate design and layout strategy which will seek to integrate with the settlement, the proposal offers an opportunity to provide new homes in a sustainable location to sustain existing village services and will support 20-minute neighbourhood principles having regard to the proximity of the site to the village. Aligning with key national planning policy principles of the Scottish Government's Scottish Planning Policy (SPP) and the emerging National Planning Framework 4 (NPF4).



Glasgow City Council CDP Policy and Proposals Map Extract



South Lanarkshire LDP2 Settlement Maps: East Kilbride

Site Considerations

The site consists of a two agricultural fields, the western field extends to approximately 4.5ha and the eastern field extends to approximately 8.5ha.

The highest point of the site sits at 165m AOD which is located towards the south east of the western field. The site drops to 155m AOD towards the north of the site; and 145m towards the south east.

There are two existing points of access via Kitchside Road.

A watercourse runs through the southern corner of the site with a small bridge crossing on Kitchside Road.

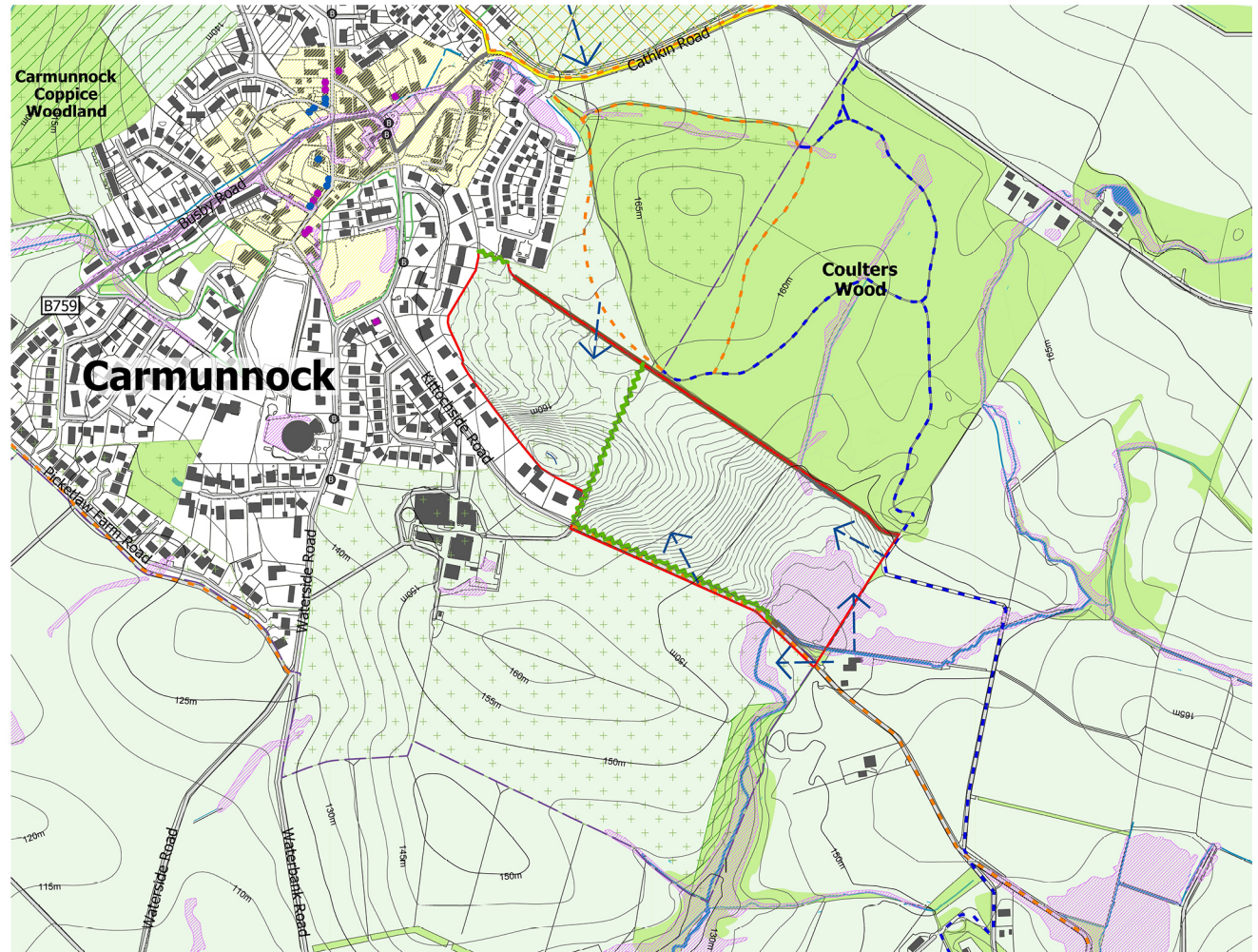
A stone dyke wall runs along the northern boundary of the site, separating the site from the Coulter Woods beyond.

A hedgerow runs in a north-south direction between the two fields and also in an east-west direction along Kitchside Road.

The boundaries between the site and the existing housing in the west and south comprise a mix of brick walls, hedgerows and tree planting.

Immediately adjacent to the north of the site is a path network which provides a circular walk through Coulter Wood and onwards into the wider Cathkin Braes Countrypark beyond. The path network also runs along the southern boundary on Kitchside Road providing onward routes to the south-east.

Whilst the site is immediately adjacent to the settlement of Carmunnock, the Carmunnock Conservation Area is located slightly further to the west and is separated from the site by existing houses. There are no listed buildings within the immediate vicinity of the site.



Site Boundary	Core Path **	Local Nature reserve	Woodland
Administrative Boundary	Other Path **	Site of Special Landscape Importance	Hedgerow
B Road	Green Belt	Conservation Area	Stone Dyke
Local Road	Tree Preservation Order	B Listed Building	Watercourse
Bus Stop	Sites of Importance for Nature Conservation	C Listed Building	Flood Risk Area
Cycle Path *		Views into the Site	

source: * OpenStreetMap ** Glasgow City Council Core Paths Plan and South Lanarkshire Council Core Paths Plan *** Cathkin Braes Heritage Trail Map

Emerging Proposals

The proposal for the site is for up to 100 homes, comprising a mix of house types which are likely to be in the 2, 3, 4 bedroom size range.

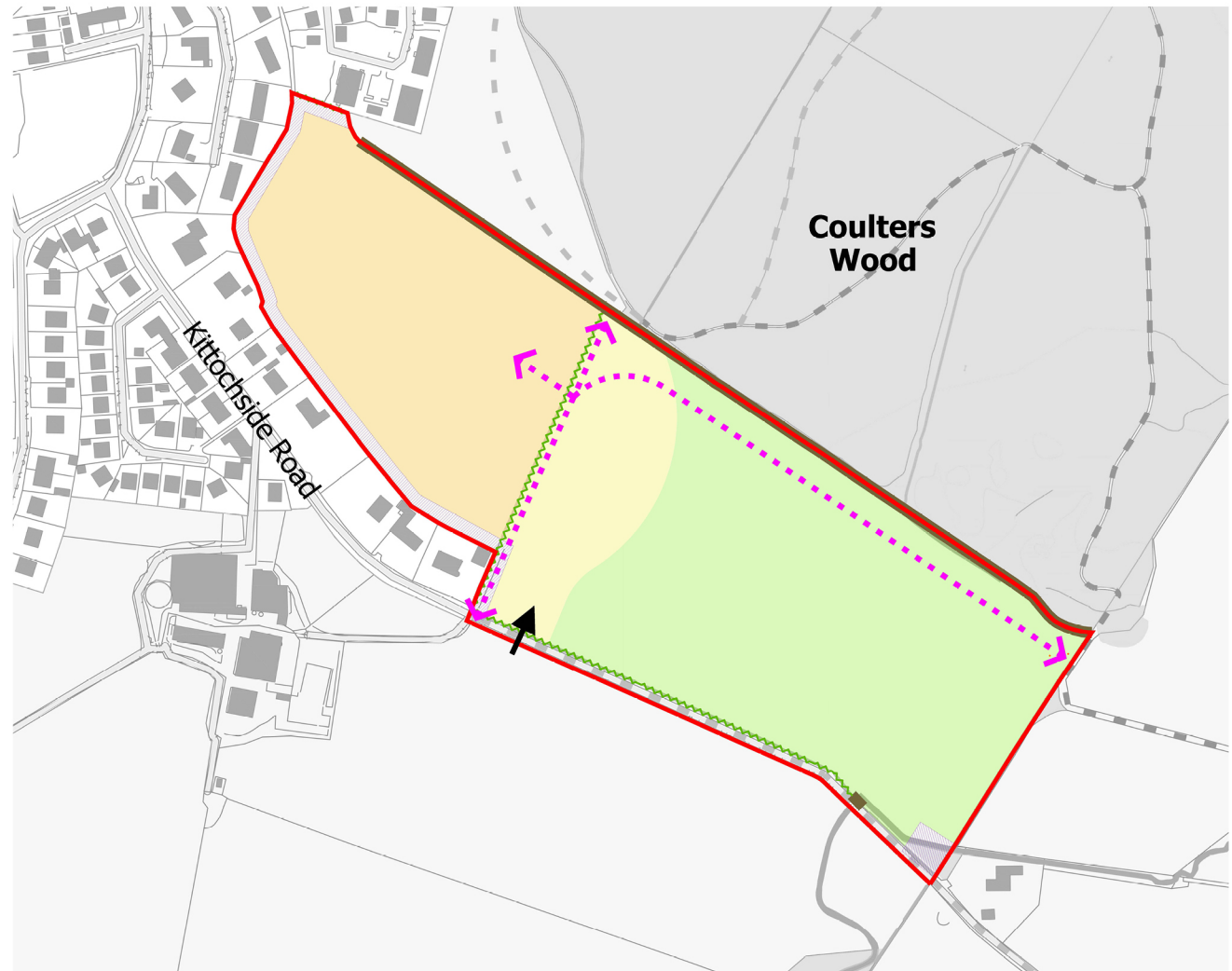
The capacity of the site will be determined by the outcomes of technical assessments and site appraisals. The emerging proposals will however seek to work with the landscape having regard to matters such as topography and views; as well as the setting of the site relative to the settlement to optimise the ability of the proposals to integrate with the character of the village and minimise landscape impact.

It is further proposed to focus any development towards the western field which is well contained by strong boundaries and the landscape / topography setting.

The majority of the eastern field area is proposed to be utilised for open space, sustainable urban drainage, community space as well as retained agriculture. The proposals represent an opportunity to deliver a development of family homes in a well contained and sustainable location; as well as new areas of accessible open space, recreational space / community space; and walking routes which can connect into wider core path networks.

Vehicular access is proposed to be taken via Kittochside Road.

The emerging proposals will continue to be developed, taking into account outcomes from technical assessments, appraisals and feedback received from public consultation. At this stage, any application will be for Planning Permission in Principle (PPP) which will not include detailed information (materials, final house types and mix etc) as this will form part of a detailed application in due course, following the grant of PPP.



- Site Boundary
- Development Potential - well contained
- Limited Development Potential - Settlement Edge & Access
- Green Space including open space, SUDS, community use and retained agricultural land
- Existing gappy hedgerow to be retained and enhanced, where possible
- Development Buffer
- Existing stone dyke to be retained and enhanced
- Proposed Vehicular Access
- Proposed Pedestrian Access

Community Benefits

A scheme such as this has the ability to generate significant community benefits. These can include:

- Delivery of new family homes will help to sustain existing schools, shops and use of services
- New family homes can increase demand for other services such as public transport
- The development can create employment opportunities in the short term via construction; this can in turn generate expenditure in local shops and cafes etc. In the longer term, new families will increase locally available expenditure to support local businesses, schools and services
- There is an opportunity through this proposal to deliver community uses within the site.

This consultation offers the opportunity for the community to influence the proposals for the site, taking into account any community needs and aspirations.



Miller Homes Community Fund

The fund is our way of supporting local communities. The Miller Homes Community Fund is an exciting initiative that gives communities the chance to apply for a donation towards improving the community. The fund will focus on causes that:

- are linked to education
- promote well-being
- promote the environment
- encourage participation in sport



Next Steps

Following this consultation process, updated proposal taking account of feedback will be prepared and submitted to Glasgow City Council. The timescales associated with this are detailed below:

- Application for Planning Permission in Principle may be lodged with Glasgow City Council in late 2022 or up to early 2023.
- Opportunity for public to provide comments to Glasgow City Council regarding application.
- Determination by Glasgow City Council over the course of 2023.
- Work anticipated to commence on site following approval of detailed planning matters thereafter.

Have your say

We hope you have found the exhibition useful. We would be grateful if you could complete a feedback form to ensure your views are recorded and can be considered as the proposals are developed further.

Alternatively, you can visit our website, where you can view the exhibition material on-line, complete the survey and/or provide additional comments. Please note, the website will be available to view and comment on until the 17th November 2022. Please see below for online addresses:

Website

<https://mhland.uk/carmunnock.aspx>

Feedback Form

<https://www.smartsurvey.co.uk/s/carmunnock-survey/>

Email address

carmunnock@miller.co.uk

If you would prefer to post us your comments / completed feedback form, please use the address below:

Lichfields
115 George St
Edinburgh
EH2 4JN

Nathaniel Lichfield & Partners Limited ('Lichfields') is registered with the Information Commissioners Office (registration number Z6193122). Your responses will be analysed by Lichfields on behalf of our client/s: Miller Homes. It is not envisaged that any personal data will be supplied by virtue of completion of the survey, but in the event that any personal data is supplied, it will be disregarded and deleted without undue delay. Responses to this consultation may be made publicly available.