

Frequently Asked Questions

The following is a guide to some frequently asked questions which we hope will assist any initial questions you may have.

Location of the site

The site is within Glasgow and South Lanarkshire; how will the application be determined?

Glasgow City Council has agreed to become the determining authority in this instance. Although the site is within both Glasgow and South Lanarkshire, the focus of the proposed development is on land within Glasgow and indeed the site relates to Carmunnock, within Glasgow, rather than South Lanarkshire.

Planning Status

The site is not allocated for residential development. Why should we support development on this site?

All Councils are required to maintain a 5-year housing land supply at all times to enable its housing land requirement to be met. We believe the proposal at Carmunnock will assist the Council in this regard by bringing forward a suitable and deliverable site for housing.

Consultation

Why have we not held a public face to face event?

A face to face event with the community will take place at the **Castlemilk Hall** from **3pm - 7pm** on **3rd November 2022**. This will be advertised again in advance nearer to the time.

What type of homes would be built?

The final layout and the detail of the house types will be considered at a later detailed planning application stage, following the granting of Planning Permission in Principle (PPP). However, it is likely that the development will provide for a mix of two, three and four-bedroom detached and semi-detached homes suitable for a range of buyers, including first-time buyers and families.

What benefits are there from the development?

The development will bring a number of benefits e.g.

- Development of the site offers the opportunity to establish new and robust settlement boundaries. Currently, existing residential development extends eastwards along Kitchside Road. We believe the site is a logical location for a contained housing development that would be in keeping with the setting of the village.
- In the shorter term, the development will create jobs during the construction phase; a proportion of these jobs and employment opportunities can often be local to the area. Furthermore, construction will help to sustain local shops and services.
- The proposal will create an opportunity to facilitate new connections to/from Coulters Wood and the wider path network from Carmunnock.

- Furthermore, the proposed layout demonstrates that the eastern field is to be utilised for open space, sustainable urban drainage, community space as well as retained agricultural land, offering improved access to valuable green space.
- Development of new homes will attract new families into the area including existing residents. This growth in population ensures all new and existing local facilities and amenities continue to be maintained.
- The location of the site allows it to benefit from existing amenities and the proposal makes provision to incorporate space for the community within the development. The proposal aims to contribute positively to help establish a resilient '20-minute' neighbourhood in line with Scottish Government aspirations and set out in the draft National Planning Framework (NPF4).
- Miller Homes is keen to work with communities and has established a Community Fund. This is an exciting initiative that gives communities the chance to apply for a donation towards community activities / events etc. The fund will focus on causes that: are linked to education / promote well-being / promote the environment / encourage participation in sport.

Impact on Local Services

The proposal will put pressure on the existing capacities of local schools. How will the local schools be able to support the level of development proposed?

An Education Statement is being prepared to inform the planning application. The purpose of this Statement is to assess the extent of any potential impact of the development on the local catchment schools and whether additional capacity may be required.

Miller Homes are agreeable in principle to making appropriate developer contributions to deliver increased education capacity at relevant schools, as required by planning policy and guidance; subject to discussion and agreement with the Council on what is required.

Technical Matters

Traffic and Access

The existing road network is already busy. What measures will be implemented to ensure there is no further adverse impact upon the local road network?

A Transport Statement is being prepared to support the planning application for the proposal. The scope of this will be agreed with Glasgow City Council, and South Lanarkshire Council. The Transport Statement will undertake traffic surveys to identify the current baseline traffic levels and the effect of new development on the roads network.

How will the site be accessed?

The site is in a sustainable location with good access to surrounding services and amenities. The proposal provides direct pedestrian access to Coulters Wood and Kittochside Road, increasing the connectivity and walkability of the area. An access strategy will be developed to ensure an adequate access can be achieved.

Landscape and Visual impact

The site is within a sensitive landscape setting out with the settlement boundary – how will you address this?

We are carrying out a Landscape and Visual Impact Assessment, which will identify the character of the existing landscape and establish how the proposed development can best fit within it.

Ecology

What assessment has been done of wildlife and ecology?

An Ecological Assessment is being prepared to help inform and support the planning application. This Assessment will include a Phase 1 Habitat Survey which will determine the presence or otherwise of existing habitats and any potential for wildlife within the site. The proposals create opportunities to improve biodiversity. This Survey will also consider the potential for protected species (including bats, great crested newts and badgers) to be present within the site. If there is considered potential for the presence of protected species, further surveys will be undertaken to confirm this. Any required mitigation measures will be incorporated in the final proposal.

Water Environment

The proposal will increase flooding within the area.

A Flood Risk Assessment and Drainage Strategy is being prepared to inform and support the planning application. These reports will identify any mitigation measures (including provision of SuDS) that will be incorporated into the final proposal. This will ensure the proposal is not at risk of flooding and will not increase the risk of flooding elsewhere.

Amenity

A number of other assessments are being carried out including those relating to matters such as noise and air quality. These reports will identify any mitigation measures that will be incorporated into the final proposal. At this stage, the emerging proposals have made provision for a development buffer between the site and the existing residential properties. Any further mitigation will be developed having regard to the outcome of technical assessments and consultation feedback.