

## Frequently Asked Questions

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

### Planning Status

*The site is not allocated for residential development within the adopted Local Development Plan. There is already too much development within the area. Why should we support development on this greenfield site?*

North Lanarkshire Council is in part not meeting its housing land requirement as set out in the adopted Local Development Plan. There is currently a shortfall in the Council's housing land supply within the Airdrie Housing Sub Market Area, which this proposal is located within.

The proposal at Cumbernauld will assist the Council in maintaining a five-year effective housing land supply at all times, as required by the Scottish Government, in a location that is sustainable.

### 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 Assessment is being prepared to support the planning application for the proposal. This will include modelling existing traffic in the area to properly quantify issues and to provide a robust baseline assessment. The Transport Assessment will consider the potential traffic generation of the proposed development, how vehicles will use the local road network and identify any requirements for road safety/crossings measures will also be considered.

The scope of the Assessment is to be agreed with the Council as the Roads Authority.

*How will the site be accessed?*

The site is in a sustainable location with good access to local services and amenities and will provide direct access to the A73, increasing connectivity of the site.

The locations of new access points into the development site are still to be determined but at this stage we anticipate that an access will be achieved via the formation of a new arm to the existing roundabout. There may also be the potential for an additional access further south along the A73, subject to further technical assessments.

Access may also be provided from Summerhill and Garngibbock Road, which passes through the west of the site and connecting back into Cumbernauld to the north.

### 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 assessment of community infrastructure is being prepared to inform the planning application. This assessment will consider the extent of any potential impact of the development on schools and whether additional capacity may be required. Provisions are made for land to be safeguarded for new education and associated community infrastructure within the site.

The Applicants are agreeable in principle to making appropriate developer contributions to fund increased education capacity at relevant schools, subject to discussion and agreement with the Council on what is required.

## **Greenbelt**

*The land is greenbelt*

The site is currently Green Belt but offers the opportunity to establish new and robust Green Belt boundaries. This could be provided in the form of structure planting, creating a clear boundary to the south. Further planting will also screen the site from the railway line to the west and A73 to the northeast.

Development of the site does not compromise the objectives of the Green Belt as there would not be any risk of coalescence with other settlements.

Release of the land from the Green Belt will help the Council to achieve its effective housing land supply target in a very sustainable location, in turn helping to sustain existing and potentially new local facilities such as local amenities and community spaces.

## **Landscape and Visual impact**

*The site is within an open landscape setting – how will you address this?*

We are carrying out a Landscape and Visual Impact Assessment, which will include visualisations of the final proposal from identified surrounding viewpoints. The Assessment 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 has been carried out to help inform and support the planning application. This assessment has included 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 to be any 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.

## **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 a for a mix of two, three and four-bedroom detached and semi-detached family 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.

- The development of the proposal will help to sustain and enhance the Luggie Water and Shank Burn which run through the site, offering improved access to these green corridors. These areas will be protected from development and retained to ensure the protection of wildlife and habitats.
- The development of the proposal we believe complements the existing urban form of Cumbernauld; it is very well located to other neighbouring settlements and will add to the strong New Town Principles established by Cumbernauld since its incorporation in 1995.
- In the shorter term, the development will create many 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. New home owners will also add their spending power in the local area to support existing and new commercial and social facilities.
- Development of new homes will attract new families into the area. This growth in population ensures all new and existing local facilities and amenities continue to be maintained. Therefore, furthering future local investments potential and ensures future infrastructure requirements continue to be advanced within Cumbernauld and its surroundings.
- The site's location allows it to benefit from existing amenities and the proposals intend to incorporate new facilities 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).