

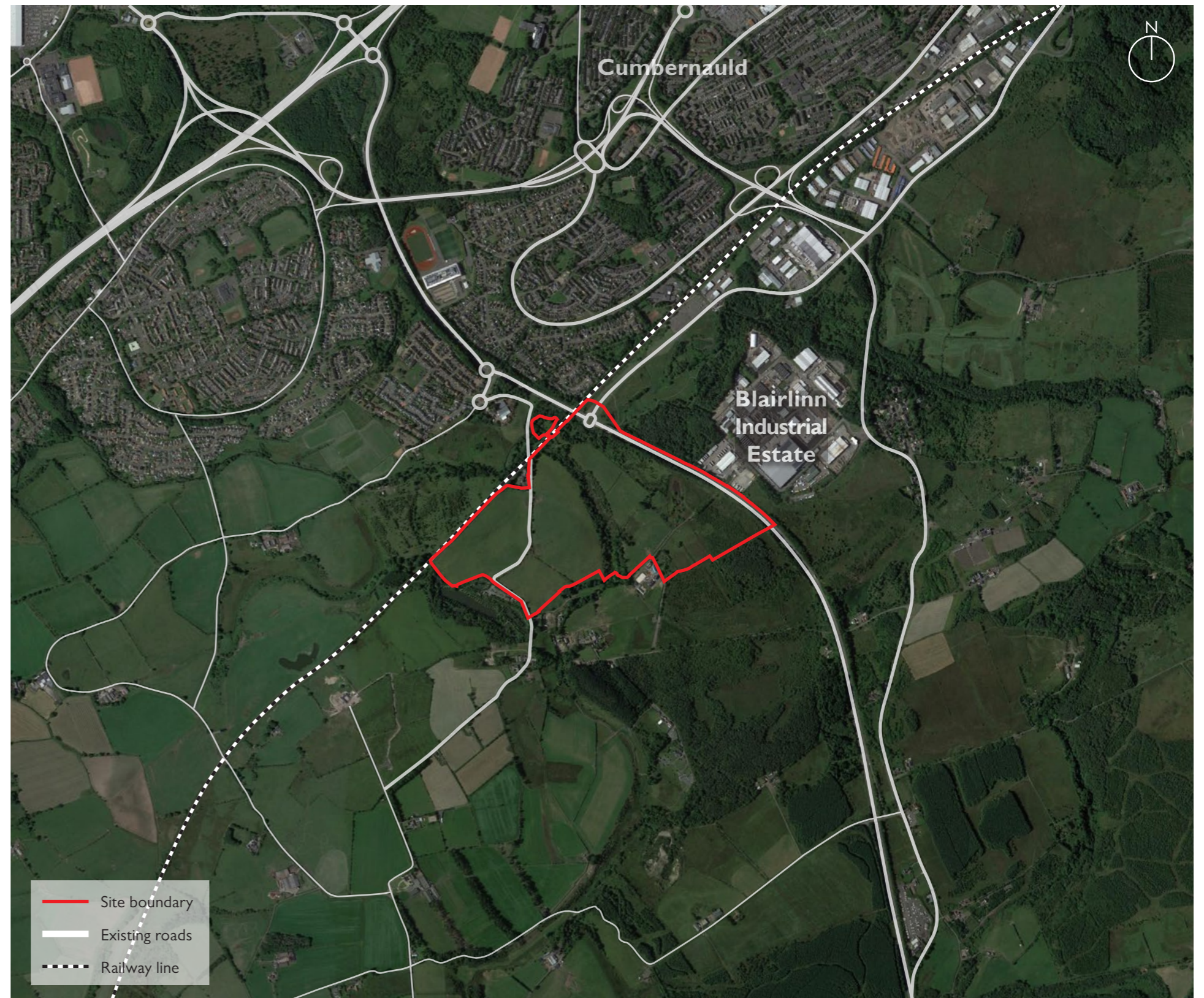
# Summerhill & Garngibbock Road, South West Cumbernauld Community Consultation Event

## Welcome

Miller Homes Ltd are inviting the public, community groups and other stakeholders to view their proposals for a proposed housing development on land either side of Summerhill & Garngibbock Road, Cumbernauld. The proposal will provide new homes for the community, including affordable homes, as well as a neighbourhood centre (including a potential location for a new primary school, subject to discussions with the Council), new landscaping and public open space.

It is a statutory requirement of the Scottish planning system to undertake community consultation in advance of submitting a planning application for a major residential development proposal, and our proposals fall into that category.

We have served the requisite "Proposal of Application Notice" on North Lanarkshire Council on 25th July 2022 and are now keen to hear the views of the local community.



Site Location

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## Site Context

The site is located to the south west of Cumbernauld town centre, to the west of the A73. It is well located for access to local services and amenities, including sustainable modes of transport.

Greenfaulds Railway Station is located to the north east of the site, around 800m from the centre of the site. Cumbernauld Railway Station is also located to the north east, just over 1,600m from the centre of the proposals. Bus services are available to the north of the site, around 800m from the centre of the proposals. There is also the potential for bus services to be extended into the site, which would benefit both the residential, and employment proposals.

A number of schools are located to the north of the site. Woodlands Primary School is located to the north of the site, just over 800m walking distance from the centre of the site. Greenfaulds High School is located to the north west, around 1,000m from the centre of the site. For denominational schools, St Helens Primary School and St Maurices Secondary School are located to the north west of the site. The proposed new neighbourhood centre could also provide a potential location for a new primary school, subject to discussions with the Council.

The Core Path network is easily accessible from the site, with a Core Path being located along Summerhill and Garngibbock Road. This provides easy access to the wider path network to the north, connecting into Cumbernauld and the countryside to the south of the site.

Services and amenities are located within Cumbernauld, including supermarkets, medical centres, pharmacies and parks. The site also offers the opportunity to create new services and amenities through the creation of a new neighbourhood centre, serving new homes as well as the local area. This is in line with the Scottish Government's focus on creating 20 minute neighbourhoods.



Context of Location

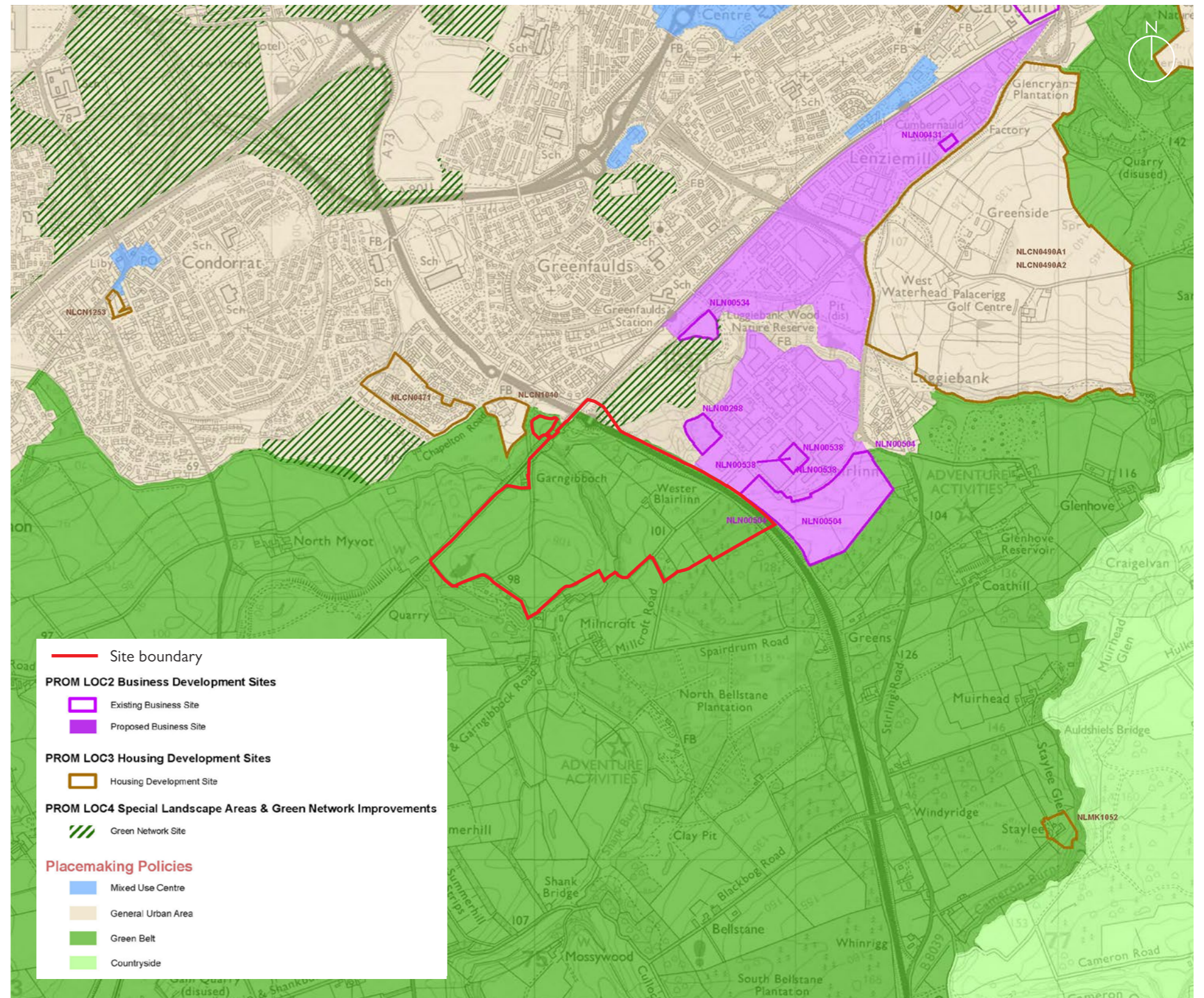
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## Planning Context

The adopted Development Plan for the area consists of the Clydeplan, which was approved in 2017 and is the Strategic Development Plan for the area and the Council's Local Development Plan (LDP) which the Council are in the process of formally adopting following receipt of a letter from the Scottish Ministers on 5th July 2022 which advised that the Council could progress to adoption.

Within the LDP the site is located within a green belt area on the edge of the town Cumbernauld. However, the site is within the Airdrie and Coatbridge Housing Sub Market area where there is an identified housing land shortfall.

We believe that a proposal for housing on this site will help remedy this shortfall, will contribute to sustainable development, and will contribute towards the creation and enhancement of 20 minute neighbourhoods within the town of Cumbernauld. The proposal will incorporate a mix of house types as well as a new neighbourhood centre for the local community (including the potential location for a new primary school), all of which have been considered as part of the broader masterplan for the site. This in line with the vision and aims of the LDP.



Extract from North Lanarkshire Local Development Plan

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## Site Considerations

An existing roundabout to the north of the site boundary, located on the A73, provides the opportunity to provide an access into the site. There may also be scope to include a second point of access to the south of the site from the A73. Summerhill and Garngibbock Road passes through the site, offering further access into the site from the north.

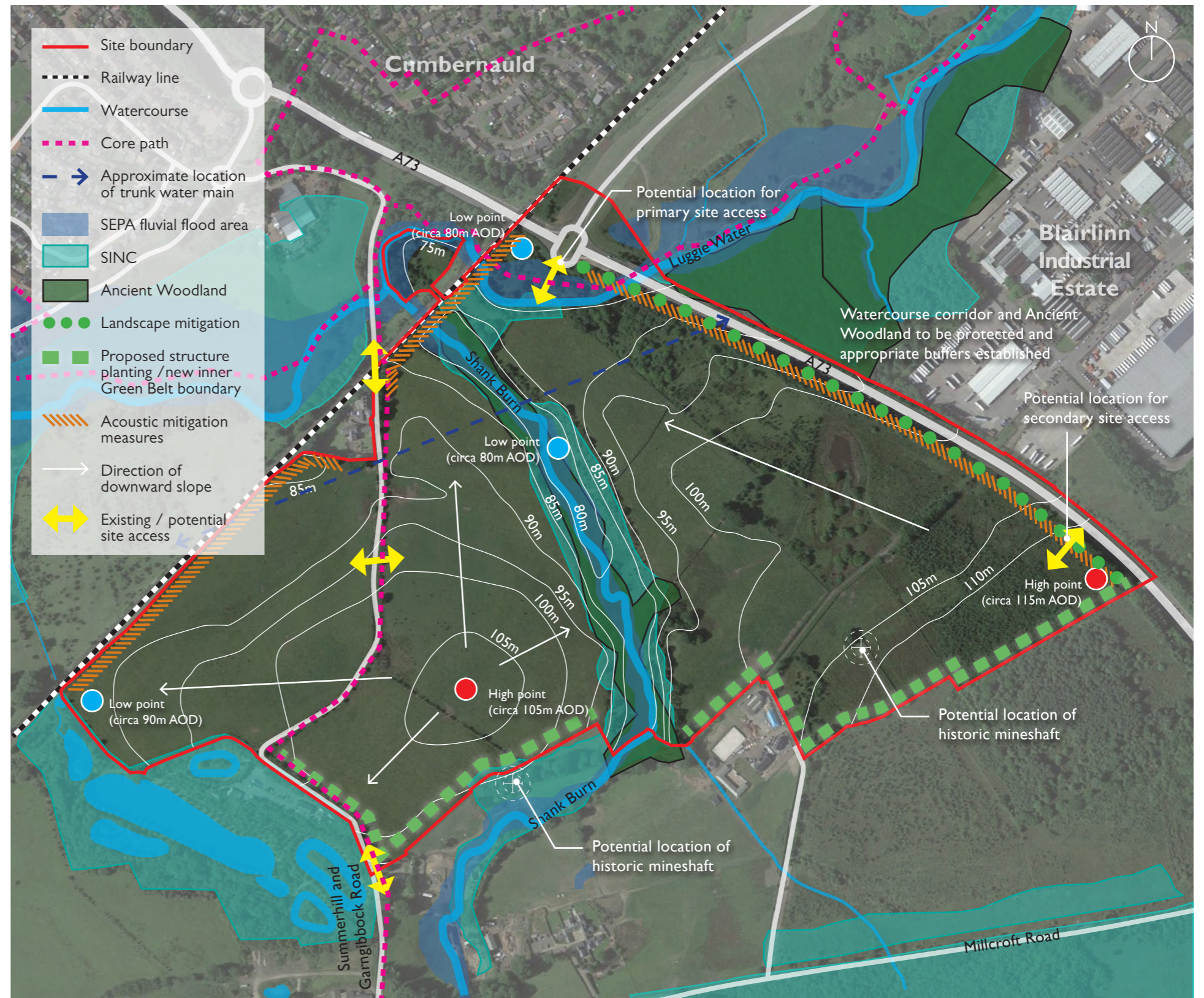
A railway line runs parallel with the north western boundary. This area may require acoustic mitigation measures to protect amenity of new homes. Acoustic mitigation may also be required along the boundary adjacent to the A73.

The site generally falls from the south to the north, with two high points identified. This results in a number of low points within the site to the west and along the watercourse corridors. SuDS basins will be located at low points to ensure that the site drains at greenfield levels and discharged to watercourses at greenfield rates.

The Luggie Water and Shank Burn run through the site. The Shank Burn corridor is also the location of a Site of Importance for Nature Conservation (SINC) and an area of Ancient Woodland. This area will be protected from development and retained to ensure the protection of wildlife and habitats. An appropriate buffer will be established and agreed with the Council.

The Coal Authority mapping identifies two potential mineshafts located within or adjacent to the site boundary. Ground investigations will identify any mineshafts and appropriate mitigation measures will be established. A trunk water main is located in the northern half of the site. An appropriate stand off to the pipe will be established to meet with regulations and Council requirements.

The site is currently Green Belt but offers the opportunity to establish new and robust inner Green Belt boundaries. This could be provided in the form of structure planting, creating a clear boundary to the south.



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## Proposal

The proposal is for up to around 950 new homes, along with an area for a new neighbourhood centre, accompanied by associated open space, infrastructure and sustainable drainage methods. The proposed new neighbourhood centre could also provide a potential location for a new primary school, subject to discussions with the Council.

A primary access is proposed from the A73, through the formation of a new arm to the existing roundabout. There may also be potential for an additional access further south along the A73, subject to further technical assessments. Access may also be provided from Summerhill & Garngibbock Road, which passes through the west of the site, connecting into Cumbernauld to the north.

A primary route is proposed through the site, connecting from the A73 to Summerhill & Garngibbock Road. It passes through the proposed location for a neighbourhood centre, and then forms a loop in the east of the site. A secondary route then connects the western side of the site to the primary route and Summerhill & Garngibbock Road. These routes provide access to a further network of pedestrian prioritised streets and lanes.

Structure planting will form a new and robust inner Green Belt boundary to the south of the site. Planting will also screen the site from the railway line to the west and A73 to the north east. A significant green network is proposed to be retained along the Shank Burn and Luggie Water. This corridor opens out in areas to form areas of green space, including potential locations for Sustainable Drainage Systems (SuDS), bringing opportunity for biodiversity enhancements. Further green spaces are proposed as parks, including potential equipped play areas, ensuring that all new homes are within easy walking distance of quality amenity areas.

The proposal would form a new neighbourhood in the south of Cumbernauld, creating a place with a unique character, and providing much needed new homes.



Indicative Development Framework Proposal

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## Feedback

All feedback, including that from the Interactive Event, should be entered on the Feedback Form, which you should download and complete before returning by email to [southwestcumbernauld@miller.co.uk](mailto:southwestcumbernauld@miller.co.uk)

If you are unable to email for any reason, then please post the Feedback form to the address noted at the bottom of this page.

Feedback forms should be returned no later than Friday 14th October, but please let us know if there is any reason why you might need an extension to this date.

Any comments provided to Miller Homes Ltd arising from this online consultation event will not be regarded as representations to North Lanarkshire Council. However, commenting at this time does not prevent you from making further comments as there will be an opportunity for representations to be submitted to North Lanarkshire Council on any future planning application relating to this proposed development.

No personal details will be given out in any consultation report prepared to accompany any application for planning permission for this site. Any feedback received will not be attributable to any specific individual.

All online consultation will comply with current Data Protection obligations. Any personal data and feedback received will be held in confidence and not distributed to third parties. In addition, any feedback provided via the Live Chat or Feedback Form will be dealt with anonymously unless otherwise specified. We would be delighted to receive your comments and questions.

Email: [southwestcumbernauld@miller.co.uk](mailto:southwestcumbernauld@miller.co.uk)

Tel: +44 (0) 131 229 3800

Address: Montagu Evans at 4th Floor, Exchange Tower, 19 Canning Street, Edinburgh, EH3 8EG

## Next Steps

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

- Application for Planning Permission in Principle to be lodged with North Lanarkshire Council in late 2022.
- Opportunity for public to provide comments to North Lanarkshire Council regarding application.
- Determination by North Lanarkshire Council early 2023.
- Work anticipated to commence on site following approval of detailed planning application(s) thereafter.