

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?

Glasgow City Council has not met 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.

The proposal at Leverndale will assist the Council in maintaining a five year effective housing land supply at all times, as required by the Scottish Government.

Consultation

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

At this time, a public consultation event (face-to-face) is not possible due to the ongoing Coronavirus Pandemic and the consequential Regulations set out by Scottish Government. These regulations come to an end at the end of September 2022. More information on the Scottish Governments decision to temporarily suspend the requirement for a 'public event' can be [found here](#)

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. The Transport Assessment will consider the potential traffic generation of the proposed development. The Assessment will also consider how vehicles will use the local road network. Any requirements for road safety/crossings measures will also be considered.

The scope of the Assessment has been agreed with the Council.

How will the site be accessed?

The site is in a sustainable location with good access to local services and amenities. The development is split over multiple proposed development parcels. The southern development areas will be accessed from a number of new priority junctions on Raeswood Road. The northern site would be accessed from the existing access from Leverndale Hospital. All areas would be interlinked by a new network of pedestrian and cycle routes. This will provide safe pedestrian access from the development site to the surrounding network of footways and cycleways in the area.

Crookston is almost encircled by a network of recreational and green corridors. However, Core Paths and links to the National Cycle route, which provide recreational opportunities within Glasgow and beyond are distinctly lacking at the west of Crookston.

Proposals on the site at Leverndale, present an opportunity to create these new links. This will help create a place that is more connected both ecologically and socially.

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 as part of the planning application. The purpose of this Statement is to assess the impact of the development on the local catchment schools and whether additional capacity may be required.

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

Greenbelt impact

The land is greenbelt and development would result in Glasgow further coalescing with Paisley

At present much of the settlement edge in this location is weak, presenting a poor interface with the countryside. Development of the site presents an opportunity to provide a better edge between the settlement and the surrounding countryside. The development presents the opportunity to rectify this by creating a new clear Green Belt boundary defined by features such as White Cart Water.

Development of the site does not compromise the objectives of the Green Belt as separation between Glasgow and Paisley would remain. Release of the land from the Green Belt will help the Council to achieve its effective housing land supply target.

Visual and landscape impact

The site is within the Countryside – how will you address this?

We are carrying out a Landscape and Visual Appraisal, which will include visuals of the final proposal. Furthermore, the delivery of new open spaces which are well connected and overlooked will promote access to the countryside in this location and create a better transition between city and countryside.

Impact on woodland and biodiversity features

The proposal will result in the loss of woodland and local wildlife. How will the development mitigate this impact?

It is proposed for the new development to be designed within a landscape - led framework, with overlooked open spaces framed by woodland. New structure planting is proposed to provide

a buffer between development and existing woodland, which will be retained, and will help better connect woodland areas. A woodland management plan will be developed to identify any preservation / enhancement opportunities.

An Ecological Assessment is being prepared in support of the planning application. This Assessment will include a Phase 1 Habitat Survey which will determine the presence of existing habitats and potential for wildlife within the site. The proposals create an opportunity 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.

The development of the site will result in the loss of open space.

New accessible open spaces and connections will reveal the rich habitats and ecology which is currently hidden due to lack of maintenance and accessibility. Equipped play provision in accord with Council requirements and accessible to all new residents. A robust network of remote paths, promoting access to the countryside.

The proposal provides the opportunity for creating a rich biodiversity within the local area. The proposal will incorporate green habitat networks and a variety of habitat types. This will encourage local wildlife and provide attractive areas for residents to interact.

Water Environment

The proposal will increase flooding within the area.

A Flood Risk Assessment and Drainage Strategy are being prepared in support of 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 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 new homes will help to sustain and enhance the network of recreational and ecological green corridors. By furthering development to the west, it

will allow for these much-needed linkages to recreational spaces, creating a place that is more connected both ecologically and socially.

- In the shorter term, the development will create several jobs during the construction; 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.
- Development of new homes will attract new families into the area, ensuring all new and existing local facilities and amenities continue to be maintained.
- Development of the site will help to refine the weak woodland edges. By strengthening these boundaries, it will help to round off the settlement as well as enhancing the wider woodland.
- The site's location allows it to benefit from existing amenities and 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).