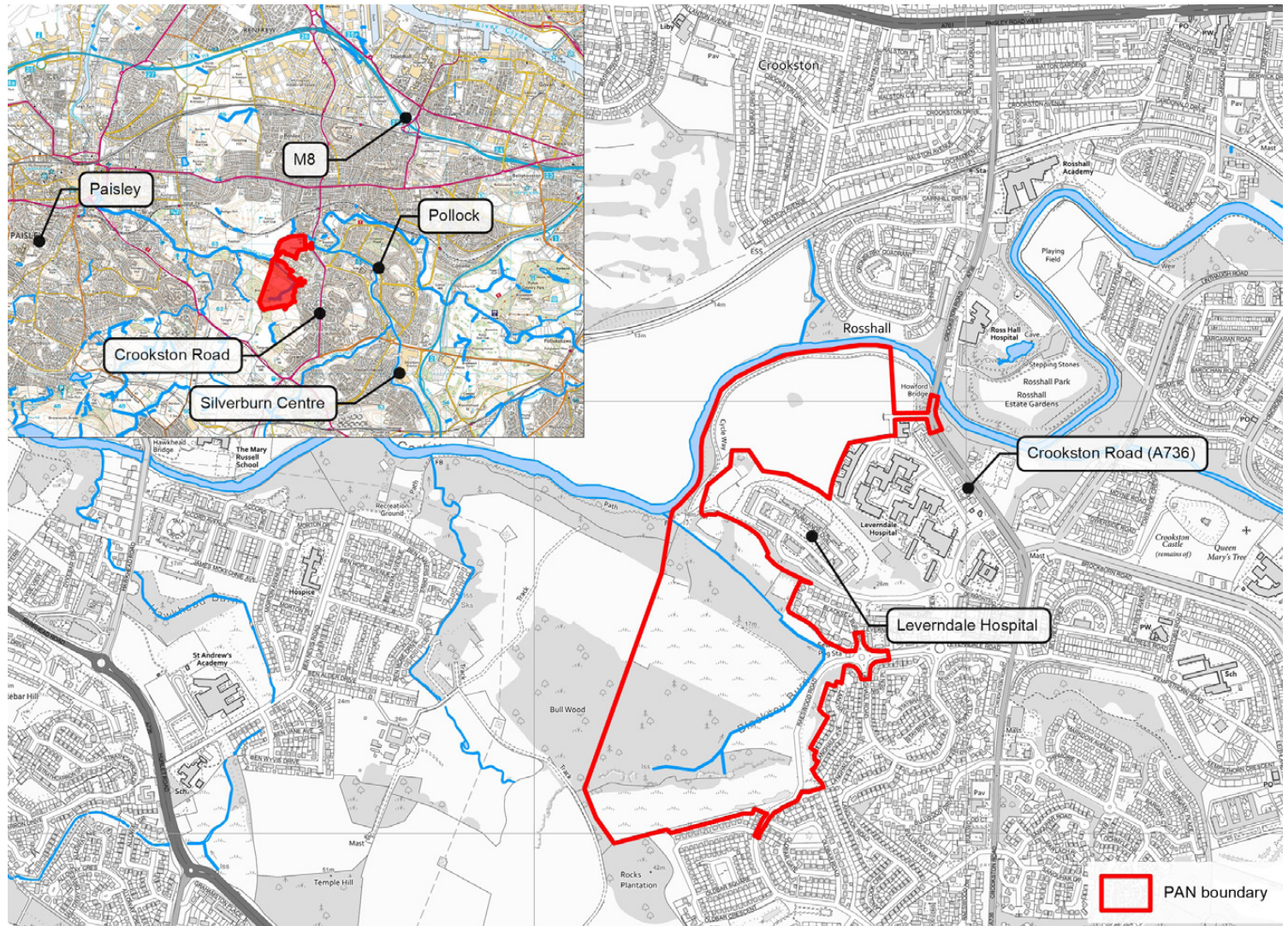


### 1. Introduction



#### Welcome to this Online Consultation

Miller Homes Ltd. is inviting the public, community groups and other stakeholders to view their proposals on land at Leverndale, Glasgow. The site is located to the west of Leverndale Hospital and Raeswood Road.

The proposal is for residential development plus land for potential local neighbourhood centre facilities including retail, business and food and drink uses, together with associated engineering, infrastructure, landscaping, and open space. The final scale of the development will be subject to the outcome of further analysis following public consultation. The indicative capacity for the site is around 300 new homes.

This Online Consultation provides you with the opportunity to feedback on the draft proposal as part of the Pre-Application Consultation process.

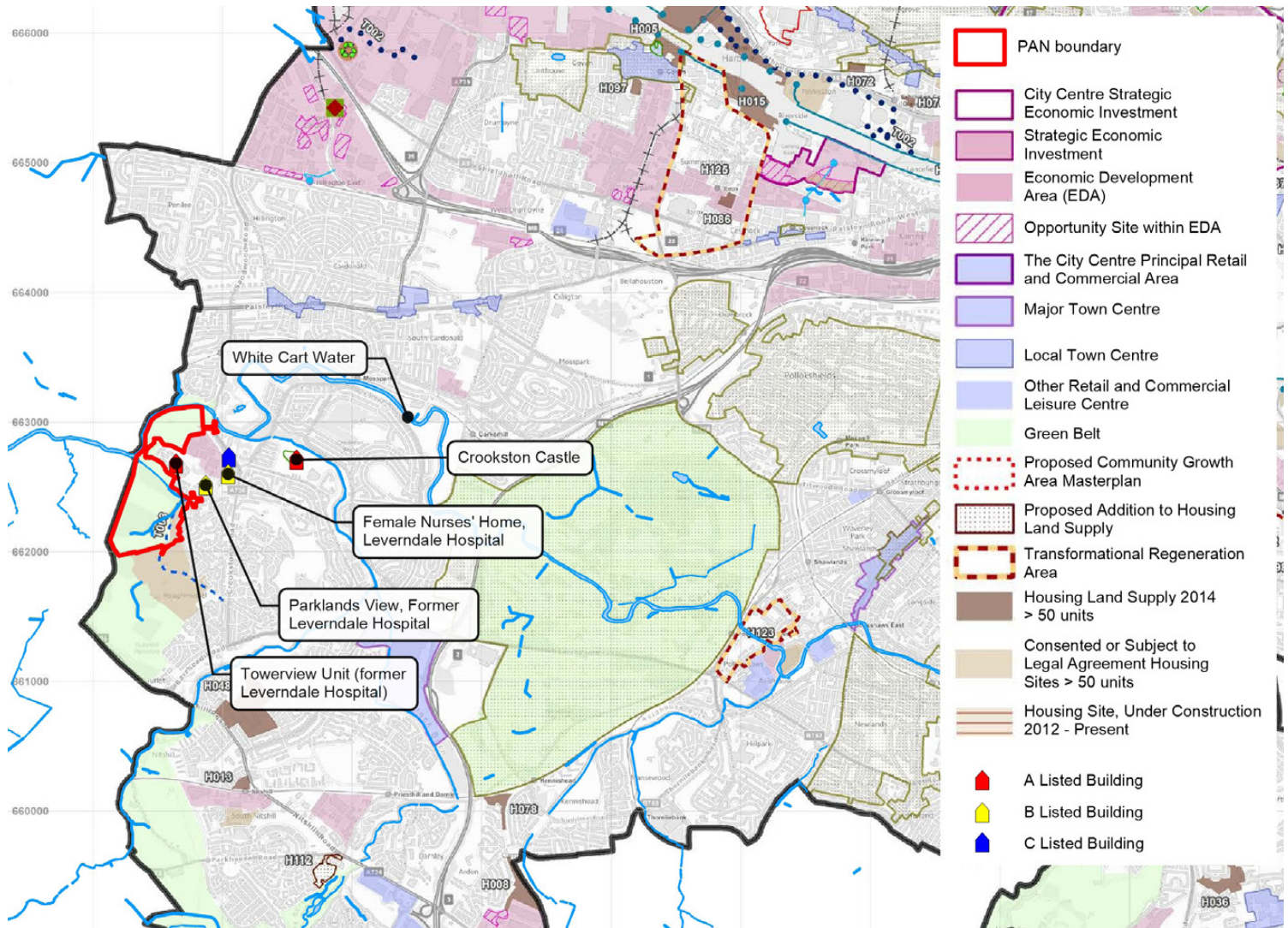
Following feedback from this Online Consultation, we intend to submit an Application for Planning Permission in Principle in late 2022.

We are seeking your input on how we potentially shape the development of the proposal.

We welcome your comments and invite you to complete a feedback form.

making our homes,  
our workplaces and  
the wider environment  
a better place

## 2. Site Context



### The site is located on the western edge of Glasgow City, immediately adjacent to the settlement

Development of the site presents an opportunity to provide a better edge between the settlement and the surrounding countryside. At present much of the settlement edge in this location is weak, presenting a poor interface with the 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.

Furthermore, the delivery of new open spaces which are well connected and overlooked will promote access to the countryside in this location.

The site is currently identified within the adopted Glasgow City Development Plan as being within the Green Belt. The primary function of the Green Belt in this location is to provide separation between Glasgow and Paisley.

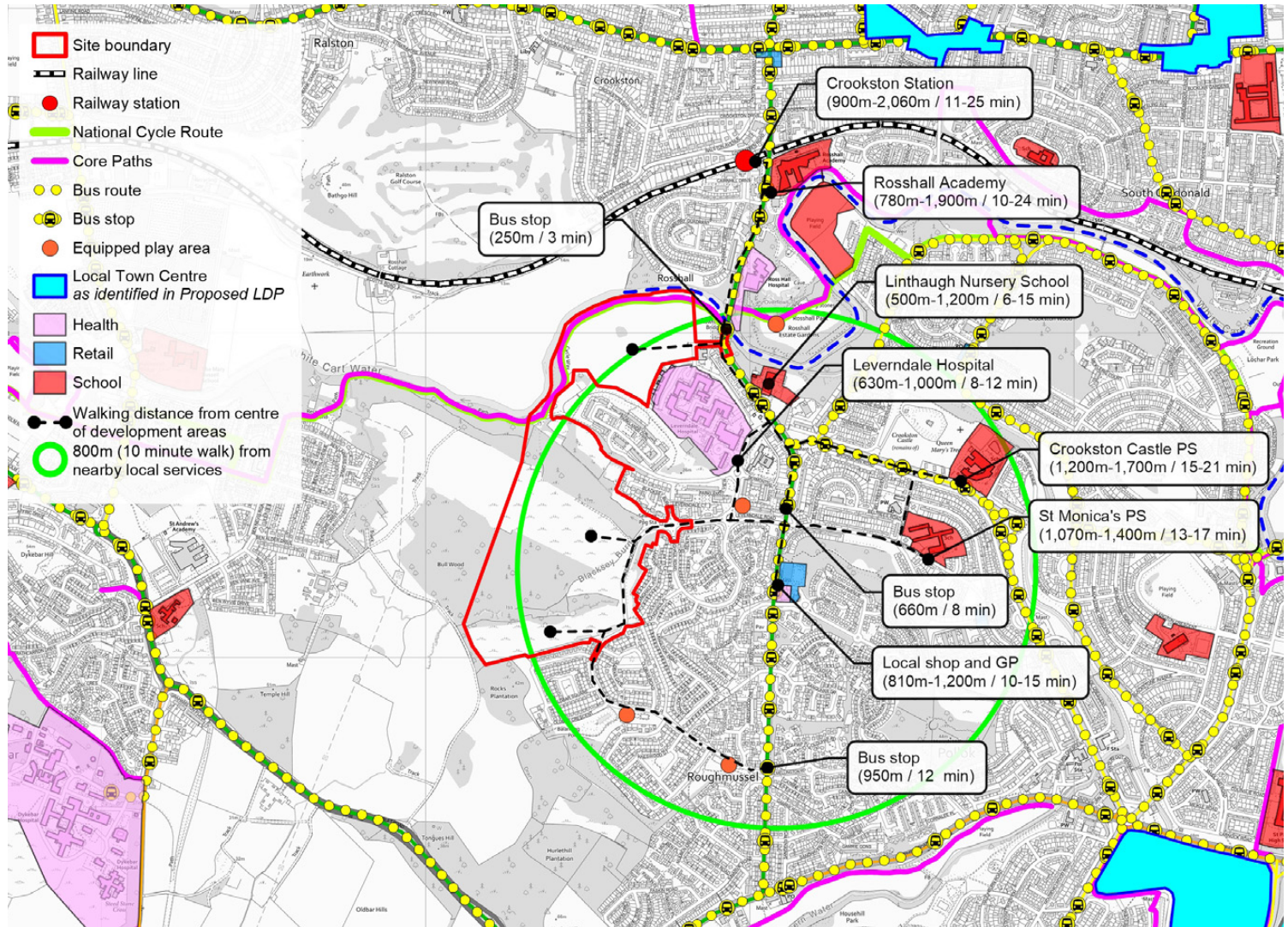
making our homes,  
our workplaces and  
the wider environment  
a better place

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

A number of cultural heritage assets are located within the local context of the site. Of these, The A Listed *Towerview Unit* of former Leverndale Hospital is the only feature with potential to be affected by the development of the site. Intervisibility of the site is generally only experienced from the top of the water tower which is inaccessible to the public.

Additional assessment work will be undertaken to understand the effects of the proposal on the surrounding area. If required, mitigation will be incorporated into the design to ensure the proposal provides an appropriate response to its context.

## 3. Sustainability of Location



### The proposal is within a sustainable location and can contribute to creating 20-minute neighbourhood

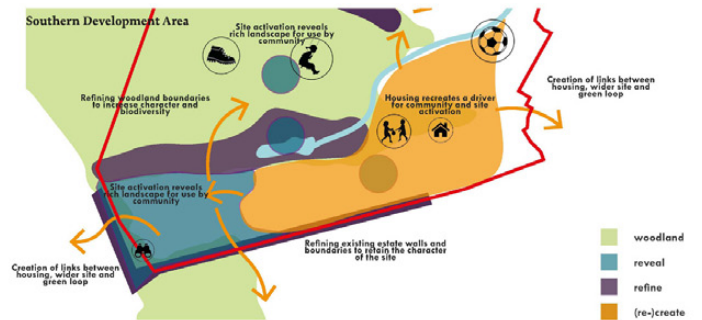
The site is in a sustainable location with good access to local services and amenities:

- National Cycle Route 7 / Core Path C116F runs through the northern part of the site providing excellent recreational walking and cycling opportunities.
- Local bus services can be accessed along Crookston Road, with the nearest stops within an 3-12 minute walk.
- Crookston Rail Station is located around a 9-22 min walk, providing regular rail services to Glasgow Central.
- Crookston Castle Primary School is located around a 15-21 minute walk and St Monica's Primary School around a 13-17 minute walk.
- Rosshall Academy is located around 10-24 minutes walk and Lourdes Secondary School to the northeast is accessible by bus.
- A local supermarket and GP are located on Crookston Road, around a 10-15 minute walk.
- Leverndale Hospital is located within an 8-12 minute walk.

The site's location allows it to benefit from these existing amenities and contribute positively to helping establish a resilient '20-minute' neighbourhood in line with Scottish Government aspirations and set out in the draft National Planning Framework (NPF4).

making our homes,  
our workplaces and  
the wider environment  
a better place

## 4. Closing the 'Crookston Loop'



### The proposal provides the opportunity to link the Core Path Network and green corridors on the edge of Crookston

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.

The landscape-led strategy for the site is to 'close' the green loop around Crookston. The concept of *Reveal*, *Refine* and *(Re-)create* is proposed to create a place which is healthy, ecologically diverse and has a strong renewed sense of identity.

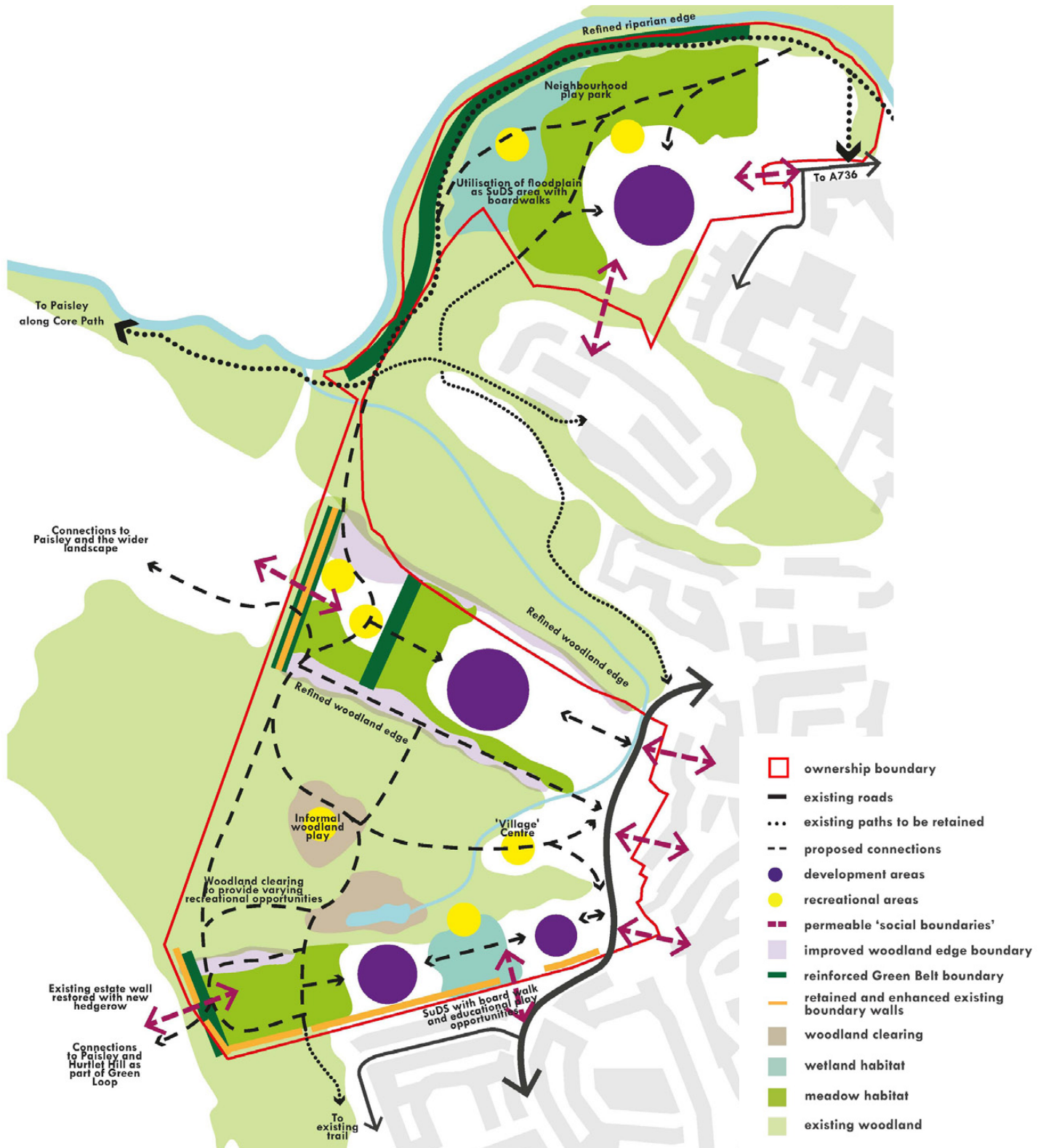
**Reveal** - New accessible open spaces and connections will reveal the rich habitats and ecology which is currently hidden due to lack of maintenance and accessibility.

**Refine** - The refining of weak woodland edges, strengthening of boundaries, restoration of historic estate walls and fencing along with highlighting historic features will aid in redefining the site's identity and character.

**(Re-)create** - The creation of new housing will act as a driver for improvements to the wider site, allowing it to be useable as a community amenity. The incorporation of key links which connect important areas of the site to the wider landscape are fundamental to the recreation of community within Crookston.

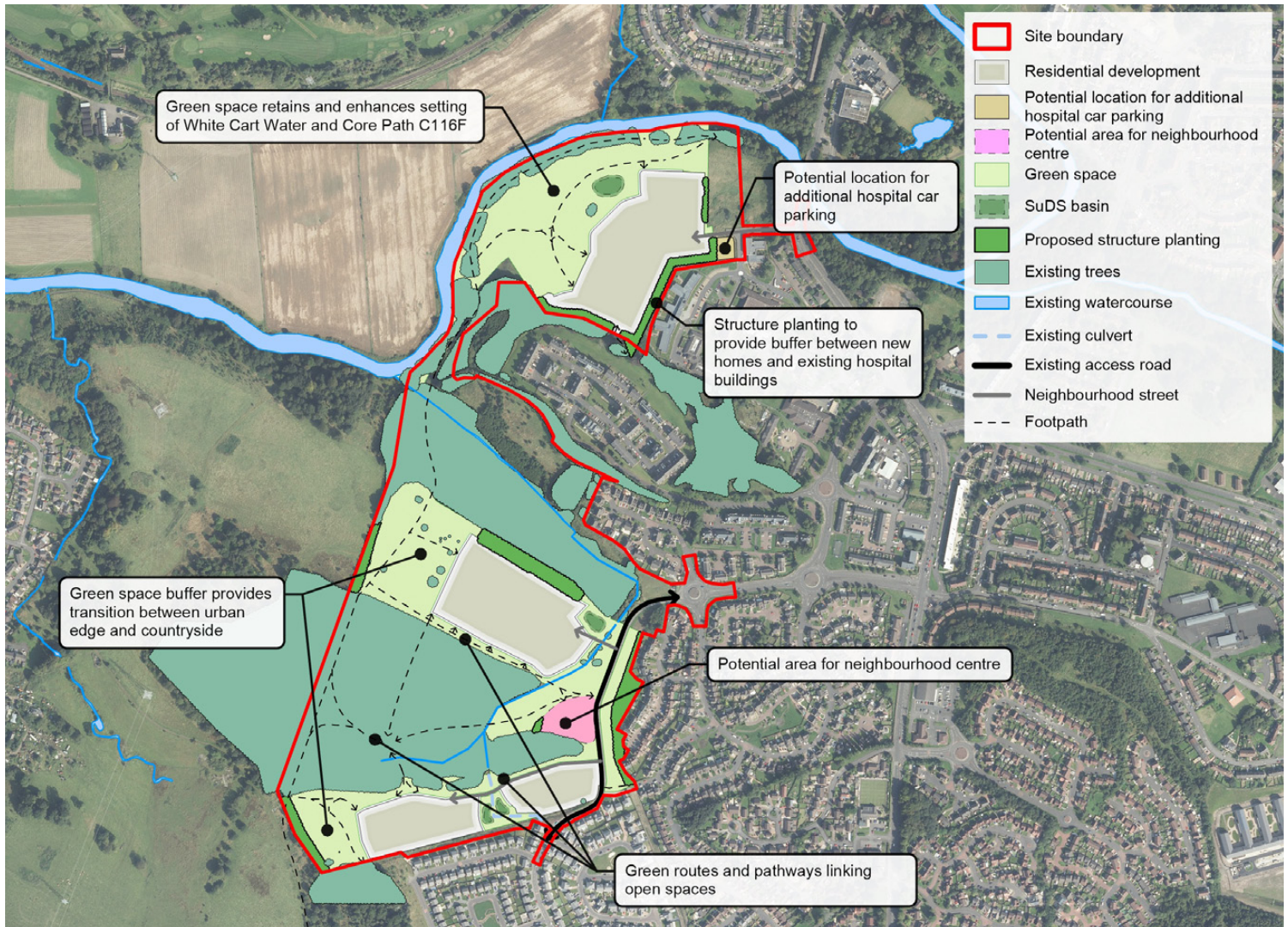
making our homes,  
our workplaces and  
the wider environment  
a better place

## 5. A Landscape-led Conceptual Framework



making our homes,  
our workplaces and  
the wider environment  
a better place

## 6. Emerging Spatial Strategy



### The emerging strategy will provide around 300 homes and community facilities, set within an attractive landscape

Based on the landscape-concept, the emerging strategy includes:

- Around 300 new homes with associated infrastructure and Sustainable Drainage (SuDS) measures.
- A potential area for additional car parking for Leverndale Hospital.
- New development set within a landscape-led framework, with overlooked open spaces framed by woodland.
- New structure planting, providing a buffer between development and existing woodland, which is proposed to be retained, as well as connecting woodland areas.
- An area for a potential new neighbourhood centre, including retail and business opportunities.
- Equipped play provision in accord with Council requirements and accessible to all new residents.
- Substantial areas of overlooked and accessible open space, connected to existing neighbourhoods and the Core Path network.
- A robust network of remote paths, promoting access to the countryside.

making our homes,  
our workplaces and  
the wider environment  
a better place

The emerging spatial strategy will continue to be developed as the project progresses, taking account of feedback from this consultation and the findings of ongoing analysis.

## 7. An accessible resource for the community



Improved access to woodlands



image credit EMA Architects

New neighbourhood centre

making our homes,  
our workplaces and  
the wider environment  
a better place

## 8. An accessible resource for the community



Accessible green space along the edge of the settlement



Streets connected to nature

making our homes,  
our workplaces and  
the wider environment  
a better place



## 9. Examples of Miller Homes street scenes



**Ashludie Grange, Monifieth**



**Calderwood, East Calder**



**Edgelaw, Edinburgh**



making our homes,  
our workplaces and  
the wider environment  
a better place

## 10. Next Steps

**Following this consultation process, update proposal taking account of feedback and outcome of analysis work currently being undertaken.**

**Application for Planning Permission in Principle to be lodged with Glasgow City Council late 2022**

**Opportunity for public to provide comments to Glasgow City Council regarding application**

**Determination by Glasgow City Council early 2023**

**Work anticipated to commence on site following approval of detailed planning matters late 2023 / early 2024**