

WELCOME

Welcome to this public consultation event relating to proposals by Avant Homes (Scotland) Limited and Eldridge Developments Limited (“the Prospective Applicant”) for residential development at Lochend Road, Easterhouse, Glasgow.

This is the first of two public consultation events that are taking place to inform the local community of our plans, and to inform the final proposals for the site. It is taking place in advance of the submission of an application for planning permission to Glasgow City Council later this year.

This consultation event explains the background to the site, its context and presents the current proposals for residential development of 249 new homes with associated engineering, infrastructure, landscaping and open space.

THE SITE & SURROUNDINGS

The Site extends to 16.2ha and is located on the north-eastern edge of Easterhouse, to the south of Lochend Road, Glasgow. A map showing the site location is adjacent, alongside photographs of the site.

The Site is located within the Seven Lochs Wetland Park, sandwiched between two Local Nature Reserves (Bishop Loch and Commonhead Moss). The Site itself is bounded to the north and west by Lochend Road, further agricultural fields to the west separated by a tree belt, and Commonhead Moss Local Nature Reserve to the south, beyond which lies Easterhouse, a post-war peripheral housing estate of Glasgow.

The Site comprises former agricultural fields located on the edge of the settlement of Easterhouse in Glasgow. The Site and much of its direct surroundings is agricultural land or undeveloped greenfield land that was previously in agricultural use.

The Site is currently accessed from Lochend Road which runs along its western boundary. There are several existing properties along Lochend Road, including Lochwood Farm which is to the north of the Site.

The majority of the Site consists of unimproved and semi-improved grassland habitat. This with the exception of the southern part of the Site which comprises of acid and marshy grassland. This area of the Site is associated with the Commonhead Moss Site of Importance to Nature Conservation (SINC).

There is an area of dense scrub along the western boundary of the Site, with woodland belts forming the Site’s eastern boundary. The southern boundary of the Site is formed by further areas of woodland / tree planting.

The topography of the Site falls gradually from north to south and northwest to southeast. The highest point of the Site is in the northeast.



Site Location & Context



View of site from Lochend Road along north-western boundary



View of eastern boundary of site from Lochend Road



View of south-west corner of site and entrance to Seven Lochs trail through Local Nature Reserve



View of site from core path along southern boundary



ABOUT AVANT HOMES

Avant Homes has over 55 developments across Scotland, Wales, the Midlands and North of England. Avant is headquartered in Barlborough, Chesterfield, with nine regional offices across the UK.

Our ambition is to build quality homes, for everyone. We are proud to provide homes for private sale, the private rented sector (PRS) and affordable housing, partnering with investors and housing associations to deliver on our vision of quality homes, for everyone across a range of tenures.

We have a range of specially designed house types offering optionality for customers, with an array of layouts and bedroom numbers available, including terraced, semi-detached, detached, townhouses, plus bungalows and apartments. We create new communities of like-minded people in great locations.

Within the Glasgow region, Avant Homes are building quality new homes at Robroyston, Oatlands, and Glenboig.



Avant Homes street scene, as shown at our award-winning development in Robroyston.

OUR HOUSETYPES AT GARTLOCH

As part of our proposals for Gartloch, Avant Homes are looking to deliver a variety of new, high quality and energy efficient homes. The current site layout includes 15 different housetypes from our Scottish range, comprising 2, 3, 4 and 5 bed terraced, semi-detached and detached homes.



KELSO 3-BED TERRACED



ELMWOOD 3-BED SEMI-DETACHED



HARRIS 3-BED SEMI-DETACHED



NAIRN 5-BED DETACHED

PLANNING CONTEXT

**CITY DEVELOPMENT PLAN
POLICY AND PROPOSALS MAP**
City Wide

Executive Director Richard Brown
Development and Regeneration Services,
231 George Street, Glasgow G1 1RX

January 2017

KEY

CDP1 - Placemaking Principle - City Wide

CDP2 - Sustainable Spatial Strategy - City Wide (See Figure 9 of The Plan)

- Masterplan Area

CDP3 - Economic Development

- City Centre Strategic Economic Investment Location (SEIL)
- Strategic Economic Investment Location (SEIL)
- Economic Development Area
- Opportunity Site within Economic Development Area @ 2016 (For Information) (See Industrial and Business Land Supply for current status)

CDP4 - Network of Centres

- The City Centre Principal Retail and Commercial Area
- Major Town Centre
- Local Town Centre
- Other Retail and Commercial Leisure Centre

CDP 5 - Resource Management

- Recycling Centre (Polmadie, Blochairn)
- Residual Waste Treatment Facility (Polmadie, Blochairn, Bogmoor Road)
- Waste Transfer Station and Recycling Centre (Dawsholm, Helen St, Queenslie)
- Potential for Wind Turbines

CDP 6 - Green Belt and Green Network

- Green Belt
- Note: Open Space is shown on the Glasgow Open Space Map. This can be viewed on the Council's website

CDP 7 - Natural Environment (See Figure 14 of The Plan)

- New Local Nature Reserve
- Proposed Extension to Local Nature Reserve

CDP 9 - Historic Environment

- Frontiers of the Roman Empire World Heritage Site - Antonine Wall
- World Heritage Site Buffer Zone
- Scheduled Monument
- Conservation Area

CDP 10 - Meeting Housing Needs

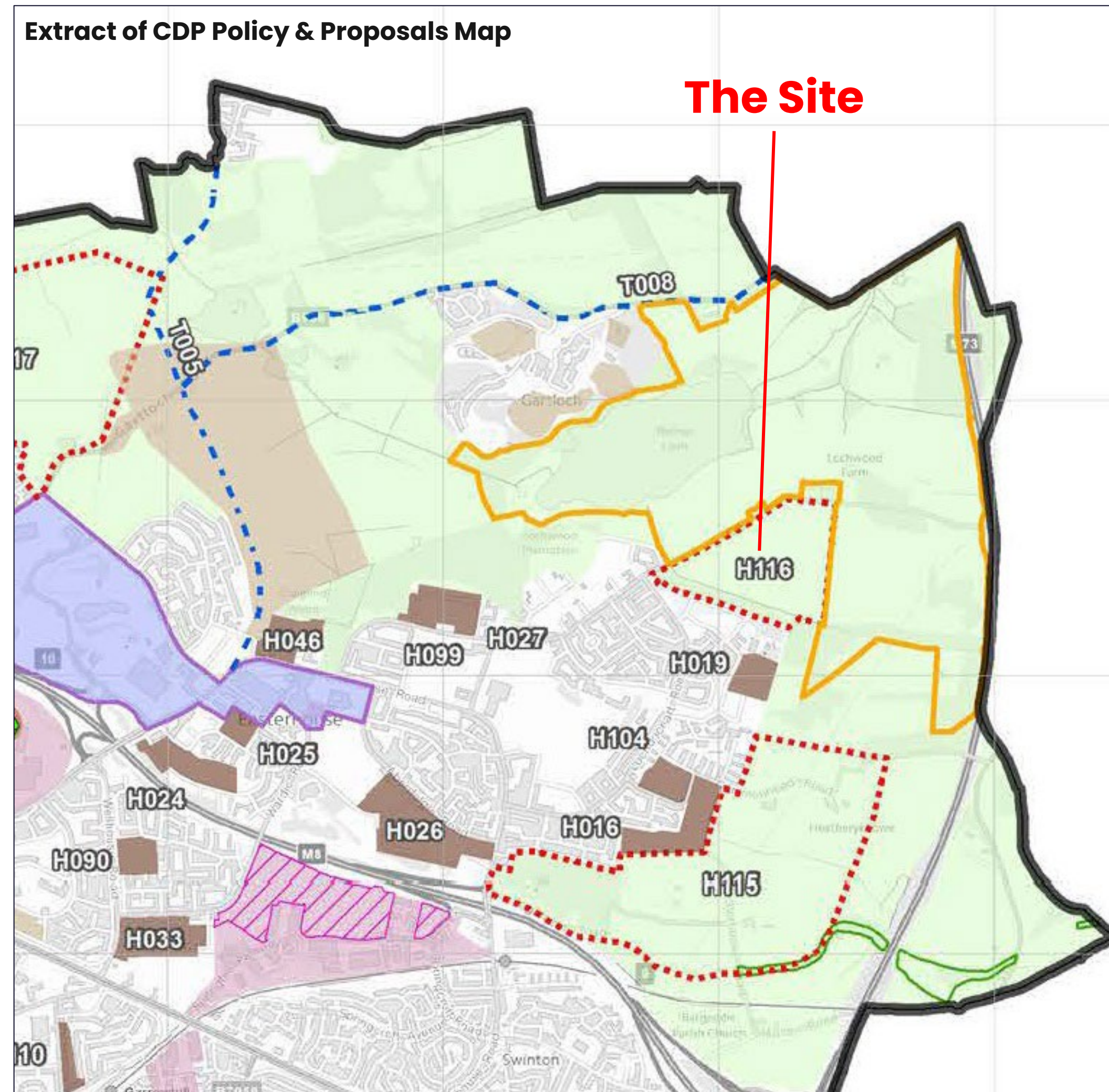
- Proposed Community Growth Area Masterplan (Proposals H115 to H117)
- Feasibility Study Area
- Proposed Addition to Housing Land Supply (Proposals H111 to H114)
- Transformational Regeneration Area (Proposals H118 to H125)
- Housing Land Supply 2014 > 50 Units (Proposal H001 to H110, H126 to H128) (See Housing Land Audit for current status)
- Consented or Subject to Legal Agreement Housing Sites > 50 Units @ 2014 (See Housing Land Audit for current status)
- Housing Site, Under Construction 2012 - Present

CDP 11 - Sustainable Transport

- Proposed Rail Station (including Park and Ride) (Proposal T001)
- Potential Rail Station
- Potential Rail Station Relocation
- Potential High Speed Rail Terminus (Options)
- Land Safeguarded for Potential Transport Infrastructure
- Safeguarded Rail Formation (Curle Street in Part)
- Pedestrian Cycle Link
- Clyde Walkway - Upgrade
- Clyde Walkway - Link
- Fastlink Proposed Route (Proposal T002)
- Road Proposal (Proposals T003 to T008)
- Consented Road (For Information)

CDP 12 - Delivering Development

- See Figure 20 of the Plan
- Fastlink Proposed Route Developer Contribution Zones



Glasgow City Development Plan

The Glasgow City Development Plan was adopted in March 2017 and together with NPF4 (discussed below) provides the planning policy framework for the city, including site specific allocations for major land use classes. An extract of the CDP Policy and Proposals Map is shown adjacent, with the Site indicated.

The City Development Plan (CDP) identifies the Site for housing development as a Green Belt release site. The Site forms part of the Lochend Community Growth Area (CGA) masterplan site (ref. H116), which has an indicative housing capacity of 450 units.

Within the CDP, land to the north and east is identified as a 'Proposed Extension to Local Nature Reserve', under Policy CDP 7. The existing settlement of Easterhouse is located to the south.

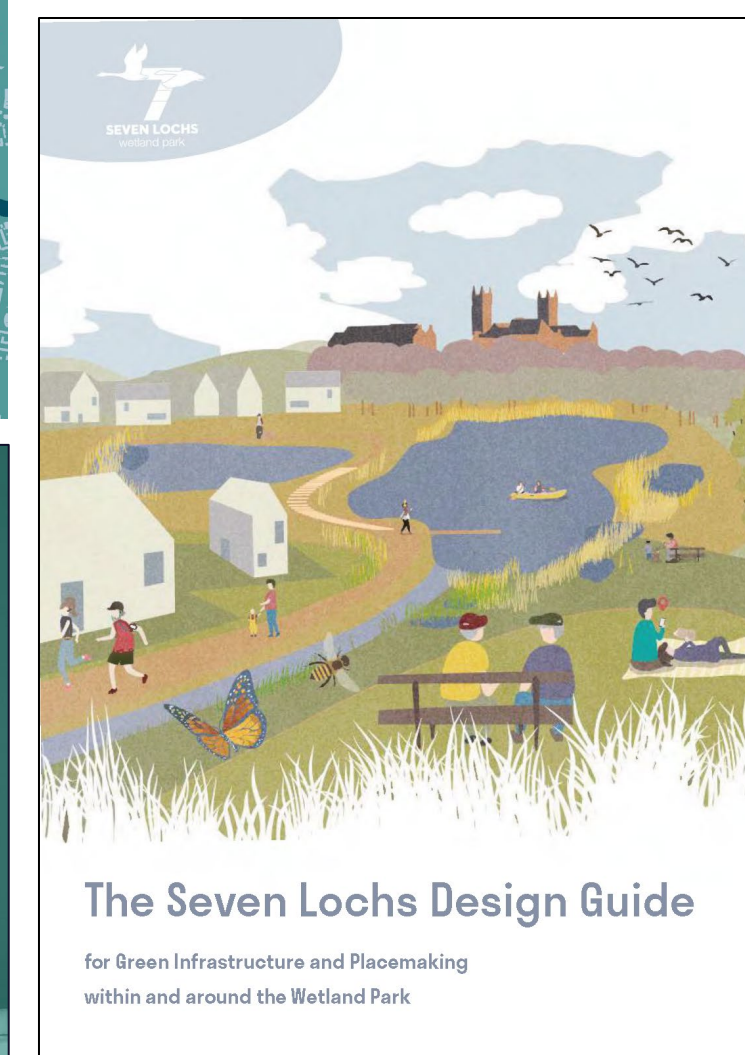
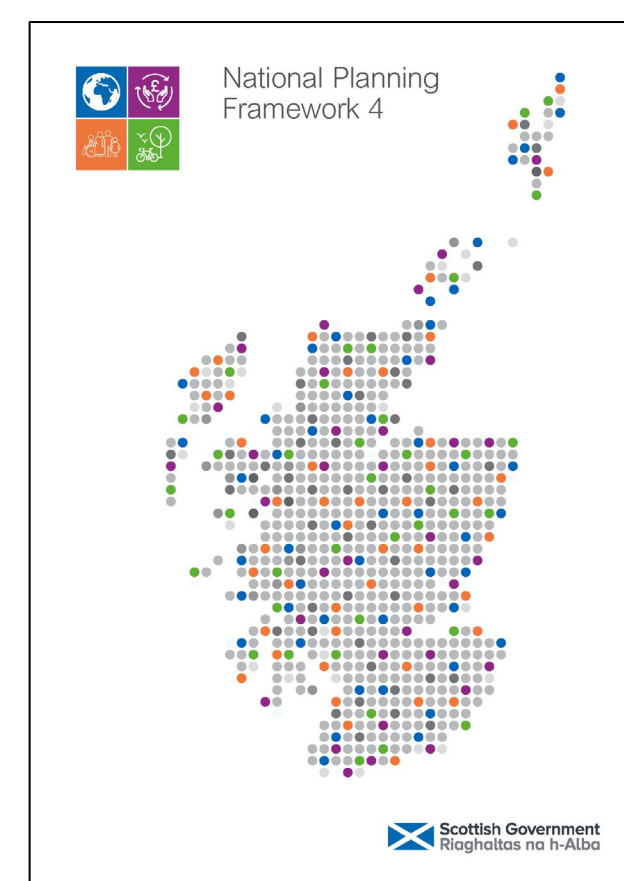
The Fourth National Planning Framework (NPF4)

The fourth National Planning Framework (NPF4) was adopted by Scottish Ministers in February 2023. It now forms part of the statutory Development Plan in conjunction with the CDP (discussed above), and as a result Scottish Planning Policy was superseded and the Clydeplan Strategic Development Plan ceased to have effect.

The Seven Lochs Masterplan & Design Guide

The Site is also located within the Seven Lochs Wetland Park, a 19.3 sq. km. heritage and nature park spanning the Glasgow / North Lanarkshire Council boundary between Easterhouse, Coatbridge and Stepps, and comprising an ecologically significant series of lochs and wetlands.

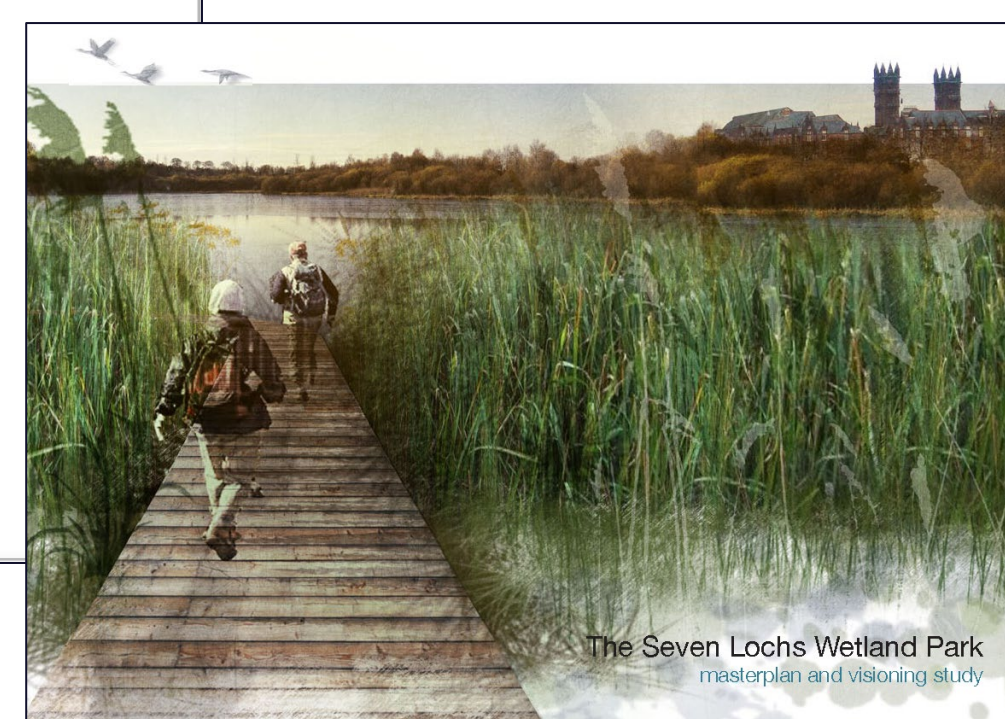
The Seven Lochs Wetland Park has prepared a number of documents relevant to development within the area, including a 'Masterplan and Visioning Study' (March 2013) and a 'Design Guide' (May 2022). The site layout has been informed by both of these documents.



Greater Easterhouse Strategic Development Framework

The Greater Easterhouse Strategic Development Framework (SDF) was adopted by Glasgow City Council as Supplementary Guidance in November 2024. The SDF sets out:

- A vision for Greater Easterhouse to become a vibrant, inclusive, liveable and well-connected place
- A Spatial Design Strategy which sets out guidance to support planning initiatives and projects, inform the design of proposals, and assist in the determination of planning applications.
- An Action Programme to progress planning initiatives.



THE PROPOSALS

Proposed Schedule of Accommodation				
Housetype	Bed	Sq. ft.	Storey	No.
Open Market Housing				
Aberdour (Semi / End Terrace)	2	615	2	6
Aberdour (Mid Terrace)	2	615	2	6
Balfroon (S/E)	2	711	2	32
Balfroon (M)	2	711	2	19
Canmore (S/E)	3	804	2.5	4
Canmore (M)	3	804	2.5	3
Douglas	3	805	2	10
Elmwood (S/E)	3	828	2	18
Elmwood (M)	3	828	2	12
Forres	3	975	2	12
Harris	3	939	2	24
Jedburgh (S/E)	3	945	2.5	8
Jedburgh (M)	3	945	2.5	2
Kelso (S/E)	3	1091	2.5	10
Kelso (M)	3	1091	2.5	8
Lenzie	4	1142	2	25
Melrose	4	1302	2.5	15
Orkney	4	1294	2	8
Nairn	5	1305	2	22
Pitlochry	5	1440	2	2
Rothsay	5	1481	2	3
Site Total				249



- Indicative Trees
- Road
- Pavement
- Driveways
- Patio
- Gardens
- Gardens
- Greenspace
- Block Paving
- Red Chip
- Houses
- SUDs
- Private drives/parking courts

EASTERHOUSE

Proposed Site Layout

PROPOSED STREET SCENE VISUALISATIONS



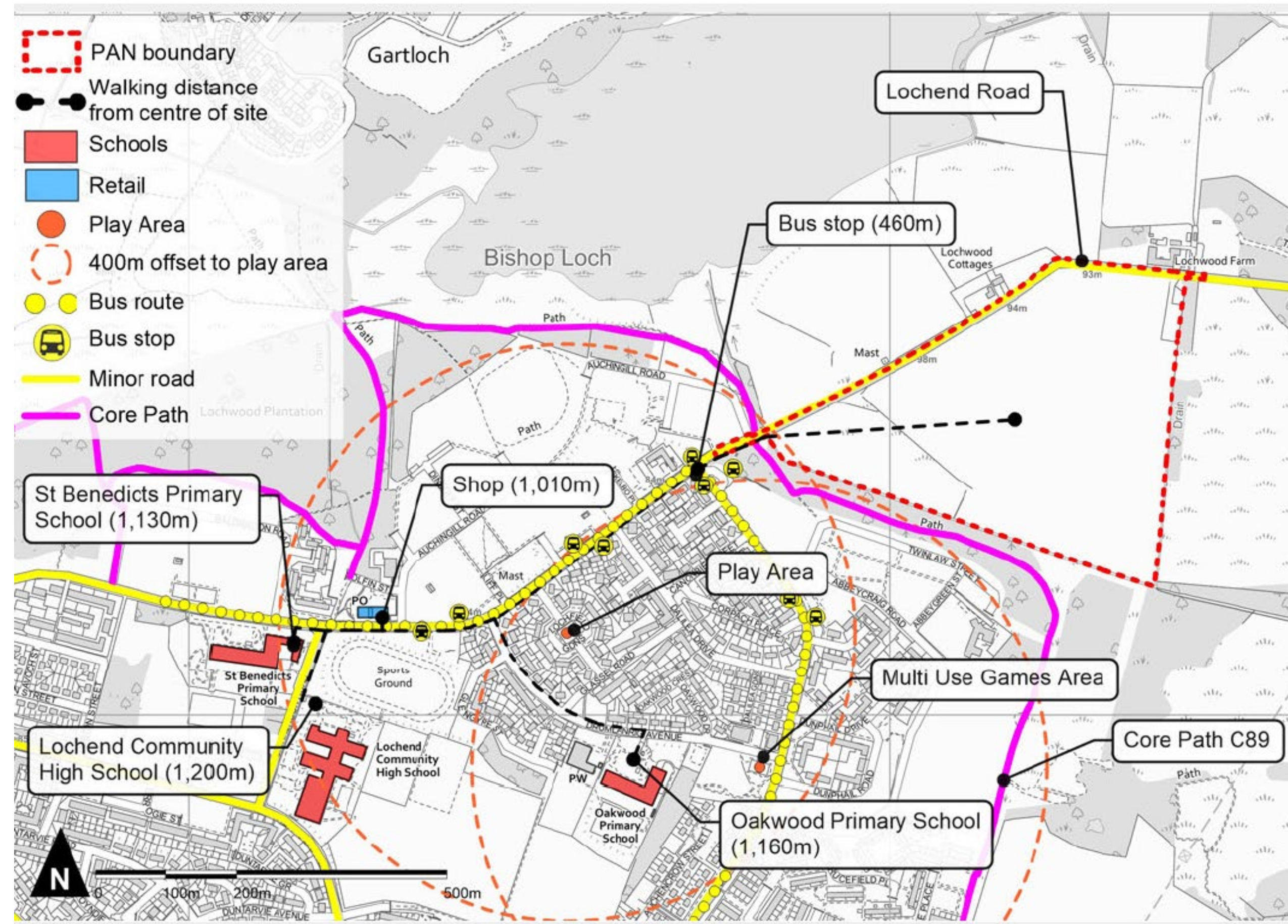
Proposed street scene visualisation looking north, along northern street.



Proposed street scene visualisation looking north across existing SINC



TRANSPORT & ACCESSIBILITY



Site accessibility



Hierarchy of Streets

Accessibility

The sustainability of this location has been recognised by Glasgow City Council through its allocation of the site for residential development (with an indicative capacity of 450 units).

The Site is within close proximity to existing local amenities within Easterhouse, including public transport, local schools, and shops.

The closest bus stop lies 460 meters to the west of the development and provides links to central Easterhouse and Glasgow city centre, which offers a greater variety of retailers and recreational facilities.

Proposed Access & Lochend Road

The proposed development provides an opportunity to address some of the constraints of the existing Lochend Road, including the narrow carriageway, poor visibility and steep gradient. The development therefore proposes to provide an alternative route through the Site, via two new access points off Lochend Road.

The southern part of Lochend Road is proposed to be stopped up to vehicular traffic, with access by active travel means maintained. Local access to existing properties and accesses will also be maintained.

Street Layout

In accordance with Designing Streets and the Council's Design Guide for New Residential Areas, the layout of the roads have been designed to minimise the impact of vehicular traffic and will introduce shared surfaces and multi-use squares / nodes. In addition, the layout of the roads and the strategic placement of landscaping and road narrowing will ensure the speed of traffic through the site is reduced.

Vehicular connections into the development have been taken from Lochend Road to the southwest and northeast. These two access points link the primary spine road that runs through the middle of the site, and provides an alternative to the existing alignment of Lochend Road.

Hierarchy of Streets

A series of secondary, tertiary and shared streets will provide access through the remainder of the development. These streets will be informal in character, vary in width and will incorporate both footways and areas of shared surface, ensuring pedestrian movement is maximised throughout and vehicular speeds are reduced.

The Primary Roads serving the development will be a conventional street generally measuring 6m in width with 2m footways. This standard of carriageway runs from the site access and continues throughout the site.

The Secondary Roads are a mix of conventional streets and shared spaces that vary in width from 4.8m- 5.5m wide. This standard of carriageway links with the 6m wide spine road at key nodes/ character areas.

Private Shared Drives/Parking Courts are used throughout the development and will serve individual plots. The use of the road hierarchy as set out informs the layout by providing a more formal arrangement of dwellings fronting along the primary route, thus giving legibility to the layout and a clear sense of place.

LANDSCAPE, ECOLOGY & BIODIVERSITY

Ecology & Protected Species

The existing site is an area of mainly grassland habitats with overlying scrub, scattered trees, hedgerow, and an area of the Commonhead Moss Site of Importance for Nature Conservation (SINC) sitting in the southern part. The SINC extends south and east. The habitats of the SINC that sit within the Site include the Lochend Burn, marshy grassland, neutral grassland (not high quality), and acid grassland that extends east into the eastern section of the Commonhead Moss SINC area.

While the grasslands have moderate diversity, they are not yet well-developed and the hedgerow is species-poor and mainly defunct. There are elements of more biodiversity interest in the dense scrub, and the habitats within the area of the SINC. There are no plant species of particular note or rarity and no invasive non-native plant species within the Site.

In terms of protected species, pipistrelle bats use the Site for foraging and commuting but no roosting has been recorded and trees within the Site are not suitable for hibernation. An otter accesses the Site occasionally to forage on frogs in ditches, and badgers have crossed the Site. There are no otter holts, badger setts or other places of shelter for otter or badger. There is no evidence for Great Crested Newt. Water voles are not present (grassland or aquatic) although they are in the wider Easterhouse area.

A range of bird species typical of the habitats are present during the nesting season and there is scope for breeding on Site. No ground nesting was observed, and the main nesting areas are the scrub, trees and hedgerow. There were no geese observed during the winter period survey.

Overall, the Site does not have a high ecological significance, with the exception of the area of the Commonhead Moss SINC sitting in the southern part of the Site and also adjacent to the Site.

Landscape Framework & Biodiversity Enhancement

A detailed landscape framework has been established, and will be submitted as part of the planning application, with a focus on the improvement of the existing biodiversity habitat within the Site and connections to areas beyond. This includes the creation of green to encourage wildlife to move through the Site into the adjacent habitats such as the Lochend Burn and Bishop Loch SSSI. Consideration of the Commonhead Moss SINC located within the southern area of the Site has also informed the landscape framework.

The landscape framework has been designed to restore the areas of fragmented hedgerows within the Site, with the proposal including for 687m of mixed native hedge planting and an additional 6,060m² of hedgerow thicket. Whilst the proposal will require the removal of 4 existing trees, the proposal includes for the planting of around 262 new native species trees providing a significant net gain of 258 trees within the Site.

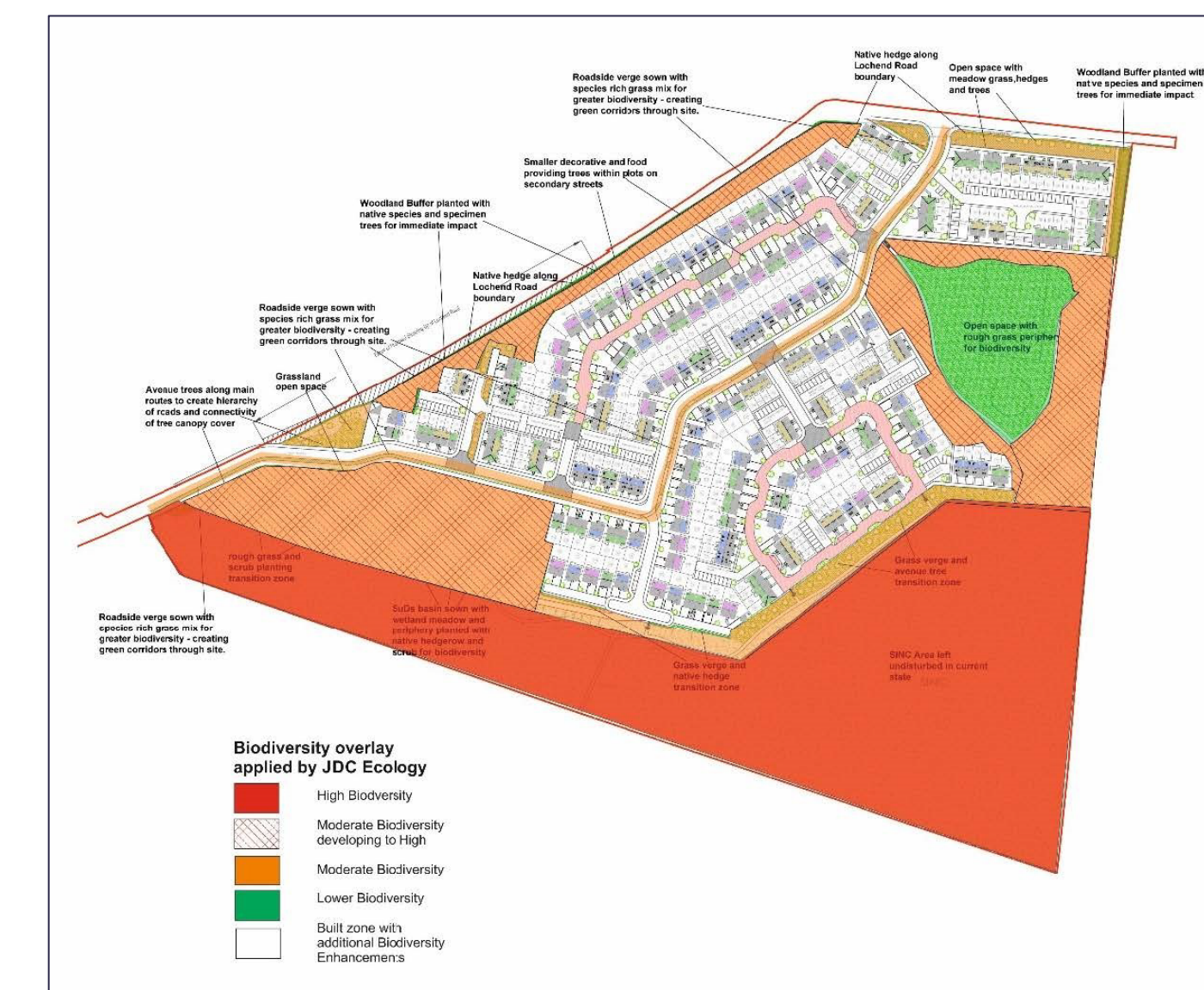
The proposal also includes for the creation of around 3,133m² of woodland planting, in addition to the creation of around 2,440m² of wetland meadow planting around the proposed SuDS Basin. As a result, the proposal will deliver significant biodiversity enhancement within the Site which will benefit the surrounding area.



Landscape Framework



Biodiversity Heat Map – Pre-Development



Biodiversity Heat Map – Post Development

FEEDBACK & NEXT STEPS

Thank you for taking the time to learn more about our proposals at Lochend Road, and for participating in this public consultation.

Your views are an important part of the planning process, and we would be grateful if you could complete a feedback questionnaire to provide us with your comments. A summary of feedback received, and our response will be presented at the second public consultation event in February 2025.

The feedback questionnaire is available in hardcopy, or you can access an online version via the consultation website:

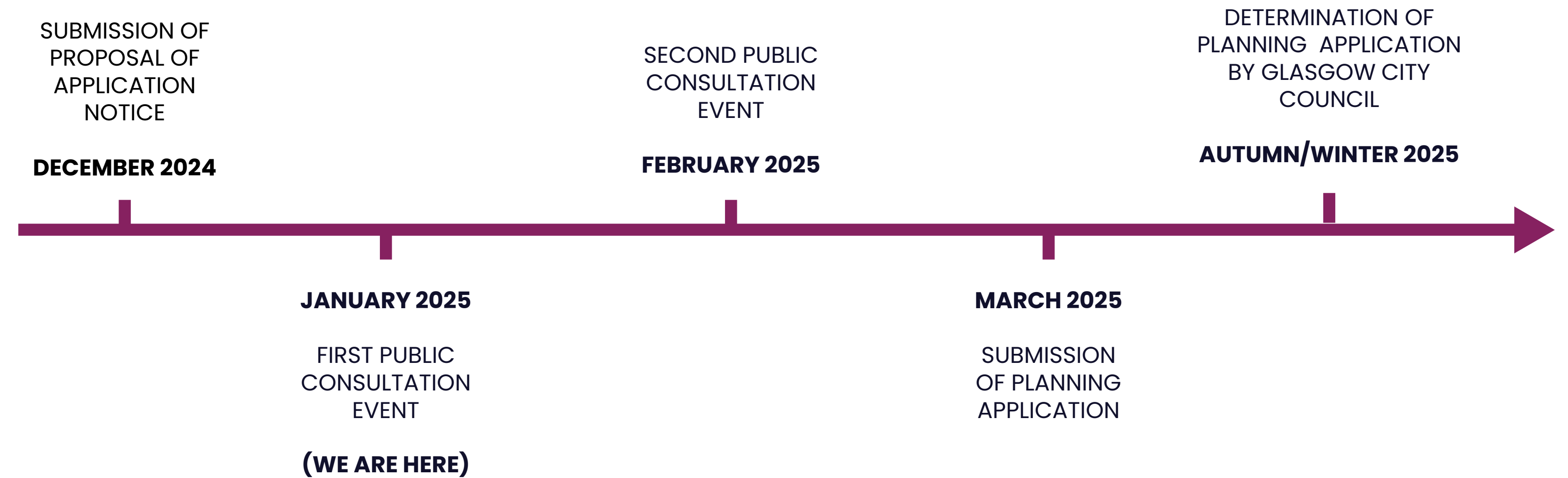


avanthomes.co.uk/about-avant/corporate/land-consultations

Please return your completed feedback questionnaire, or submit comments online, no later than Friday 7 February 2025.

Please note that all comments made as part of this public consultation are not representations to the planning authority. If a planning application is subsequently submitted, there will be an opportunity to make representations on that application to the planning authority.

TIMELINE



FEEDBACK FORM

Feedback Form

Thank you for attending this public consultation. We are keen to hear your views on the proposals prior to submitting an application for planning permission to Glasgow City Council.

Q1. Do you support the principle of residential development on the site?
 Yes
 No
 Don't know

Q2. Please provide any comments you have on the proposals, below.

Thank you for your contribution to this public consultation. Would you like to be kept informed of the submission of the planning application?
 Yes
 No

If so, we would be grateful if you could provide your contact details below.

PLEASE COMPLETE IN BLOCK CAPITALS

Name:

Address:

Postcode:

Email:

Any personal information received through the planning application process will only be used for communications between Avant Homes (Scotland) Limited and Edridge Developments Limited and yourself, unless agreed otherwise with you. A copy of our privacy policy can be viewed at: <https://www.avanthomes.co.uk/privacy-policy>

Please note that all comments made as part of this public consultation are not representations to the planning authority. If a planning application is subsequently submitted, there will be an opportunity to make representations on that application to the planning authority.

Please return to the address provided overlaid, by email to planning.scotland@avanthomes.co.uk, or through the public consultation website www.avanthomes.co.uk/about-avant/corporate/land-consultations no later than Friday 7 February 2025. Thank you.

