

WELCOME

Welcome to this public consultation exhibition 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 second and final event in a series of consultation events which are taking place to inform the proposals for the site. It is taking place in advance of the submission of an Application for Planning Permission to Glasgow City Council.

Today’s event provides feedback on the views we have obtained through the pre-application consultation process, including in response to the first public consultation event held in January 2025. It sets out the issues arising from the views expressed and how these will be considered further in preparation of a Planning Application.



Site Location & Context



West corner of site, at access to Seven Lochs trail



View of southern boundary of site, from Seven Lochs trail



View of Lochend Road towards Easterhouse



RECAP OF EVENT 1

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
Rothesay	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



FEEDBACK FROM EVENT 1

Recap of Event 1

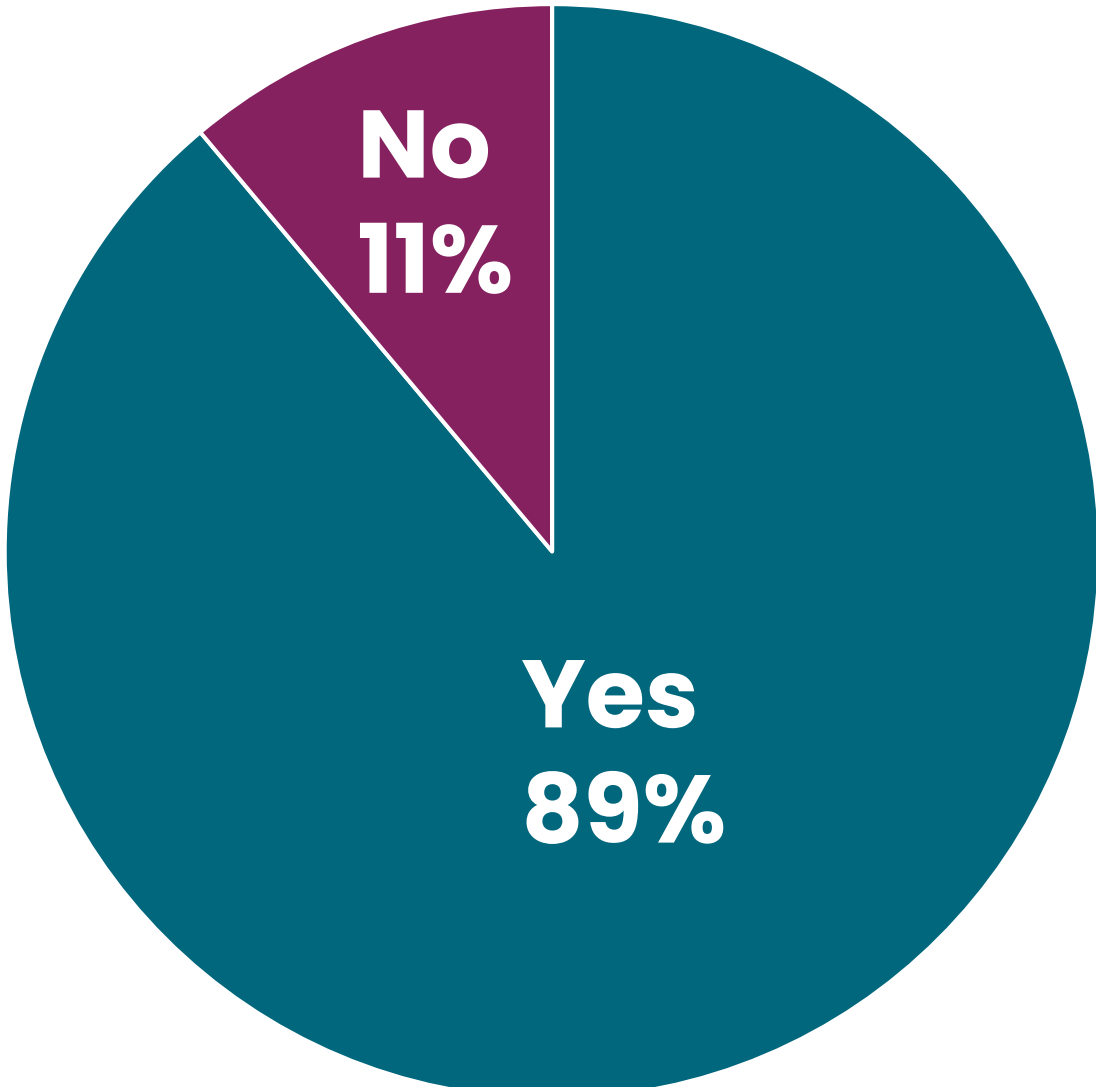
The first public consultation event was held on 28 January 2025. This set out the background to the site, its context, and presented the proposal for residential development of 249 units on the site. It sought feedback on the principle of residential development on the site, and comments on the proposed site layout.

The first event was attended by 45 people, and in response 26 items of feedback/correspondence were received.

This board summarises the feedback received following the first public consultation event. All feedback received will be set out in greater detail in a Report of Consultation which will be submitted alongside the planning application.

Principle of Development (Q1)

The majority of respondents supported the principle of residential development on the site (89%). Only 11% did not support the principle of residential development.



Other Comments

A variety of other comments were received from respondents, and included:

- Availability of the proposed new homes, and their tenure (private/affordable housing)
- Impact of the development on ecology (including protected species) and biodiversity
- Impact on existing infrastructure, including schools, healthcare facilities and utilities
- Loss of existing greenspace
- Proposed location of junctions on Lochend Road
- The impact of stopping up Lochend Road
- Impact on privacy and daylighting
- Traffic impact & safety
- Connections with the existing Easterhouse community
- Development timescales

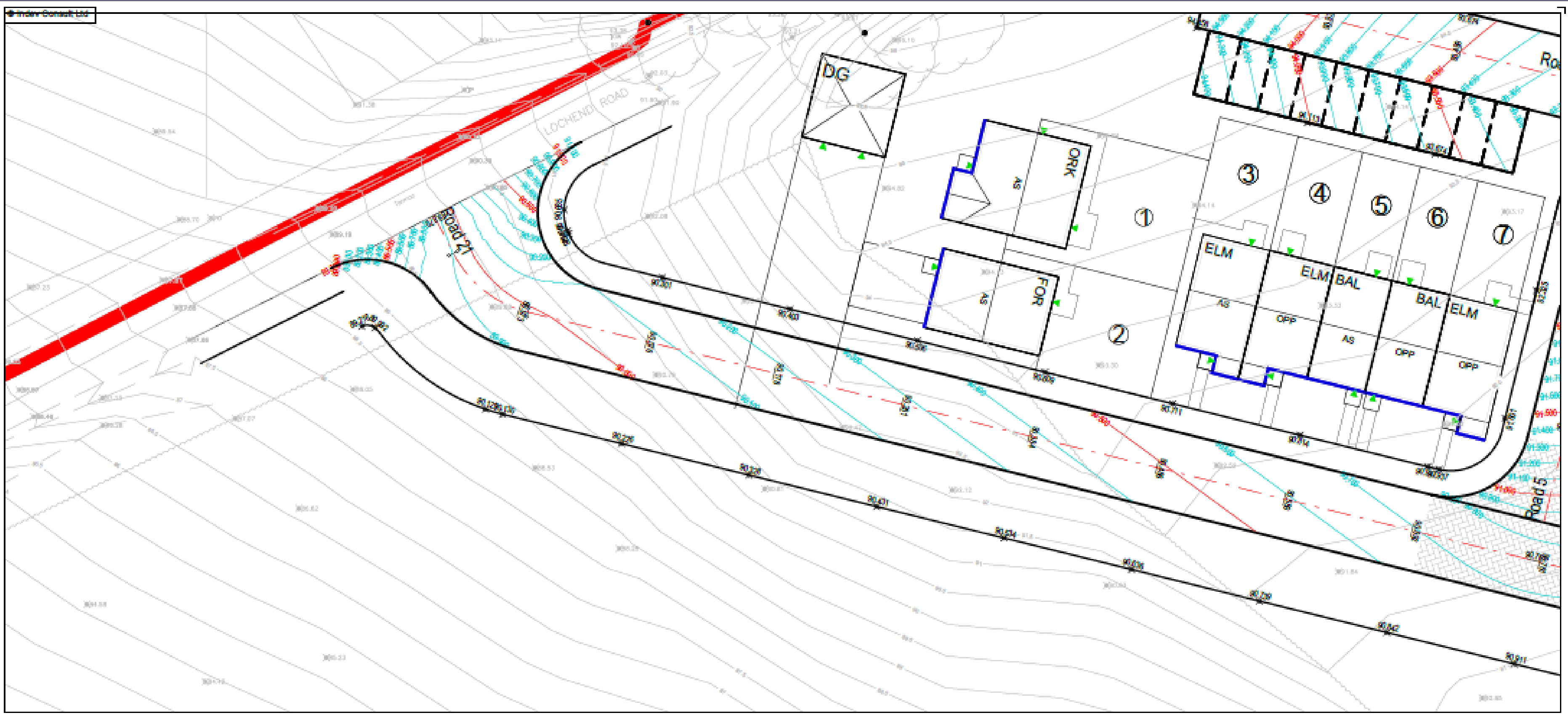
All comments received are being considered by the Prospective Applicant prior to submission of a planning application later this year.

This event also seeks to provide further information in relation to some of the feedback received and presents alternative access arrangements being considered.

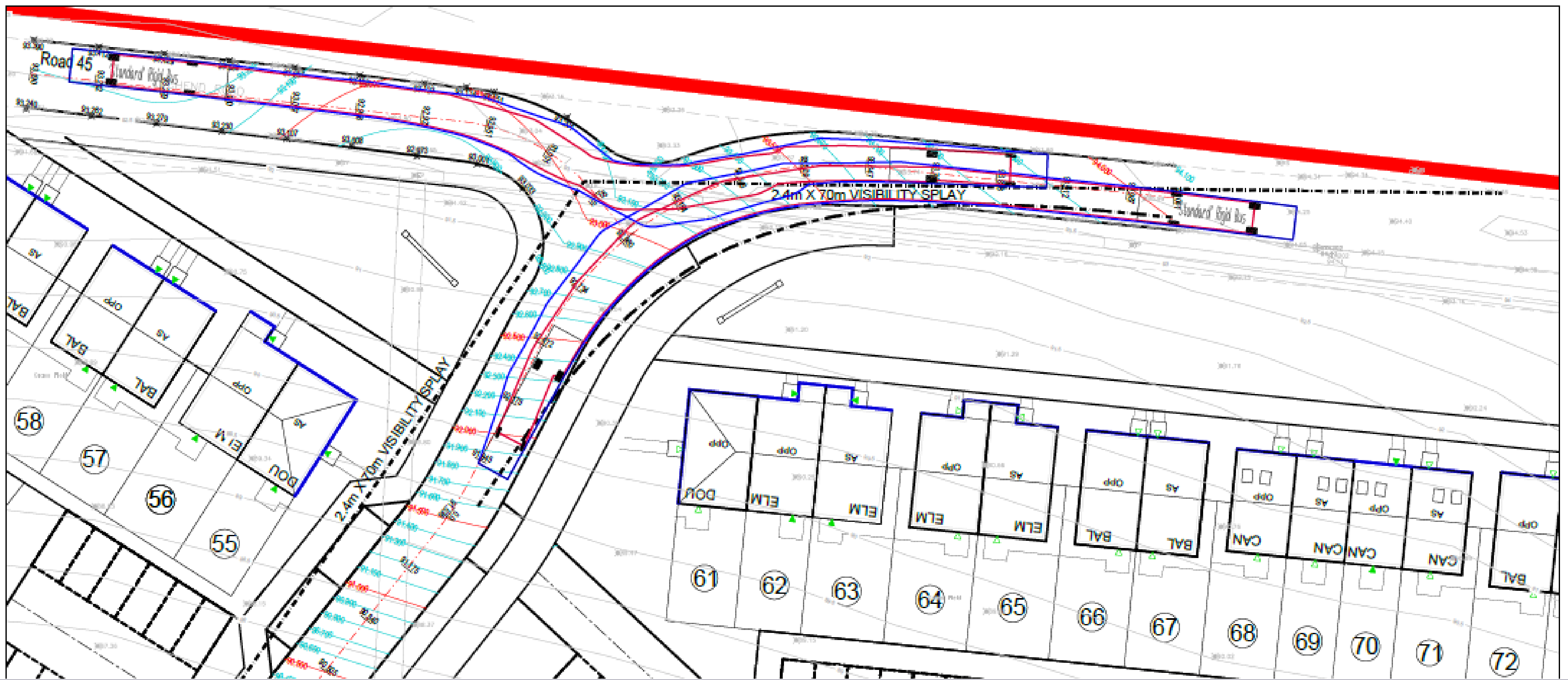


FEEDBACK FROM EVENT 1

TRANSPORT & ACCESS



Potential new junction option - South



Potential new junction option - North

Lochend Road

Feedback received during this pre-application consultation relating to Lochend Road has raised concerns around the potential stopping-up of part of Lochend Road. Some concerns related to the potential for increased fly-tipping on the retained section of Lochend Road and the impacts on refuse vehicle access.

Feedback was generally supportive of the proposals to reduce vehicle speeds and provide a more accessible route which avoided the steep gradients and narrow stretches of Lochend Road next to the Site.

Other Junction Options

As such, whilst the strategy is still to provide a more accessible route through the site, which is built to modern standards, street lit and with footpaths either side, the option of keeping Lochend Road open whilst encouraging the majority of existing traffic through the Site has also been explored. This would involve new junction designs at the north and south accesses to the Site. These are presented adjacent.

It is important to note that these options are under active consideration, and are subject to discussion with Glasgow City Council Roads and Planning departments.

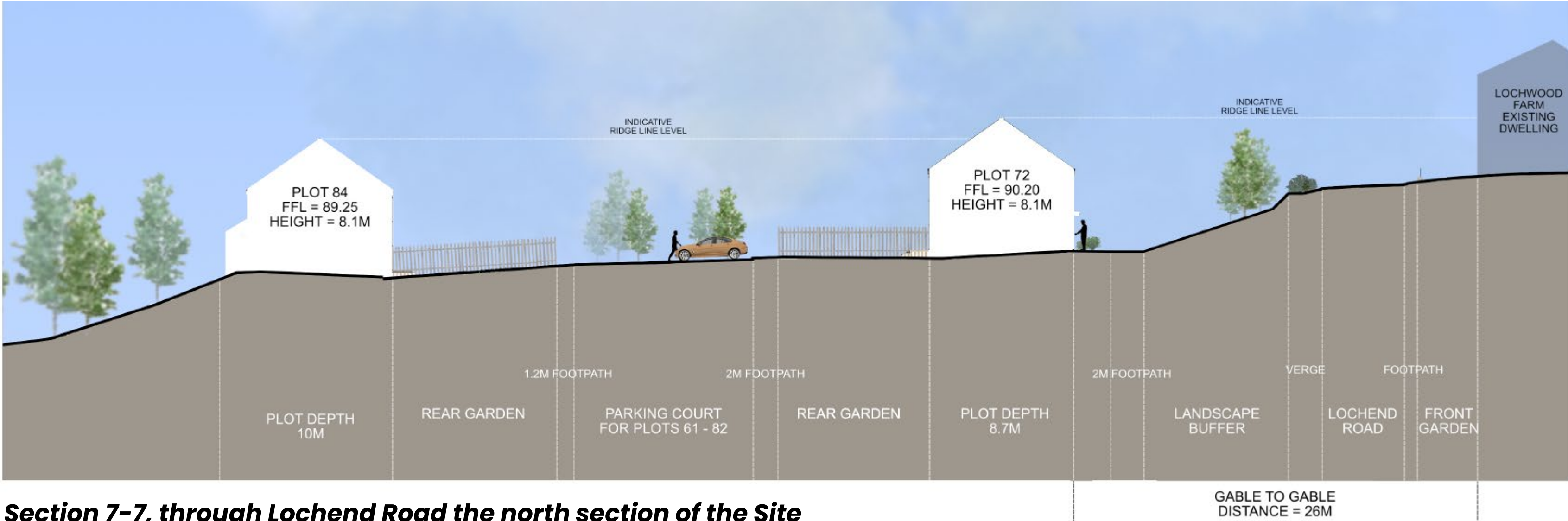


FEEDBACK FROM EVENT 1

RELATIONSHIP TO EXISTING PROPERTIES



Section 5-5, through Lochend Road and the centre of the Site



Section 7-7, through Lochend Road the north section of the Site

Respondents also wanted to understand how the proposed development would respond to and relate to Lochend Road and existing properties located here. To illustrate this, the above two sections have been prepared.

These show the proposed levels of the site falling away from Lochend Road, with the new homes sitting lower than existing properties.

The sections also demonstrate the separation distances from existing properties on Lochend Road to the proposed new homes within the Site. These distances exceed the standards set out in Glasgow City Council planning guidance, and minimise any adverse impact on daylight or privacy.

In addition, significant areas of landscaping are proposed along the Lochend Road boundary. This will ensure an adequate woodland buffer to the Site, respecting its location and enhancing the existing hedgerows and trees.



NEXT STEPS

Thank you for attending this second and final public consultation event.

Following conclusion of the public consultation, Avant Homes & Eldridge Developments intend to apply to Glasgow City Council for Planning Permission. This will seek detailed approval for all aspects of the proposed residential development on the site.

Thank you to all those who have provided feedback to date. Should you have any additional comments or wish to ask any questions of the Prospective Applicant, you can do so through our public consultation website. We ask that all comments/questions are submitted by Friday 7 March.

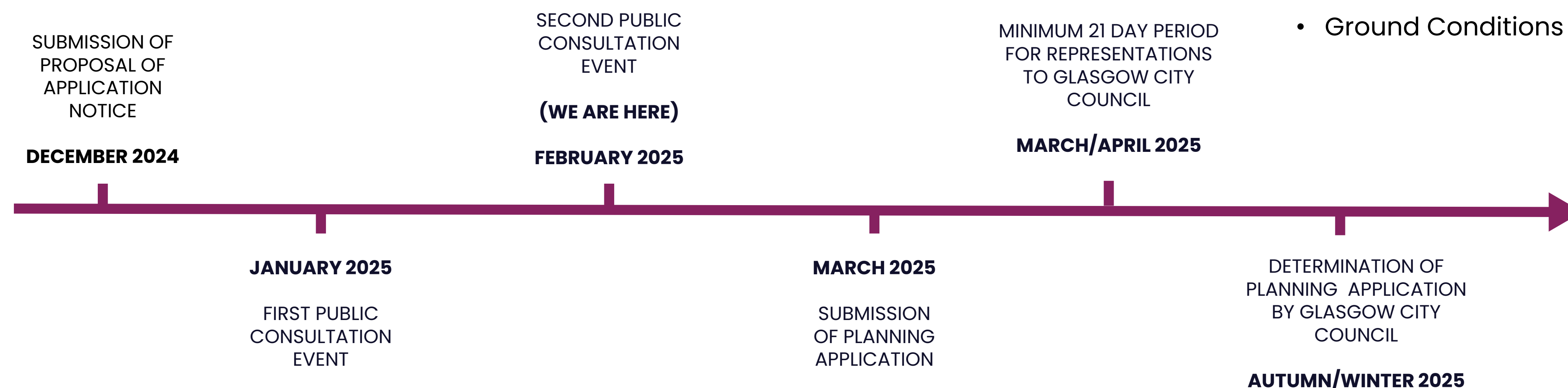


avanthomes.co.uk/about-avant/corporate/land-consultations

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.

The timeline below sets out the pre-application process, and likely next steps/timings.

TIMELINE



Scope of Planning Application

The Planning Application will be supported by a full suite of plans and supporting documents, including the following:

- Pre-Application Consultation (PAC) Report
- Planning Statement
- Design & Access Statement
- Transport Assessment
- Flood Risk Assessment
- Drainage Strategy
- Archaeological Desk-based Assessment
- Noise Assessment
- Air Quality Assessment
- Sustainability & Low Carbon Design Statement

The Planning Application will also be supported by an Environmental Impact Assessment (EIA) Report, providing an assessment of the proposals against the following topics:

- Landscape & Visual Impact
- Ecology (including Protected Species)
- Hydrology, Groundwater & Drainage
- Ground Conditions & Construction Impacts