

THE SITE

# PRE-APPLICATION CONSULTATION REPORT

## LAND SOUTH OF TOFTCOMBS CRESCENT / AVENUE AC LAND REGENERATION

Proposed housing development with associated infrastructure

June 2023

P/22/0011/PAN

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# INTRODUCTION

## **Introduction**

This Pre-Application Consultation (PAC) Report records the consultation process undertaken by the applicant and the design team in advance of submitting an application for a residential development at land south of Toftcombs Crescent / Avenue, Stonehouse.

## **Proposal of Application Notice**

A PAN was submitted to South Lanarkshire Council on the 16th September 2022 and is in accordance with The Town and Country Planning (Scotland) Regulations 2020 ('the Regulations') which enacted temporary suspensions and amendments to pre-application consultation requirements. Due to this Application being submitted after 31st March 2023, in accordance with Government legislation, the consultation requirements reverted back to the pre Coronavirus PAC modifications requirements for public consultations. This resulted in the requirement for an in-person event and therefore a second consultation event was held, in person, prior to the submission of this application. The details of the consultation was agreed with the Council.

The following parties have also received a copy of the Proposal of Application Notice:

Councillor Margaret Cooper  
Councillor Elise Frame  
Councillor Susan Kerr  
Stonehouse Community Council

# COMMUNITY EXHIBITION - EVENT I

## **Format**

The first pre-application consultation event took the form of an online two way public engagement exhibition which was held on Wednesday, 23rd November between 2pm and 6pm, and could be accessed at:

<https://www.toftcombscrescent.com/>

The website was a free and a publicly accessible web-page on the internet. It was designed to be user friendly with no requirement to log in or sign up to access the information.

During the online consultation, members of the public were invited to view the proposals, make comment and discuss their questions and comments with members of the project team through a live and interactive web-based chat function, which was explained on the website.

The material was available to view or download to enable the members of the public to read and review in their own time. All visitors to the website were provided with the opportunity to leave feedback by filling in a feedback questionnaire before, on and after the day of the event, or contact the team directly via email or post, within 21 days after the event, by the 8th of December. The feedback form asked some general questions and allowed for the submission of unrelated comments. An example of the form is appended to this report.

## **Advertising**

In addition to the circulation of the PAN, an advert for the public exhibition was placed in the Public Notices section of the local newspaper, the Hamilton Advertiser in the edition published 14 days prior to the event, published on 10th November 2022. Copies of the public notices are appended to this report.

Both the advertisement and the exhibition panels made clear that any comments submitted were to the applicant only, and that formal comments could be submitted to the South Lanarkshire Council once the planning application was submitted.

# COMMUNITY EXHIBITION - EVENT 2

## **Format**

The second pre-application event took the form of an in-person exhibition, which was held on 1st June 2023 at Stonehouse Lifestyles, Stonehouse between 2pm and 6pm.

The consultation was free to attend and in the form of a drop in event, easily accessible to the local community. Six presentation boards were displayed, setting out the context of the proposal and the considerations that had helped to shape and form the proposal. Drawings, diagrams and text were displayed in a clear and legible format with a member of the project team available to answer any questions.

Members of the public were invited to view the proposals, make comment and discuss their questions and comments with the project team representative, in attendance at the event.

The material was available to view on the day and visitors were provided with the opportunity to leave feedback by filling in a feedback questionnaire before, on and after the day of the event, or contact the team directly via email or post, within 14 days after the event, by the 15th of June. The feedback form asked some general questions and allowed for the submission of unrelated comments. An example of the form is appended to this report.

## **Advertising**

An advert for the public exhibition was placed in the Public Notices section of the local newspaper, the Hamilton Advertiser in the edition published 14 days prior to the event, published on 25th May 2023. Copies of the public notices are appended to this report.

Both the advertisement and the exhibition panels made clear that any comments submitted were to the applicant only, and that formal comments could be submitted to the South Lanarkshire Council once the planning application was submitted.

# ATTENDANCE

## Attendance

Following the launch of the first consultation event online on 23rd November 2022, 20 unique visitors have accessed the consultation website. On the day of the consultation event on 23rd November 2022, there were 6 unique visitors to the website, with no members of the public engaging through the interactive chat function. No feedback forms were submitted between the launch of the website on 23rd November 2022 and 22nd December 2022.

The Applicant was represented at the first consultation event by:

Katherine Tatton	EMA Architects (Agent)
Scott Anderson	AC Land Regeneration (Applicant)

At the second consultation event, held on the 1st June 2023 between 2pm and 6pm, one visitor attended. The visitor was a member of the public, who stayed at the event for around 1 hour, verbally expressing support for the development. The visitor did not wish to provide written feedback.

The Applicant was represented at the second consultation event by:

Katherine Tatton	EMA Architects (Agent)
------------------	------------------------

## Discussion and Comments

The consultation website has received low levels of traffic for the duration of its activation and no direct feedback from the community during the two way public online engagement event. The visitor at the in-person second consultation event verbally expressed support for the development due to the benefit that it could bring to the community and discussion was had around the general principles of new homes being a positive addition to the community.

# SUMMARY

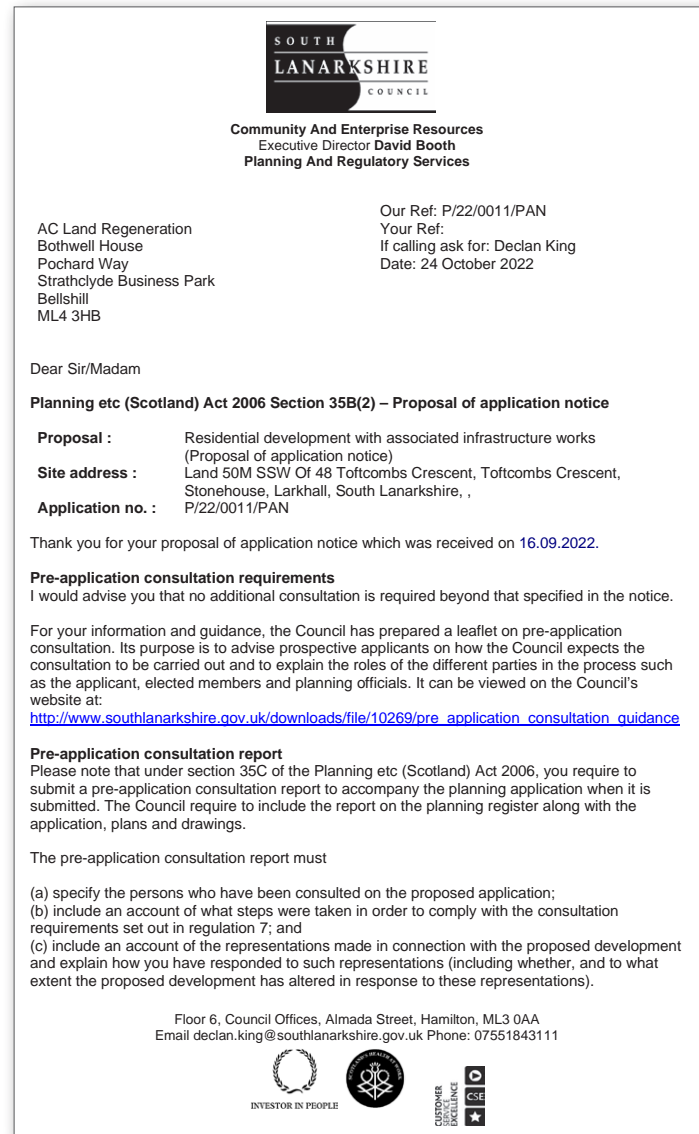
The consultation events were not well attended and the Applicant was disappointed not to receive any feedback from the community over the course of the consultation process.

This report confirms that the statutory requirements set out in Part 3 of the Planning (Scotland) Act 2019 and the related requirements outlined within Part 2 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 related to the proposed residential development identified within the Proposal of Application Notice, have been fully complied with.

The planning application related to this development can now be submitted for the consideration of South Lanarkshire Council as planning authority in terms of Part 2 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

PROPOSAL OF APPLICATION NOTICE	
Town and Country Planning (Scotland) Act 1997 (Section 35B) The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (Regulations 4 -7)	
To be completed for all developments within the national or major categories of development	
Name of Council	South Lanarkshire Council
Address	Almada Street
	Hamilton
	ML3 0AA
Proposed development at [Note 1]	Land to south of Toftcombs Crescent / Avenue, Stonehouse, South Lanarkshire
Description of proposal [Note 2]	Proposed residential development and associated infrastructure
Notice is hereby given that an application is being made to	
[Note 3] South Lanarkshire Council	Council by [Note 4] AC Land Regeneration
Of [Note 5]	Bothwell House, Pochard Way, Strathclyde Business Park, Bellshill, ML4 3HB
In respect of [Note 6]	Public online consultation
To take place on [Note 7]	2pm to 6pm, 26th October 2022
[Note 8] The following parties have received a copy of this Proposal of Application Notice	
Councillor Margaret Cooper	
Councillor Elise Frame	
Councillor Susan Kerr	
Stonehouse Community Council	
[Note 9] For further details contact	EMA Architecture + Design Limited
on telephone number	0131 247 1450
And/or at the following address	42 Charlotte Square, Edinburgh, EH2 4HQ
[Note 10] I certify that I have attached a plan outlining the site	
Signed	
On behalf of	EMA Architecture + Design Limited
Date	13.09.22





# Copy of Public Notice for Consultation Event 1 (Published 10th November 2022)

www.hamiltonadvertiser.co.uk

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10.11.2022 33

## Public Notices

**Planning**

Town and Country Planning (Scotland) Act 1987 as amended  
Town and Country Planning (Development Management Procedure)  
(Scotland) Regulations 2013 (Regulation 7(2)(b))  
PRE-APPROVAL PUBLIC EVENTS  
RESIDENTIAL DEVELOPMENT OF UP TO 48 NEW HOMES, FORMATION OF ACCESS,  
ASSOCIATED INFRASTRUCTURE AND LANDSCAPING  
LAND SOUTH OF TOFTCOMBS CRESCENT AVENUE, STONEHOUSE

The Public Event will take place on:  
Wednesday 23rd November 2022 from 10am and 6pm

Details of the proposals will be available online at our dedicated public engagement website <https://www.inyourarea.com>. The website will be live from Wednesday 23rd November 2022. The event will take place between 10am and 6pm on Wednesday 23rd November 2022. Throughout the event, members of the project team will be available on a live chat function on the website. This will enable visitors to communicate directly with the design and delivery team. Further information may be obtained from SBA Architects on 0131 247 1450, 42 Charlotte Square, Edinburgh, EH2 4DE or by emailing [infrastructure@sbainfrastructure.co.uk](mailto:infrastructure@sbainfrastructure.co.uk). Comments on the site and the proposals are invited via email or in writing to the above address before 15th December 2022. Please note that all written representations must be sent to the address below and NOT to South Lanarkshire Council. An opportunity to make formal representations to the Council will exist when a formal planning application is made. Hard copies of the submission material and feedback forms can be requested from the above email address, or by calling 0131 247 1450.

**Goods Vehicle Licensing**

**Goods Vehicle Operator's Licence**  
Jed Train Scotland Ltd of 105 Carlisle Road, Airlea, ML5 5AS is applying to change an existing licence as follows: to add an operating centre to keep 11 goods vehicles and 21 trailers at 111 Carlisle Road, Airlea, ML5 5AS.

Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 385 Hawthills Lane, Leith, LE1 9RE, stating their reasons, within 21 days of this notice. Representations must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.

**Traffic & Roads**

**South Lanarkshire Council**  
Braxfield Road, Lanark  
Waiting Restriction Order 2022

On 31 October 2022, South Lanarkshire Council made the above named Order, under the terms of the Road Traffic Act 1984, thereby introducing waiting restrictions on a section of Braxfield Road, Lanark, at its junction with Kirklands Road.

The Order which comes into operation on 19 December 2022, was advertised in the Lanark and Carlisle Advertiser in the week beginning 5 September 2022. The effect of the order is as previously stated.

A copy of the Order and a map relative thereto are available for inspection on the council's website.

Any person who wishes to question the validity of the order or of any provision contained in it is on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984, or on the grounds that any requirement of that Act, or of any instrument made under it, has not been complied with in relation to the Order may by 12 December 2022, apply to the Court of Session for the purposes.

Clairaid Swindell  
Chief Executive  
[www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk)

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# Copy of Public Notice for Consultation Event 2 (Published 25th May 2023)

32 25.5.2023

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## Public Notices

Planning

**South Lanarkshire Council**  
**Clyde Terrace, Bothwell**  
**Traffic Calming Proposal**

South Lanarkshire Council, in accordance with the Roads (Scotland) Act 1984, the Roads (Traffic Calming) (Scotland) Regulations 1984, the Road Humps (Scotland) Regulations 1998, the Road Humps and Traffic Calming (Scotland) Amendment Regulations 1999 and the Road Humps and Traffic Calming (Scotland) Amendment Regulations 2002, proposes to install traffic calming measures in the form of road humps in the form of speed cushions as follows:

- From approximately opposite 24 Clyde Terrace north for 166m or thereby.
- Number of road humps: 10 (5 sets of 2).
- Road hump dimensions: 1.6m width, 3.25m length, 75mm height.
- Reason for installation: To control vehicle speeds owing to the construction of a nursery.
- Restrictions: There will be no restriction on the classes of vehicle allowed to use the street.

Road markings and traffic signs shall be installed in accordance with the Traffic Signs Regulations and General Directions 2016 as amended.

Plans for the proposal can be viewed at [www.southlanarkshire.gov.uk/clyde-terrace-traffic-calming](http://www.southlanarkshire.gov.uk/clyde-terrace-traffic-calming). This notice will also be advertised on street.

Should you have any comments on these proposals, please email: [roadsandtransportation@southlanarkshire.gov.uk](mailto:roadsandtransportation@southlanarkshire.gov.uk) by noon on 22 June 2023.

Graham Swindon  
Chief Executive

[www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk)

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## WELCOME

### PROPOSED RESIDENTIAL DEVELOPMENT AT TOFTCOMBS CRESCENT, STONEHOUSE, LARKHALL

Welcome to the online pre-application public consultation for the proposed residential housing development on the land south of Toftcombs Crescent, Stonehouse.

We have set out our proposals for the area of land and detailed the sustainability and site considerations which will contribute towards shaping the final proposal.

With community feedback, we hope to submit a planning permission in principle (PPP) application to South Lanarkshire Council in the coming months.

We welcome any questions you may have and encourage you to join us in our live consultation on **Wednesday, 23rd November between 2pm and 6pm** where our team will be available online to answer questions via [Online Chat](#).

BACKGROUND  
INTRODUCTION

LOCAL DEVELOPMENT PLAN  
PLANNING CONTEXT

LOCAL AREA  
SUSTAINABILITY OF LOCATION

ASSESSMENT  
SITE CONSIDERATIONS

NEW HOMES  
PROPOSAL

**ADVANCE  
CONSTRUCTION SCOTLAND**  
PLANS FOR THE FUTURE  
NEXT STEPS

## PLANNING CONSULTATION

### CONTENTS

1. Introduction
2. Planning Context
3. Sustainability of Location
4. Site Considerations
5. Proposal
6. Next Steps
7. Ask a Question
8. Submit Feedback

**ADVANCE  
CONSTRUCTION SCOTLAND**

## INTRODUCTION

Advance Construction Scotland Ltd are inviting the public, community groups and other stakeholders to view their proposals for a proposed housing development on land south of Toftcombs Crescent, Stonehouse. The proposal will provide around 43 new homes as well as associated infrastructure, landscaping and open space.

The site is accessed from a roundabout where the A71 and Strathaven Road meet, adjacent Stonehouse Hospital. Further pedestrian access is available to the south and north west of the site with links to the Core Path network.

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.

The requisite Proposal of Application Notice (PAN) was submitted to South Lanarkshire Council on 16th September 2022 and we are now undertaking pre-application consultation with the community to help inform the proposals.

Advance Construction Scotland Ltd are a long established, reliable company with over 25 years experience in the construction industry. The key to their success has been holding their seamless delivery and excellent customer communication at the heart of everything they do.

**MAP KEY**

- PAN Boundary
- Existing Roads
- Core Path
- National Cycle Route
- Watercourse

## PLANNING CONTEXT

The site was originally part of an allocated site to the south of the site, and was included in the previous Local Development Plan, as well as the Proposed Local Development Plan 2.

The site was removed as a site for housing prior to the adoption of Local Development Plan 2 but remains as white land. A green network covers the allocated site to the south and extends into part of the southern area of this site. The adjacent allocated site to the south, is currently under construction.

The proposal is within a sustainable location, offering a place which would contribute towards the desired creation of 20 minute neighbourhoods, with good facilities and services within walking distance of the site.

Development of the site offers the opportunity to provide a diverse Green Network along the southern site boundary, in accordance with the Local Development Plan. It also offers the opportunity for a potential future connection to the adjacent area safeguarded for New Transport infrastructure. The site is effective and would form a logical extension to the allocated site to the south, forming an infill area within the existing settlement boundary, in the south west of Stonehouse.

**MAP KEY**

- Settlement Boundary
- Primary School
- Green Belt
- General Urban Area
- Housing Land Supply
- Local Centre
- Priority Greenspace
- Green Network
- Scheduled Monument
- Visited Building
- Conservation Area
- New Transport Infrastructure

*Extract from South Lanarkshire Local Development Plan 2  
Inset extract from South Lanarkshire Proposed Local Development Plan 2*

## SUSTAINABILITY OF LOCATION

The site is located to the south-west of Stonehouse local centre, which is around an 800m (10 minute) walk from the site. The local centre has a number of small supermarkets and convenience stores, medical centre, pharmacy and Post Office. All of these services and facilities are within around a 10-15 minute walk from the site. Additional services and amenities include a local shop (Fiona's wee shop) to the south, less than a 5 minute walk from the site, and a library and community centre (Stonehouse Lifestyles), located to the south-west, around a 10 minute walk from the site.

Stonehouse Primary School is less than a 10 minute walk to the north-east of the site. Newfield Primary School is located to the south, also less than a 10 minute walk from the site. The site is within the catchment area for Larkhall Academy, located within Larkhall, to the north-east of the site, and accessible via public transport.

For denominational schools, the site is within the catchment area for St Patrick's Primary School and Holy Cross High School. St Patrick's Primary is located within Strathaven, to the south-west of the site, and is accessible via public transport. Holy Cross High School is located to the north of the site, within Hamilton, and is accessible via public transport.

A number of play parks are located within close proximity to the site. This includes a play park on Toftcombs Avenue and Pebble Drive, both less than a 5 minute walk from the site. Alexander Hamilton Memorial Park is located to the north-east of the site, offering a large outdoor amenity area, within around a 10 to 15 minute walk from the site. The site is also located immediately adjacent to two Core Paths, providing walking and cycle routes to the wider path network.



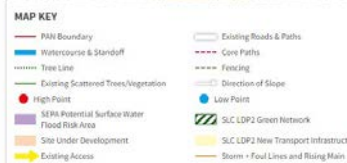
## SITE CONSIDERATIONS

The site consists of a field through which the Lesmahagow Railway used to run, until its closure in 1968. The site is accessed from a roundabout which connects the A71 with Strathaven Road, with further pedestrian connections available to the south and north of the site, into the existing path network.

There are a number of site considerations which will contribute towards shaping the final proposal. These are as follows:

- An existing fence running along the northern site boundary;
- Steep gradients within the former railway line along the southern site boundary, requiring some ground works to form site access;
- Some potential surface water flooding within steep gradients of former railway line, to be mitigated through ground engineering;
- Another area of former railway line, now a Core Path, running along the north-western boundary, providing opportunity for pedestrian connections;
- Scattered trees and hedgerow along the north-western boundary adjacent Core Path, providing attractive edge to proposal;
- Small watercourse (ditch with potential stand off required);
- Existing services and path connecting through the site parallel to small watercourse / ditch;
- Location within the Green Network, requiring a connection to be retained for biodiversity through the site; and
- High point within the centre of the site, generally falling to the west of the site, providing potential location for Sustainable Drainage Systems (SuDS) measures.

A number of technical assessments are currently being progressed and will inform the final proposal for the site, along with feedback from the local community.



## PROPOSAL

The proposal for the site is for around 48 new homes within the existing settlement boundary of Stonehouse, adjacent to Toftcombs Crescent.

Access into the site is proposed from the existing roundabout on Strathaven Road (A71). From the access, a primary route through the site is proposed, terminating with a turning head in the west of the site. A number of shared drives are proposed from the primary route, also creating a number of potential future pedestrian connections points to the existing street network.

The existing pedestrian route between Whitriggs and the Core Path to the north, is retained with the potential for new homes to provide frontage along the route, increasing activity.

Along either side of this north-south path connection SuDS measures are proposed, providing drainage for the site. Open space is also proposed in this area. Pockets of open space are also proposed adjacent to the entrance of the site, creating an attractive entrance to the development.

A biodiversity landscape buffer is proposed along the western boundary, providing visual containment of the site from the wider countryside to the west.

Overall, the proposal is designed to form a natural extension to the Spinningdale development to the south, also complementing the existing Toftcombs development to the north. It forms an infill site within the existing settlement boundary, designed to relate to the existing residential context and creating links to the wider Core Path network.



## NEXT STEPS

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

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

DO YOU HAVE ANY QUESTIONS?



## Consultation 1 - Website

### Exhibition Panels 9 - 10

#### ASK A QUESTION

We welcome questions on the proposed development, which will be submitted via email to our project team. All questions will receive a response and our consultants will also be available to "live chat" on this website on **Wednesday 23rd November between 2pm-6pm**.

Your Question \*

0 of 750 max characters

Name \*

First Name

Last Name

Email \*

☐ I confirm that I have read agree to the [privacy policy](#) and understand my details are required to receive a response to my question. They will not be used for any other purpose.\*

SUBMIT

#### SUBMIT FORMAL FEEDBACK

We would welcome your feedback in relation to the proposals and seek any comments you may have on the proposals.

We would seek comments to be submitted through the Feedback Questionnaire or via email or post by 8th December 2022.

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.

Are you from the local area? \*

What aspects of the overall concept do you like or dislike?

0 of 1000 max characters

Are there any ways in which we could improve the proposal?

0 of 1000 max characters

Do you feel the proposals will have a positive impact on the surrounding area? \*

Do you support the proposals presented today? \*

Comments

Please provide any further comments you may have in relation to the proposal.

0 of 1000 max characters

Email Address \*

We only ask for your email address to help count unique submissions. We will not contact you or use this information for any other purpose.

☐ I confirm that I have read agree to the [privacy policy](#).\*

SUBMIT

Any comments provided to Advance Construction Scotland Ltd arising from this online consultation event will not be regarded as representations to South 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 South Lanarkshire Council on any future planning application relating to this proposed development.

## Consultation 2 - In Person Event

### Exhibition boards 1 - 6

#### Toftcombs Crescent, Stonehouse

##### Community Consultation Event



#### Introduction

Advance Construction Scotland Ltd are inviting the public, community groups and other stakeholders to view their proposals for comprehensive development on land south of Toftcombs Crescent, Stonehouse. The project will provide around 100 new homes as well as associated infrastructure, landscaping and open space.

The site is accessed from a roundabout where the A71 and Southdown Road meet, adjacent Stonehouse Hospital. Further pedestrian access is available to the south and north ends of the site with links to the Core Path network.

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 proposal is no exception.

The Scottish Planning and Regeneration Act (SPRA) was introduced to Scottish Local Authorities in 2018. It requires all planning authorities to undertake community consultation with the community in advance of the proposal.

An initial consultation event was held online at [www.toftcombscrescent.com](https://www.toftcombscrescent.com) on Wednesday, 20th November between 2pm and 4pm, where members of the project team were available to answer questions and chat to you on the website. Today we are holding the second consultation event, this time in person at the site. We are also holding a public consultation event on the website, prior to the submission of an application for Planning Permission in Principle. Further information can be found on the website [www.toftcombscrescent.com](https://www.toftcombscrescent.com).

Advance Construction Scotland Ltd are a long established, reliable company with over 25 years experience in the construction industry. The key to this success has been holding their services efficient and excellent customer communication at the heart of everything they do.



Location of site

#### Toftcombs Crescent, Stonehouse

##### Community Consultation Event



#### Sustainability of Location

The site is located to the south west of Stonehouse town centre, which is around an 800m (500m) walk from the site. The town centre has a number of local shopping and community centres, including primary and high schools. The site is also within walking distance of a local bus stop and a cycle route. The site is also within walking distance of a local bus stop and a cycle route. The site is also within walking distance of a local bus stop and a cycle route.

Stonehouse Primary School is located to the north east of the site. Stonehouse High School is located to the south east of the site. The site is also within walking distance of a local bus stop and a cycle route. The site is also within walking distance of a local bus stop and a cycle route.

A number of play parks are located within close proximity to the site. This includes a play park to the north east of the site, a play park to the south east of the site, and a play park to the south west of the site. The site is also within walking distance of a local bus stop and a cycle route.

The site is well served by a number of bus routes, including the 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Sustainability of location

#### Toftcombs Crescent, Stonehouse

##### Community Consultation Event



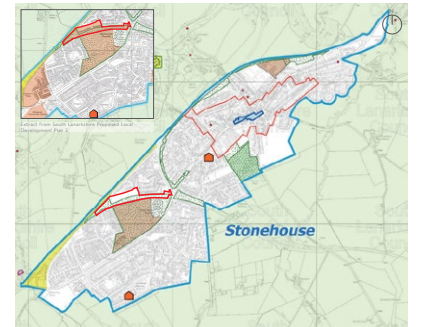
#### Planning Context

The site was originally part of an allocated site to the south of the site, and was included in the previous Local Development Plan, as well as the Proposed Local Development Plan 2.

The site was revised as a site for housing prior to the adoption of Local Development Plan 2, but remains an allocated site. A Green Network is shown in the allocated site to the south, and remains part of the southern area of the site. The adjacent allocated site to the south, is currently under construction.

The proposed site is a sustainable location, offering a place that would contribute towards the desired creation of 20 minute neighbourhoods, with good facilities and services within walking distance of the site.

Development of the site offers the opportunity to provide a diverse Green Network along the southern site boundary in accordance with the Local Development Plan. It also offers the opportunity for a potential future connection to the adjacent area allocated for New Transport infrastructure. The site is effective and would form a logical extension to the allocated site to the south, forming an overall site within the existing settlement boundary to the south west of Stonehouse.



Planning Context

#### Toftcombs Crescent, Stonehouse

##### Community Consultation Event

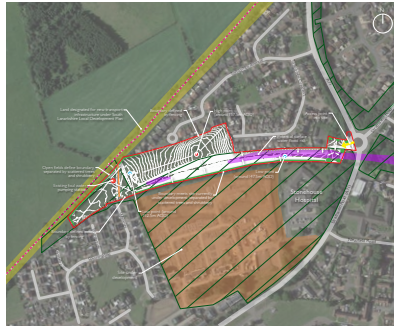


#### Site Considerations

The site consists of fields through which the landscape remains open and used to allow access into the site from a roundabout that connects the A71 with Southdown Road. Further pedestrian connections are also available to the south and north of the site into the existing Core Path network.

Following the outcome of further technical work, the site considerations have been refined and identified through the first proposal. These are as follows:

- An existing fence running along the northern site boundary.
- Some gradients within the former railway line along the southern site boundary, requiring some ground works to level the site.
- Some potential surface water flooding within some gradients of former railway line, to be mitigated through ground engineering.
- A number of trees of varying value, size, and age, some of which are protected by a Tree Preservation Order (TPO). These trees will be retained and replaced elsewhere within the site, to provide a mix of tree and shrub diversity.
- Subsided trees and hedgerows along the north western boundary adjacent Core Path, providing attractive edges to the site.
- A small number of trees within the centre of the site and along the southern aspect and of the site boundary, identified within the site survey, and are required to be removed and replaced elsewhere within the site, to provide a mix of tree and shrub diversity.
- Path connecting through the west of the site from the south to the Core Path to the north.
- Existing access and four water pumping stations adjacent existing hedgerows.
- Location within the Core Path network, requiring a connection to be maintained for footpaths through the site and
- High point within the centre of the site, generally falling to the west of the site, providing potential location for Sustainable Drainage Systems (SuDS) measures.



Site Considerations

#### Toftcombs Crescent, Stonehouse

##### Community Consultation Event



#### Proposal

The proposal for the site is for around 100 new homes within the existing settlement boundary of Stonehouse, adjacent to Toftcombs Crescent.

Access into the site is proposed from the existing roundabout on Southdown Road (A71). From this access, a primary road through the site is proposed, terminating with a turning head at the west of the site. A number of shared drives are proposed from the primary road, also creating a number of potential future pedestrian connections points to the existing street network.

The existing pedestrian route between Whittington and the Core Path to the north, is retained with the potential for new homes to provide a turning stage along the route, allowing active use of the site. A number of shared drives are proposed from the primary road, also creating a number of potential future pedestrian connections points to the existing street network.

Along the side of the north-western corner of the proposed location for SuDS measures, there is a series of stone walls. These measures will ensure that surface water is contained and then discharged to a permitted rate.

A landscape buffer is proposed along the western boundary, primarily used to contain the site from the wider street network to the west. This buffer will also provide a desirable amenity space along the western edge of the site. Further amenity space will be provided through the additional planting of trees and shrubs, and the use of green roofs. These measures will ensure that surface water is contained and then discharged to a permitted rate.

New homes will include a range of house types and sizes to meet with local requirements. These will include a combination of terraced, semi detached and detached houses, bungalows and materials will be considered in the detailed design stage.

Overall, the proposal is designed to form a natural extension to the Stonehouse development to the south, also connecting the existing Stonehouse development to the north. It is an extension of the existing Stonehouse development, and will be built in a way that respects the existing Stonehouse development, and will be built in a way that respects the existing Stonehouse development.



Proposal

#### Toftcombs Crescent, Stonehouse

##### Community Consultation Event



#### Feedback

All feedback relating to this consultation event, should be provided to the Feedback Form, which is available from the project team present at the consultation. Please fill out and return the form to the project team during the event or return to us by email or post.

If you are unable to attend for any reason, then please post the Feedback Form to the address noted below. Feedback forms should be returned no later than 13th June 2022.

Any comments provided to Advance Construction Scotland Ltd using this consultation event will be for registration purposes only. South Lanarkshire Council's response, commenting on this time not present and not using further comments as there will be an opportunity for representations to be submitted to South Lanarkshire Council for submission of the application for planning permission in principle, during the proposed development.

No personal details will be given out in any consultation report prepared to accompany any application for planning permission in principle for this site, and will comply with current Data Protection legislation. Any feedback received will not be attributable to any specific individual and any personal data and feedback received will be held in confidence and not distributed to third parties.

We would be delighted to receive your comments and questions.

Email: [info@ema-architects.co.uk](mailto:info@ema-architects.co.uk)  
Tel: 01753 341100  
Address: EPM Architects - Design Limited, 41 Charlotte Square, Edinburgh, EH2 4HQ.

#### Next Steps

Following the consultation process, updated proposed planning application of feedback will be prepared and submitted to South Lanarkshire Council. The timeline associated with this is detailed below:

- Application for Planning Permission in Principle to be lodged with South Lanarkshire Council in summer 2022.
- Opportunity for public to provide comments to South Lanarkshire Council regarding application.
- Comments by South Lanarkshire Council due 2023.
- Views anticipated to commence on the following approval of detailed planning application thereafter.

Should you have any questions, please don't hesitate to get in touch with the team via the contact information by contacting us at the address provided.



## Consultation 2 - In Person Event Feedback Form

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### FEEDBACK FORM

#### Toftcombs Crescent, Stonehouse – Community Engagement Event 1<sup>st</sup> June 2023

The proposals, for land to the south of Toftcombs Crescent, Stonehouse, are set out on the exhibition boards, as displayed at the community engagement event.

Your views regarding the design and layout of these proposals are important to us, and the questions below are intended to assist in providing comments. Please feel free to provide additional comments on a separate page, or email if required.

<b>Name</b>	
<b>Contact Details</b> (Address, Email or Tel) * Optional	
<b>Interest</b> (Neighbour / Community Group / Other)	
Please note that your contact details will not be disclosed to any external sources without your express written consent. Your details are being collected so that we can validate your response. They will not be used for any other purpose than to establish your views in relation to the proposals.	

Question	Comments
<b>How did you hear about this consultation event?</b>	
<b>Which aspects of the overall concept do you like or dislike and why?</b>	
<b>Are there any ways in which we could improve the proposal?</b>	

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<b>Do you feel the proposals will have a positive impact on the surrounding area?</b>	
<b>Do you support the proposals presented today?</b>	
<b>Do you have any other comments?</b>	

We welcome your comments regarding the proposals and would be grateful if you could spare the time to complete this feedback form and hand it to a member of the project team on the day or, if required, return to us by post or email.

**Please submit your comments to us by 15<sup>th</sup> June 2023** in order for us to take them into account in the final proposals, to be submitted to South Lanarkshire Council as part of the application for Planning Permission in Principle.

Postal Address: EMA Architecture + Design Ltd, 42 Charlotte Square, Edinburgh, EH2 4HQ  
Email: [katherine.t@ema-architects.co.uk](mailto:katherine.t@ema-architects.co.uk)

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**ADVANCE**   
**CONSTRUCTION SCOTLAND**