

Welcome

This presentation provides details of the proposed second phase of residential development at Strathaven Road to the south of Hamilton, by Robertson Homes. The proposal forms an extension of the first phase of development which was granted Planning Permission in October 2019.

The purpose of this event is to seek your initial views and opinions on the proposal. Following this event, all comments will be reviewed and used to inform proposals going forward, prior to a formal planning submission.

Site Location

The application site is located approximately 3 miles from Hamilton town centre, just south of the existing settlement edge.

Access to the site is from Strathaven Road which is located on the sites western boundary. The site is bound to the north, south and east by existing farmland and to the west by Strathaven Road and an existing 1.5 storey house.

Located nearby the existing neighbourhoods of Eddlewood, Cadzow and Meikle Earnock, the site offers easy access to local amenities, including a variety of shops, restaurants, sports facilities and schools. Public transport links to the M74, A71 and A725 are also located nearby the site.



Site location plan

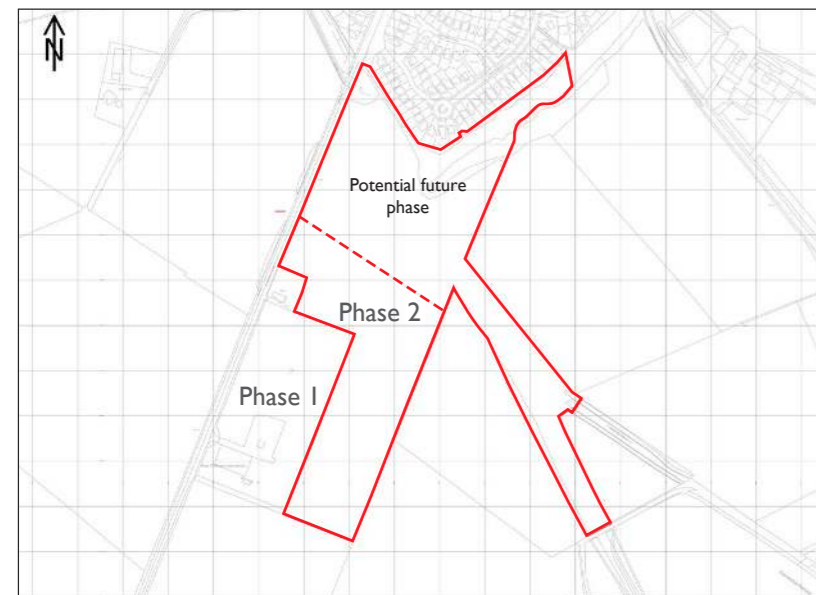
KEY

--- Travel distance — PAN boundary

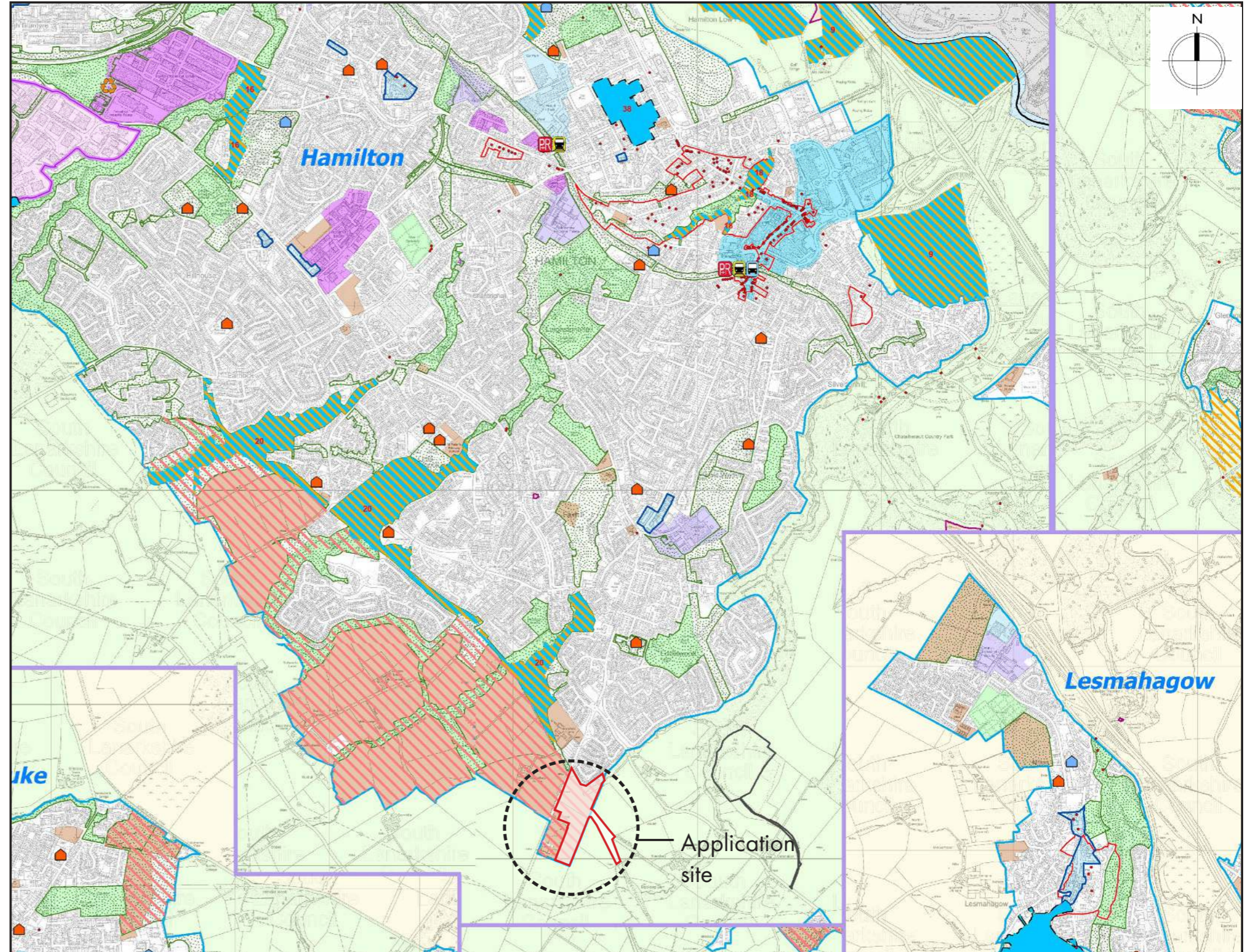
Planning Background

The site is allocated for housing in the adopted South Lanarkshire Council LDP and forms part of the wider Hamilton South Community Growth Area. The first phase of development to the south-east of the application site was approved Planning Permission in October 2019 consisting of 37 detached family homes.

A PAN application (Pre-Application Notification) was submitted to South Lanarkshire Council on 9th October 2020 for the next phase of development.



PAN boundary



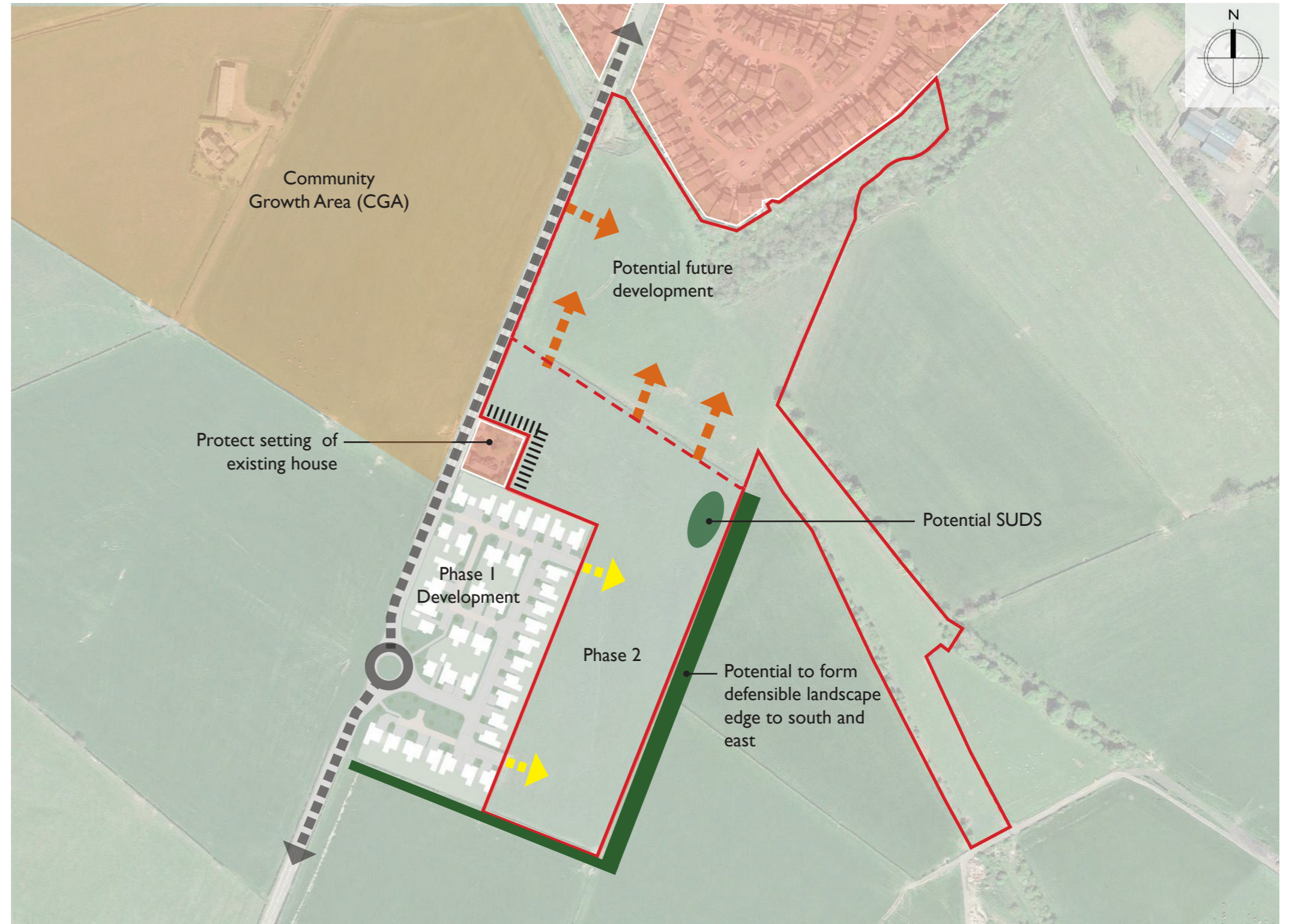
South Lanarkshire Local Development Plan







Constraints & Opportunities

There are a number of site constraints and opportunities which have informed the design from the outset. As part of the design process during Phase I, an assessment of the site and the surrounding area was carried out to ensure the proposal provides a high quality new residential development which also responds to the surrounding context. It is essential that the new neighbourhood sensitively addresses the existing rural setting, and a number of measures have been introduced to enable this.

The site has an open aspect to the south and east, with views towards to the surrounding countryside. There is an opportunity to form a defensible boundary along these edges to ensure any visual impact of the development is reduced. The setting of the existing house on the western boundary will also be respected, with the potential for additional screen planting to be introduced.

There is also potential to provide clear vehicular and pedestrian links to potential future development to the north of the site. A SUDS basin will be incorporated into the north-east corner which will enable a sustainable drainage solution for phase 1 and 2.



- KEY**
-  Existing roads
 -  PAN boundary
 -  Existing housing
 -  Extent of Phase 2
 -  Primary access to site
 -  Potential access to future development

Constraints & Opportunities Diagram

Proposed Layout

The proposal forms a continuation of Phase I and enables new connections into potential future development to the north of the site. A similar mix of 4, 5 and 6 bed detached homes will form the new layout, with a mix of detached and integral garages introduced throughout the site.

The concept of the proposed site layout seeks to:

- Provide a robust landscape structure which incorporates areas of open space and defensive woodland planting to south and east.
- Enable a permeable development which can provide connections to potential future phases of development.
- Create a legible hierarchy of new streets, paths and landscaped areas with housing offering frontage to open space.
- Enhance connections to existing public transport and to the town centre.



— PAN boundary

- - - Extent of Phase 2

Proposed Site Layout

Landscape

The landscape strategy has been informed by the design of phase 1 as well as the surrounding site constraints. A defensible boundary will be formed along the southern and eastern boundaries in the form of new tree planting. This will help to contain the development and mitigate any visual impact from the south and east. Additional tree planting within streets and around areas of open space will ensure the development retains a sense of rural character and will provide green structure to the new neighbourhood.

A SUDS basin will be provided within an area of open space to the north-east of the site which will provide natural and sustainable drainage for both phase 1 and phase 2. In addition, a small central pocket park will provide amenity space for the new residents and will create a pleasant focal point within the heart of the development.

Tree and landscape planting will be carefully selected to ensure the use of native and emergent species which are specific to the area. The potential to introduce wetland planting around the SUDS basin will also help to encourage biodiversity within the site.








— PAN boundary - - - - - Extent of phase 2

Landscape Diagram

Vehicular Movement

Vehicular movement has been informed by the existing layout of Phase I which enables the primary vehicular access into the site. Two connections will be established along the western boundary. From this, a series of secondary streets consisting of shared surface allow access to the remainder of the development, ensuring pedestrian movement and safety is maintained throughout and vehicular speeds are reduced. A number of shared drives will also be incorporated within the layout.

The layout of the streets has been designed in accordance with local and national guidance including the Scottish Government's 'Designing Streets' and South Lanarkshire Council's Supplementary Guidance.

- KEY**
-  Strathaven Road
 -  Proposed primary avenue
 -  Proposed secondary streets
 -  Potential future vehicular access
 -  Potential future road connections



Vehicular Connections Diagram

Pedestrian Movement






The proposed pedestrian framework will enable enhanced connections to the existing core paths which exist along Strathaven Road (HM/2403/1) and to the north and east of the site (HM/5757/1). There is also potential to provide future pedestrian connections north into Ambleside Rise, allowing for improved access north to the town centre and public transport.

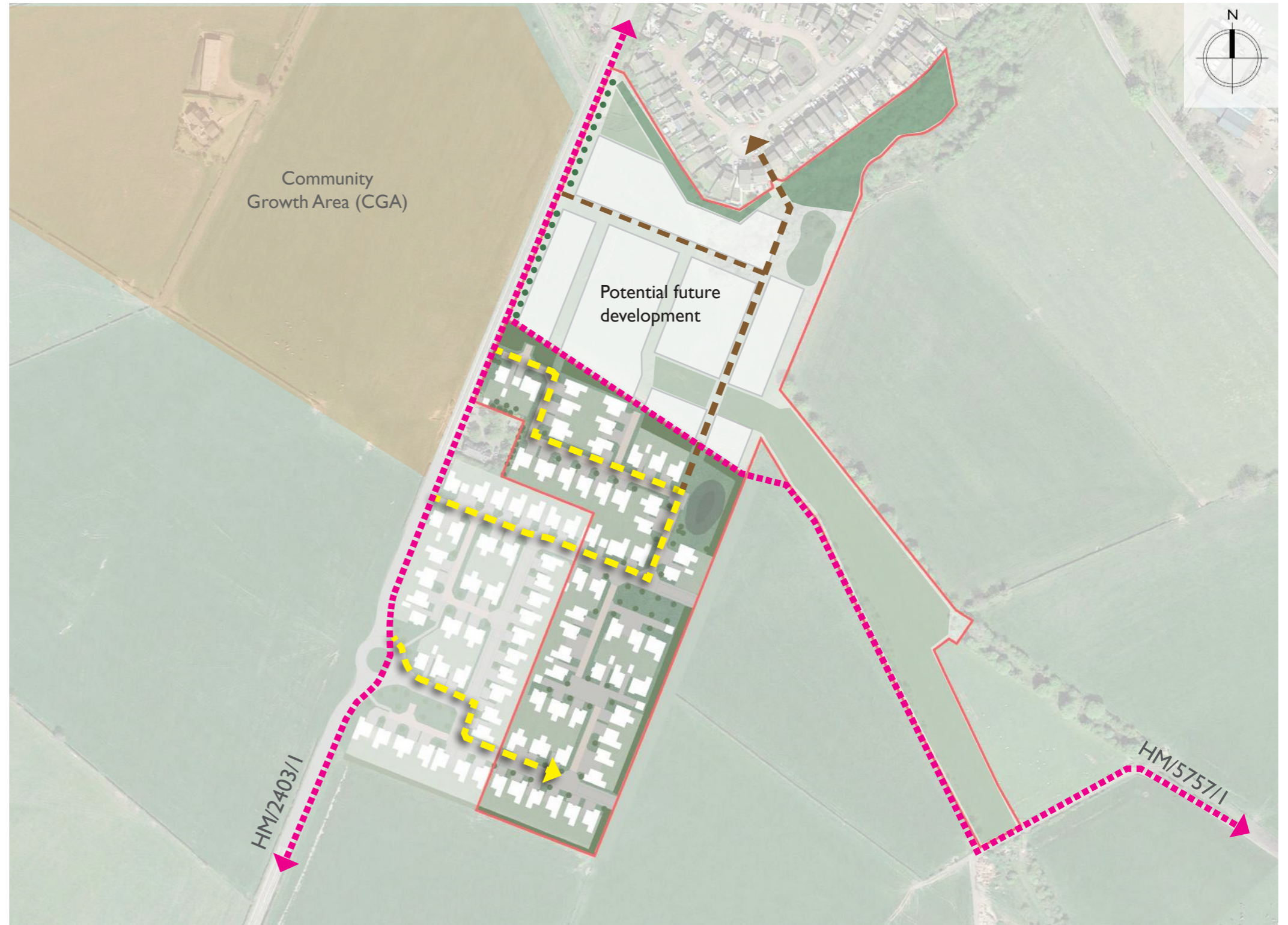
The layout of the site has been focused around pedestrian movement and will include a series of footways and areas of shared surface. A clearly laid out street structure will also ensure visibility is maximised which in turn will improve pedestrian safety.

The development will adhere to local and national guidance on pedestrian access, including South Lanarkshire Council: Supplementary Guidance 3 which states that access within new development should address the following:

- Where possible new routes should join up with existing routes and movement patterns.
- Reduce the distance to public transport stops.
- Where possible footpaths and cycle tracks should be as direct as possible and overlooked. This will increase the feeling of safety and encourage active travel.

KEY

-  Primary pedestrian connections
-  Existing core paths
-  PAN boundary
-  Extent of Phase 2
-  Potential future footpath connections



Pedestrian Connections Diagram

Summary

The proposal for Phase 2 of development forms an appropriate design response to the surrounding context in terms of townscape and landscape character as well as providing a continuation of the development which was established within Phase I. Phase 2 creates the opportunity to provide a range of additional high quality 4, 5 and 6 bed family homes.

New open space will provide valuable amenity areas for new and existing residents and will soften the development along the western boundary. In addition, enhanced pedestrian links will ensure the development is well connected to the surrounding area. The development will also sensitively respond to existing housing and open space, with new buffer planting along the southern and northern boundaries.

What happens next?

Thank you for taking the time to review our proposals. We value your feedback and would be grateful if you could complete the feedback form. Your comments will be reviewed and used to shape the development of the proposal prior to a formal application.

Further feedback can be provided by email to: planning@robertson.co.uk

We would request that all feedback is provided no later than 5th February 2021.



Example of potential street scene



Examples of potential house types