



## 01. WELCOME

This consultation event is intended to inform you about the proposed residential development at Law Place, East Kilbride, being promoted by Law Place (East Kilbride) Ltd. These exhibition boards form part of a formal Pre-Application consultation process, the purpose of which is to seek your views on the proposed development.

Law Place (East Kilbride) Ltd is an associated company of Taylor Grange, a privately owned investment and development company, who focus on the assembly and regeneration of land to bring forward high quality residential, student and hotel schemes across the UK. At Law Place, they are seeking to achieve Planning Permission in Principle for a residential scheme, which will then be developed by a housebuilder which operates in Scotland. The company principals have over 50 years of experience, and in the last 5 years have been involved in bringing forward residential schemes totalling over 2,300 homes, with a further 900 in the pipeline.

Representatives of the Consultancy team are available to answer your questions via an online chat event which will take place on Thursday 17th February 2022 from 3pm to 8pm.

You are invited to leave comments and a feedback form is provided at [www.holderplanning.com/lawplace](http://www.holderplanning.com/lawplace)

The chat box can be accessed at [www.holderplanning.com/lawplace](http://www.holderplanning.com/lawplace)

If you would like some time to think about your comments you can send them to us using the contact details at the end of this presentation.



**" THIS DEVELOPMENT PRESENTS AN OPPORTUNITY TO ESTABLISH QUALITY NEW HOUSING ON AN EXISTING BROWNFIELD SITE, CREATING A SUSTAINABLE NEIGHBOURHOOD WHICH REFLECTS AND INTEGRATES INTO THE SURROUNDING CONTEXT."**





## 02. SITE ANALYSIS

East Kilbride is the largest town in South Lanarkshire, Scotland, located approximately 15 miles south of Glasgow City Centre. The proposed site is a former industrial warehouse, now demolished, situated to the northern outskirts of East Kilbride.

The site area encompasses approximately 4.19ha. Law Place runs parallel to the northern boundary, with several industrial and retail units located on the opposite side of the road and adjacent to the southern and western boundaries. To the east of the proposals is a new Barratt Homes Housing Development known as Merlin Gardens, consisting of 315 new dwellings. In addition, a number of new housing developments have been approved and are under construction within East Kilbride, including another scheme located further along Law Place, to the west of the application site.

The proposed development has excellent links to existing infrastructure with numerous major road networks in close proximity, such as the East Kilbride Expressway, A479, A726 and M4, which connect the site with ease to a range of destinations far and near. The site is situated in a sustainable location with various bus stops located near the site, as well as East Kilbride Bus and Train Station approximately a 20 minutes walk to the south.

The city of Glasgow provides access to a huge range of amenities and services only a 30 minute drive away in a northern direction, however East Kilbride also offers a variety amenities, including numerous education centres, community buildings, recreational play spaces, parks, nature reserves and a substantial town centre. Therefore the site is considered to have convenient access to amenities, services and employment opportunities both locally and nationally.

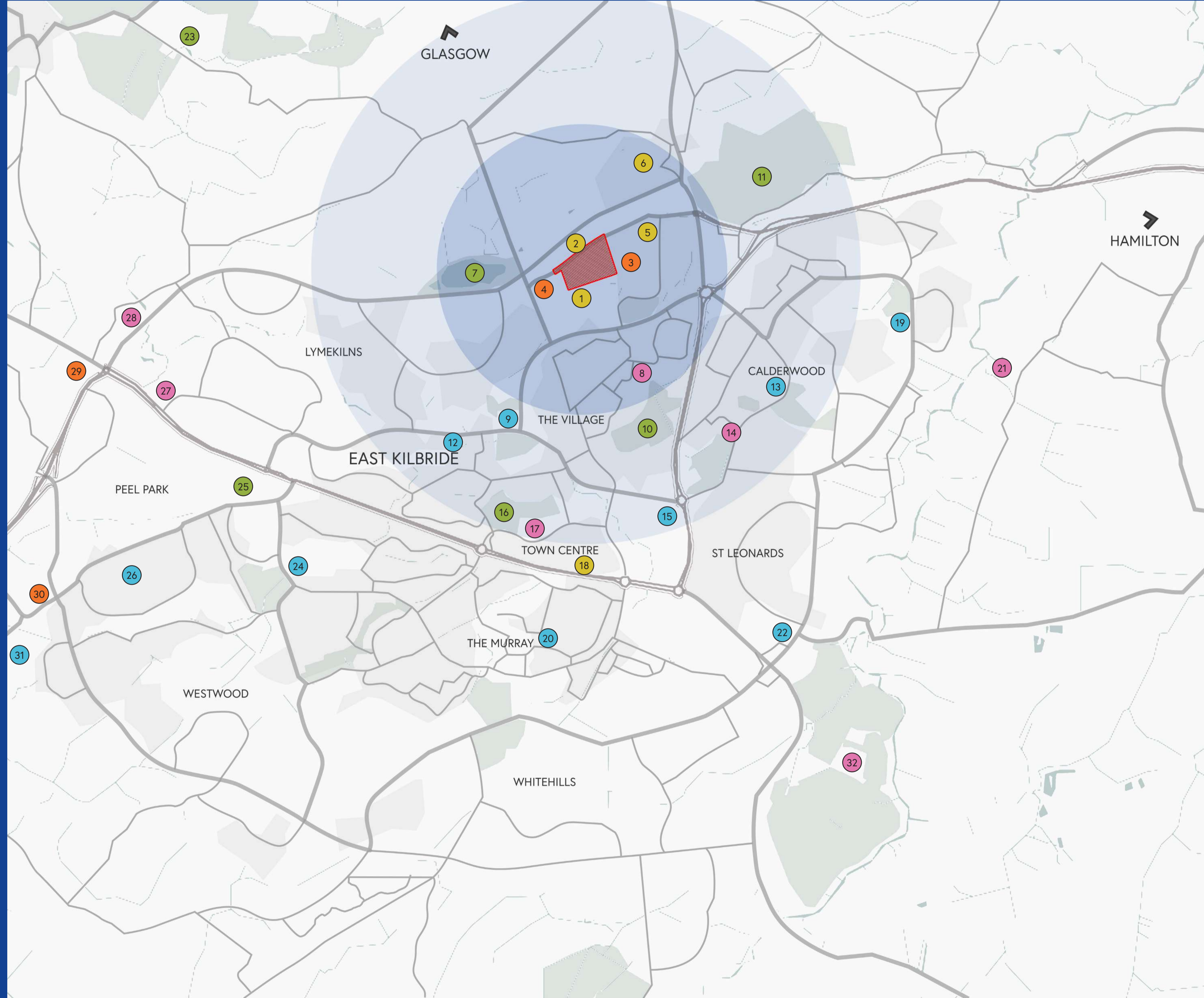
The application will be accompanied by a Transport Assessment. Scottish Planning Policy sets out the so called 'hierarchy of travel modes' which places the needs of those on foot ahead of those on cycle, ahead of public transport users and ahead of private car.



KEY	
	Application Site
	Major Network Connections
	Primary Connections
	Secondary Connections
	East Kilbride / Hairmyres Train Station
	Local Bus Stops
	East Kilbride Bus Station
	Local Centre / Amenities
	High Density Area
	Greenspace / Park
	Waterbody

# LAW PLACE, EAST KILBRIDE | COMMUNITY CONSULTATION EVENT

## 03. SITE ANALYSIS



### KEY

- 1 West Rock East Kilbride
- 2 Industrial and Retail Units to the north
- 3 Merlin Gardens Housing Development
- 4 Link Group / Swan Group Development
- 5 Aldi Superstore
- 6 Sainsbury's & Retail Shops
- 7 James Hamilton Heritage Park
- 8 East Kilbride Arts Centre
- 9 St Kenneth's Primary School
- 10 The Show Park
- 11 East Kilbride Golf Club
- 12 Kiertonholme Primary School
- 13 Maxwellton Primary School
- 14 John Wright Sports Centre
- 15 St Andrew's & St Bride's High School
- 16 Town Centre Park
- 17 Dollan Aqua Centre
- 18 East Kilbride Town Centre
- 19 Leonard's Primary School
- 20 Murray Primary School
- 21 Craigneith Castle
- 22 Mount Cameron Primary School
- 23 Scottish Wildlife Trust Cathkin Marshes
- 24 Duncanrig Secondary School
- 25 K-Woodlands
- 26 University Hospital Hairmyres
- 27 HMRC
- 28 National Museum of Rural Life
- 29 Barratt Homes - Thornton View Development
- 30 CALA Homes - Sequoia Meadows Development
- 31 Police Scotland College
- 32 Calderglen Country Park & Zoo

● Residential Development  
 ● Green Facility / Playspace  
 ● Community Amenity  
 ● Retail / Industrial  
 ● Educational Facility  
 ● 20 minute walking radius  
 ● 30 minute walking radius



BARRATT HOMES - Merlin Gardens housing development, 315 new homes adjacent to the application site's eastern boundary, currently under construction



LINK GROUP / SWAN GROUP - a mix of housing and apartments totalling 105 dwellings (affordable housing) to the west of the application site, currently under construction

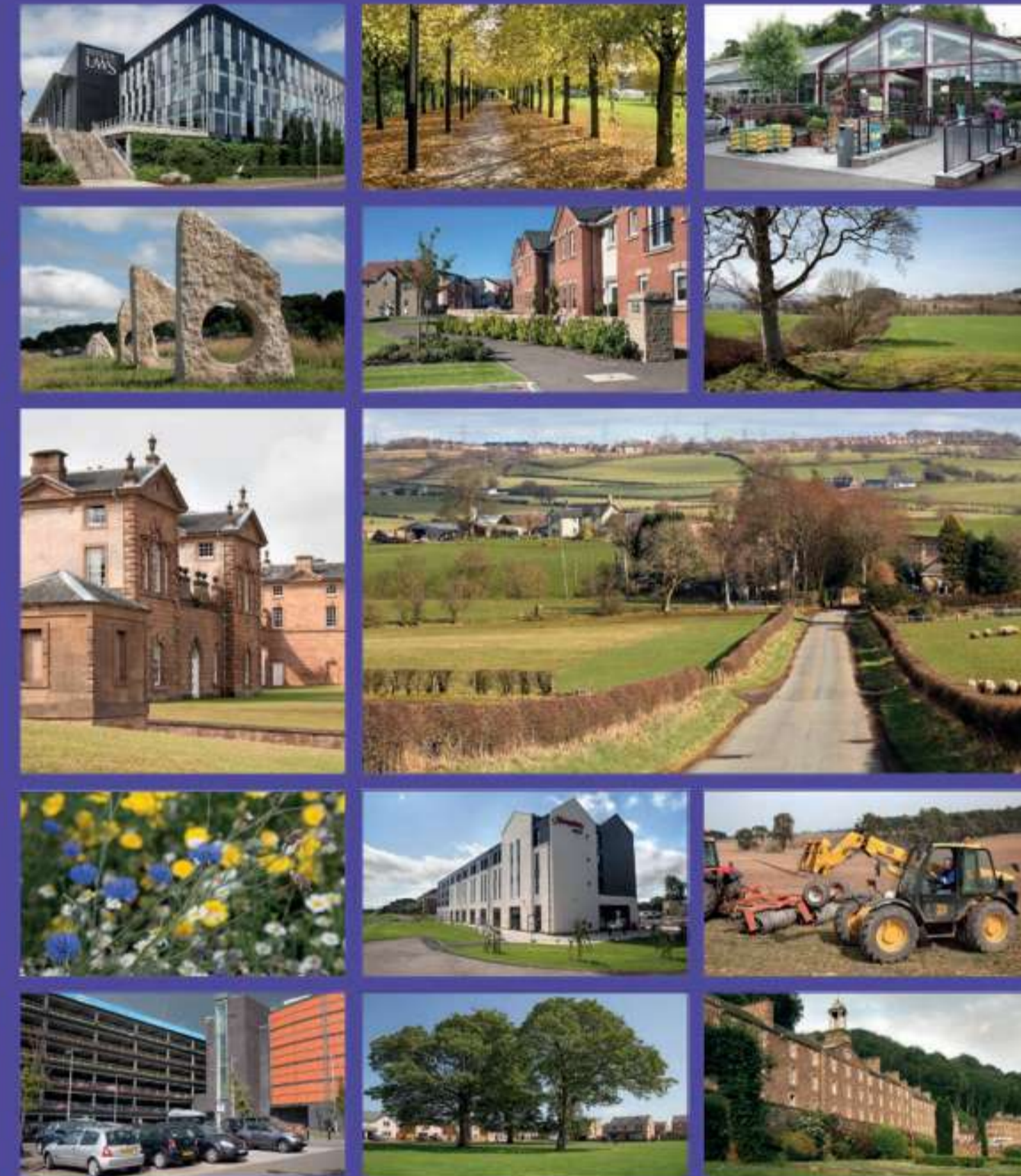


BARRATT HOMES - Thornton View, 228 new homes approved on the western outskirts of East Kilbride



CALA HOMES - 173 new dwellings consisting of apartments and various house types, 3.5 miles south west of the application site

## 04. PLANNING CONTEXT



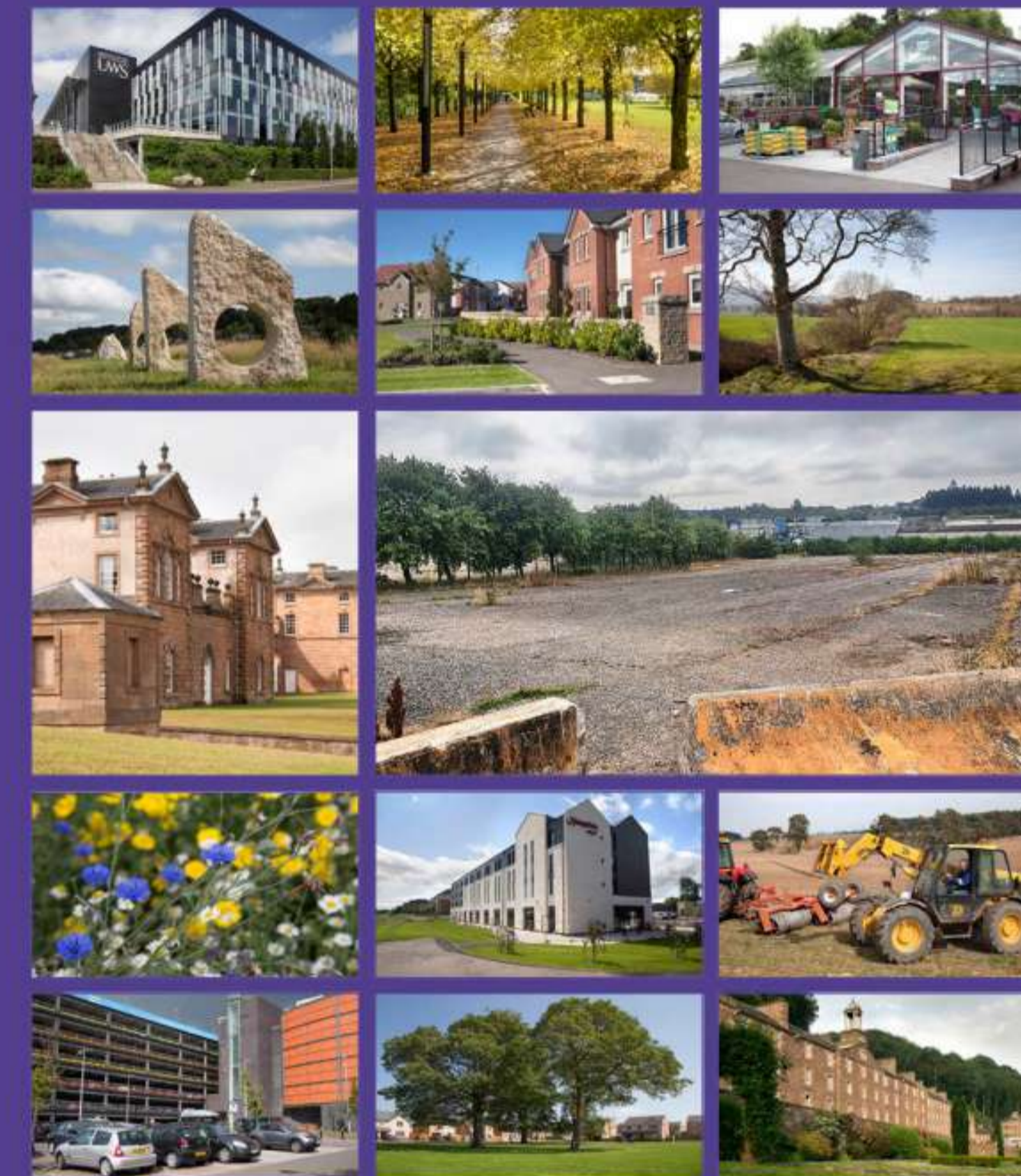
### South Lanarkshire Local Development Plan 2

Planning and Building Standards Services

Volume 1  
January 2021



Community and Enterprise Resources



### South Lanarkshire

Planning and Economic Development

Supporting planning guidance and development brief

September 2021

Former Rolls Royce site  
Law Place, East Kilbride



Community and Enterprise Resources

South Lanarkshire Local Development Plan

South Lanarkshire supporting planning guidance and development brief

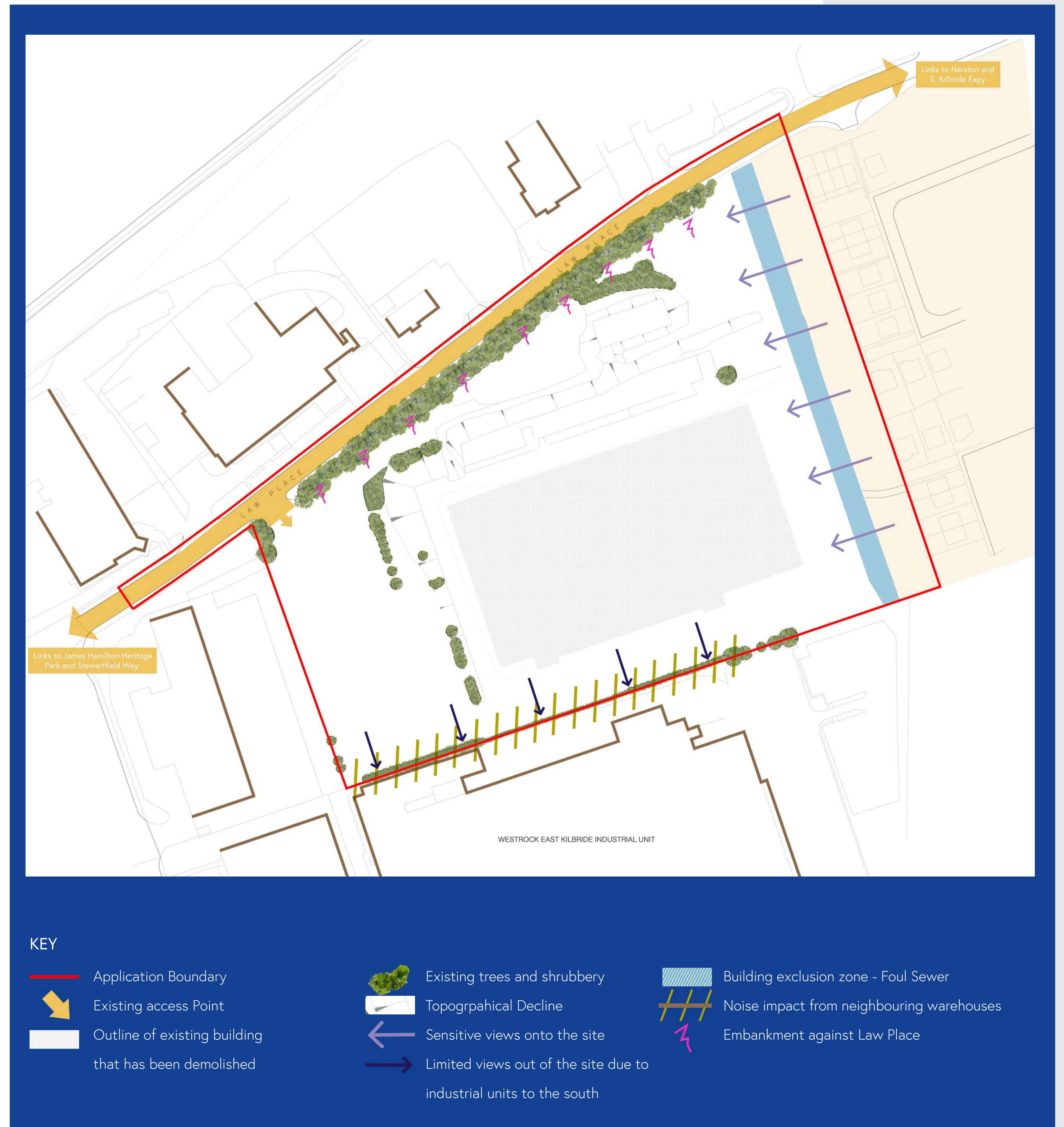
Unusually, there is no approved planning policy for the Law Place site. This is because in preparing the South Lanarkshire Local Development Plan (LDP), the Council omitted to consult on the policies it was intending to apply to this specific area of land. As a result of this omission from the LDP, the Council has decided to prepare Supporting Planning Guidance (SPG) and a Development Brief for the site. At the time of preparing this exhibition, the Draft SPG & Development Brief have been subject to public consultation, but the outcome of this consultation has not yet been decided by the Council.

The Draft SPG & Design Guidance propose industrial and/or warehousing development on the site, and perhaps office uses if the traffic impacts are acceptable. However, it prohibits housing development. Not surprisingly, we understand that numerous objections have been made to these proposals from neighbouring residents, on the basis that industrial/warehousing development is not appropriate so close their homes, given the possible negative impacts on their residential amenity. Moreover, we have lodged our own objection to the Draft Guidance, seeking the removal of the prohibition against housing. In our view, housing is the most appropriate future use for the site, and we are hoping that public support for the proposals outlined in our exhibition today will assist the Council in deciding to amend its Draft Guidance to allow the principle of housing on the site.



## 05. SITE CONSTRAINTS

- To respond to the site's topography, notably along the northern boundary where the ridge falls away from Law Place into the development
- To respond sensitively to and potentially increase connectivity with the Barratt Homes development (Merlin Gardens) currently under construction, adjacent to the eastern boundary
- To retain as much of the existing landscaping and mature planting to the northern boundary as possible
- To upgrade the existing access point into the development and mitigate against stopping traffic flow along Law Place
- To respect the local context with a scheme that responds to its surroundings in terms of scale and massing
- To minimise and mitigate against the noise impact from neighbouring industrial and retail units, particularly those in close proximity to the development boundary, notably to the south and west of the site
- To comply with a building exclusion zone against the eastern boundary to allow for a sewage pipe and easement





## 06. SITE OPPORTUNITIES



KEY					
	Application Boundary		Potential POS over foul sewer location		Split level buildings location
	Access Point		Potential POS location		Sight lines through the site
	Road improvements to Law Place		Acoustic fence		Key views out
	Proposed pedestrian links		Attenuation feature		Existing trees to be retained

- To create a sustainable residential development that will contribute towards local housing need on a brownfield site
- To upgrade the access to the site as well as make improvements to Law Place, including the introduction of a footpath adjacent to the northern boundary
- To retain as many of the existing trees along the northern boundary, providing a natural visual and noise buffer against Law Place
- To install an acoustic fence and planting along the western boundary in order to reduce noise impact from the neighbouring industrial unit
- To utilise foul sewer exclusion zone as an area of amenity space / ecological zone between the application site and Merlin Gardens
- To create useable and attractive areas of public open space for residents and members of the local community to enjoy
- To include a sustainable surface water drainage system that is integrated into the landscape, increasing the site's biodiversity

### PRECEDENT IMAGES





## 07. MASTERPLAN PROPOSAL

- Establishes a new sustainable neighbourhood on land that is considered appropriate for this use
- Upgrades the existing single vehicular entry point from Law Place and leads to a coherent hierarchy of roads and pedestrian routes, creating links through the proposals to wider connections out of the development and into the surrounding context
- Responds to the site's topography and promotes key views into and out of the site through building orientation and active frontages overlooking public areas
- Creates a soft interface between the built form and public spaces by orientating dwellings to define areas
- Respects, retains and enhances existing landscape features to the north
- Allocates an area of public open space to the south east of the site, encouraging social interaction and user engagement
- Provides new pedestrian routes throughout the development and along Law Place which connect to the neighbouring Barratts development and wider local area
- Benefits the wider community as a whole with new social and environmental provisions

### PRECEDENT IMAGES



#### KEY

- |  |                       |  |                 |  |                            |  |                           |
|--|-----------------------|--|-----------------|--|----------------------------|--|---------------------------|
|  | Application Boundary  |  | Feature Plot    |  | Private Drives             |  | Foul Sewer Exclusion Zone |
|  | Access Point          |  | Pedestrian Link |  | POS (Housing Allocation)   |  | Acoustic Fence            |
|  | Development Parcel    |  | Primary Route   |  | POS (Apartment Allocation) |  | Existing Trees            |
|  | Private Amenity Space |  | Shared Surface  |  | Attenuation Feature        |  | Proposed Trees            |
|  |                       |  |                 |  |                            |  | Dual Aspect Plot          |



## 08. ILLUSTRATIVE DEVELOPMENT PLAN

- Deliver up to 158 homes, equating to a density of approximately 45 dwellings per net developable hectare and deemed appropriate for a sustainable site in this location
- Upgrade the existing access point into the development from Law Place, which will be designed in detail in a subsequent Planning Application
- Respond to the change in topography near the northern boundary with split level units that are 2 storey in height from the direction of Law Place, and 3 storey from a southern direction, accessed by the new internal road network
- Create an attractive scheme that is easy to navigate through a legible road hierarchy, retaining existing landscape features and further developing the connectivity and character of the site
- Create useable public open space that is linked to the ecological corridor and provides a meaningful amount of amenity space
- Provide a housing mix which assists in the creation of a balanced and sustainable community and reflects the aspirations and needs of local people



## PRECEDENT IMAGES



### KEY

- |                      |                     |                           |                     |
|----------------------|---------------------|---------------------------|---------------------|
| Application Boundary | Primary Route       | Pedestrian Links          | Attenuation Feature |
| Acoustic Fence       | Shared Surface      | POS (Housing)             | Existing Trees      |
| Proposed Dwelling    | Private Drive       | POS (Apartments)          | Proposed Trees      |
| Allocated Gardens    | Parking / Courtyard | Foul Sewer Exclusion Zone |                     |



# LAW PLACE, EAST KILBRIDE | COMMUNITY CONSULTATION EVENT

## 09. WHAT HAPPENS NEXT...



The response to this exhibition will help shape the content of the planning application. We will take into account all of the comment made through the preparation of a Pre-Application Consultation (PAC) report, which will summarise all of the feedback received and how this has influenced the final proposals.

### OPPORTUNITY FOR INVOLVEMENT

We welcome your comments on what you have seen today and would be grateful if you could provide feedback on the form provided on our website [www.holderplanning.com/lawplace](http://www.holderplanning.com/lawplace)

These can be emailed or posted using the contact details below no later than Thursday 17th March 2022.

Address: 139 Comiston Road, Edinburgh EH10 5QN

Email: [robin@holderplanning.co.uk](mailto:robin@holderplanning.co.uk)

Phone: 07585 008650

Comments should not be made to South Lanarkshire Council. Any comments made relative to the prospective planning application are not comments to the planning authority. If a planning application is submitted to South Lanarkshire Council, normal neighbour notification and publicity will be undertaken a that time and you will have the opportunity to make formal representations regarding the proposals.

*" WE CREATE QUALITY PLACES THAT PEOPLE WANT TO LIVE, GROW, PLAY AND INTERACT; WHERE EVERY MEMBER OF THE COMMUNITY THRIVES."*