Scottish Government
Scottish Sustainable Communities Initiative

East Kilbride Community Growth Area

Masterplan Development Framework

Submission by
SOUTH LANARKSHIRE COUNCIL
September 2008
SCOTTISH SUSTAINABLE COMMUNITIES INITIATIVE
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East Kilbride Community Growth Area

SUBMISSION SUMMARY

South Lanarkshire Council proposes East Kilbride Community Growth Area (CGA) for the Scottish Sustainable Communities Initiative. The Council is committed to achieving socially, economically and environmentally sustainable communities in the development of the CGA. The Council, landowners, developers and stakeholders have been and are continuing to work together to deliver the vision for the CGA. The route chosen and vehicles decided upon to assist in the delivery of the CGA is one which is considered exemplarily. A Masterplan Development Framework (MDF) has been prepared by the Council and offers a clear vision for the CGA. The principles encompassed in the MDF embed the sustainability objectives and provide a brief for developers to develop their masterplans and subsequently will create inspirational developments that demonstrate better quality environments, and ultimately places where people want to live.

Attributes

- Housing led project, consistent with the development plan and embedded sustainability principles at the outset – embraces the Scottish Government’s modernisation agenda for the planning system
- Community Growth Area Masterplan Development Framework has set the Council’s agenda in the development plan process and provides greater certainty for developers.
- Innovative process – engagement undertaken with various Stakeholders providing effectiveness of the site’s deliverability as a sustainable community
- Locational Advantages
  - Greenspace and Green Network links
  - Access to public transport links
  - Potential to integrate local community facilities, local centre and primary/nursery school within the development

Sustainable Community

South Lanarkshire Council
Statutory Duty – Planning & Development, Local Plan Objectives, Public Local Inquiry: validate Community Growth Area

Developers
Developable site, marketable site/development, viable business case, manage planning risk

= sustainable, viable, well connected communities
Constraints

- Ownership
- Investment of waste water and other infrastructure
- Roads Guidelines
- The market conditions today are tighter, but remain on track to meet the long term objectives of sustainable economic growth, in the context of a housing led project
- Flooding and water management

What can the Scottish Government do to help?

- Delivery Mechanisms - processing agreements
- Co-ordination of various stakeholders – facilitating joint working between Scottish Government agencies
- Programme for waste water and other infrastructure
- Green Space Management – support and advice on finding solutions for the long term
- Investment in Public Transport
- Affordable Housing
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East Kilbride Community Growth Area

SUBMISSION QUESTIONS

Q1. How does this proposal contribute to meeting identified regional or local housing requirements taking account of the economic opportunity of the area?

Structure Plan vision
The Glasgow & Clyde Valley Structure Plan 2006 supports the Government’s desire for a more sustainable pattern of development throughout the UK and the recognition of the crucial role of the Glasgow metropolitan city region as a key economic driver for Scotland. The Structure Plan proposes an “Agenda for Sustained Growth” to 2025 where it is projected that the economy of the area will grow faster than the UK average. This will result in a significantly faster rate of development than in the past, with more jobs and households than would be required on trend based forecasts.

The Structure Plan sets out the context for the demand for new development and demonstrates the need to go beyond established housing land supply to meet this projected demand. The Structure Plan estimates that approximately 19,000 additional houses need to be provided in the period to 2018, with longer term land requirement beyond 2018 also identified. In the preparation of the Structure Plan a number of considerations were borne in mind regarding further Greenfield development:-

- Recognising corridors of development, transport and countryside where opportunities could form the basis of long term growth of the conurbation
- Give preference to development on transport corridors which would contribute to the creation of a strategic green network
- Any development should be associated with a requirement to create clear and defensible Green Belt boundaries for the long term and to safeguard the landscape setting of towns
- Urban Expansion requires appropriate services and infrastructure.

The Structure Plan resolved that meeting these requirements can be best achieved through a focus on larger, longer term development areas which are subject to masterplanning. These masterplans can identify necessary infrastructure and services requirements that can be confirmed if necessary through legal agreements.

Local Plan identification of Community Growth Areas
The locations identified by the Structure Plan in South Lanarkshire were then subject to analysis and consultation through preparation of the South Lanarkshire Local Plan and can be viewed as two distinct stages. The first stage, through the Consultative Draft Plan, identified search areas within these strategic locations and these were appraised in terms of:-

- Landscape and green networks – leading to the identification of areas where in landscape terms development could be accommodated; and, identifying the potential for green networks to link existing urban areas with surrounding countryside
Environmental considerations – taking into account water, land, habitat and biodiversity, leading to a broad understanding of the range of issues that need to be taken account of in the masterplanning of the areas

Transportation – assessing the areas’ accessibility and connectivity to public transport, likely traffic generation and subsequent road network impacts

Community and education infrastructure – leading to an understanding of how development might affect the provision of local halls, recreation facilities and schools

Drainage capacity and sustainable urban drainage systems – working with Scottish Water to identify any required infrastructure upgrades, leading to an understanding of strategic infrastructure improvements required to be made by Scottish Water and how drainage impacts will require to be addressed by a future masterplan. The findings of all these technical assessment are recorded in background technical reports to the Local Plan.

The second stage in the process was to consider the analysis carried out in terms of the above and identify detailed site boundaries for the CGA’s. The conclusions of this exercise were reflected in the South Lanarkshire Local Plan (Finalised) 2006, namely:

- Carluke
- East Kilbride
- Hamilton
- Larkhall/Ferniegair
- Newton

The South Lanarkshire Local Plan (Finalised) 2006 therefore identifies these five Community Growth Areas (CGA) to meet long-term housing requirements in South Lanarkshire, in accordance with the Glasgow and Clyde Valley Structure Plan 2006. The development of these CGA’s is dependant on the preparation of masterplans, which require to be submitted to and approved by the Council. In the Local Plan the Council set out high level requirements that the masterplans require to take account of. In addition, a commitment was made in the Local Plan that more detailed briefs would be prepared to assist and inform the preparation of the masterplans.

Masterplan Development Frameworks were therefore prepared for the CGAs as a way to deliver the aspirations of national guidance at the local level. The Framework document sets out the process between policy (creating communitites, meeting long-term housing requirements) and product (public local inquiry case, vision, masterplan and towards planning application). Through applying professional knowledge and working in partnership, the Framework accords with the place-making and streets and movement agenda. It provides guidance for securing the goals within the Scottish Strategy for Sustainable Development and advocates Scottish Planning Policies and Local Plan objectives. The documents sit between Local Plan and Detailed Masterplan/ Developers Agreements. As the documents are prepared at development plan stage the Council’s requirements for CGA’s are taken into account at the outset of proposed
developments. Many challenges are addressed, from both the Council's and developer/landowner's interest early in the process rather than at the development management stage, for example roads and sustainable urban drainage issues. This in turn has benefits for the Council and the applicants in terms of time, efficiency and delivery of the place-making agenda.

The MDFs will have the status of a material consideration in the assessment of the outline planning application and in subsequent detailed planning applications.

The MDFs set out the:

- Planning context for the CGA
- Planning and Design Policy Context and associated urban design principles upon which the masterplan should be based
- Overview of Site Analysis
- Masterplan Development Framework plan(s)
- Tests undertaken to examine/demonstrate how the proposed framework accords with Planning Policy

The MDF for East Kilbride has been developed in collaboration with developers who have been keen to engage early with the Council and lend their knowledge of the sites to better inform the Framework document.

Site Location
The East Kilbride CGA covers an area of approximately 185 hectares (459 acres) and lies on the south west edge of the built up area of East Kilbride. The CGA is in close proximity to the nearby villages of Eaglesham and Thorntonhall. It is bounded by Hayhill Road and open countryside to the northwest, a police training academy and the residential neighbourhoods of Hairmyres, Mossneuk and Newlandsmuir to the north east, Newlands Road and proposed housing development at Lindsayfield to the south east and Jackton Road and open countryside to the south west. Eaglesham Road passes through the site and the village of Jackton is contained within it.

Housing Types and Tenures
The CGA has the potential to provide 2500 new homes. Part of the tenure mix will be affordable housing, particularly social rented housing. As Local Plan policy asks that 25% of any site over 20 units be developed for affordable housing, meaning that the East Kilbride CGA may produce approximately 625 affordable units.
Location of South Lanarkshire Community Growth Areas
Q2. What makes this a sustainable location?

The process to identify and define the East Kilbride CGA has brought forward a location that has considered environmental, social and economic concerns. The Structure Plan sets out criteria against which CGA locations were selected. Principle site selection involved a sound appraisal that considered accessibility and transportation capacity, contribution to the establishment of the Green Network, green belt and landscape impacts, habitat and biodiversity issues, flooding and drainage capacity, potentials for a range of housing types and choice, school capacity and the needs for community. Using these headings East Kilbride CGA demonstrates its credentials as a sustainable location as follows.

Accessibility and transportation

- The location of the CGA provides development sites that are well related and accessible to the existing settlement, and benefits from access to public transport services, green spaces and a range of facilities.

- The existing road network in East Kilbride consists of a number of local and distributor roads. The main links to the strategic road network are the A726 Queensway, the Glasgow Southern Orbital (GSO) and the A725 Hamilton Road. The GSO opened in April 2005 and has provided a new two lane dual carriageway route from Philipshill (East Kilbride) a distance of 10.2km to Maidenhill (Newton Mearns).

- The approved layout for the Lindsayfield housing development site to the south of Newlands Road incorporates a main access road which has been designed to connect with the CGA road network.

- A Park and Ride railway station at Hairmyres is located some 3.5k from the CGA providing a twice hourly service to Glasgow. A frequent bus route runs along Eaglesham Road to Eaglesham, surrounding neighbourhoods and to Glasgow city centre.

- There are a number of farm tracks running through the CGA, which have potential for use as main footpath / cycle or minor vehicular access routes. There are no rights of way in the CGA. Newlands Road forms part of a designated walking, cycling and riding network.

Green Network

- Developing the Green Network is a strategic goal of the Structure Plan and a key infrastructure element for the Community Growth Area. The objective is to ensure that the East Kilbride CGA supports the delivery of a strategic green network (paths/ open space/ habitats/leisure and recreation opportunity) that helps to connect communities, settlements and wider urban fringe and countryside assets. The network of open space within the CGA will connect into the Strategic Network Priority areas designated in the Local Plan.
enhancing connectivity and green space value in terms of amenity, access, biodiversity and sustainable green space management. Connectivity of green space including the provision of quality path networks and habitats are key outputs required from the CGA to meet the objective of sustainable places.

**Green Belt and landscape impact**
- The East Kilbride CGA will take into account its role of the edge as part of the Green Belt landscape setting to the conurbation, either by affirming existing landscape structures or by Green Belt reinforcement planting (shelterbelts). The existing rural character of Jackton Road is to be preserved and, if necessary, strengthened with additional planting to define the new boundary to the conurbation. The development along Jackton road is to be of low density, in order to create a graduated transition from the built up area to the open countryside.

**Habitat and biodiversity**
- The site is not designated as an environmental sensitive area. Suitable habitats mean the presence of protected species on the site cannot be ruled out without specialist surveys. The use of Sustainable Urban Drainage Systems (SUDS) provided in a well-designed layout will integrate with open space and add significant potential to improve the habitat and diversity of the site.

**Flooding and drainage capacity**
- There is a risk of flooding at various points along the Gill Burn both to the east and to the west of Eaglesham Road. The anticipated extent of areas that would be vulnerable to a risk of one in 200 year floods.

**Housing types and choice**
- It is envisaged that the majority of houses will be 2 storey terraced and/ or semi-detached although lower density areas are also likely to contain a proportion of single and 1 ½ storey units. The higher density developments around Jackton will incorporate flats and mixed use blocks in which housing is located above commercial or retail ground floor uses.

- Housing styles should be mixed to create an interesting and varied streetscape rather than a single house-type dominating each area. Exceptions may exist where particular style and order is desired, for example, in creating a more formal frontage to a main road or entrance point.

**School and community facilities**
- The area will be principally developed for residential use but will also include a new primary school, community, retail/ commercial and recreational uses to support the new community. A new primary school will be provided within the CGA at the local centre of Jackton adjacent to Eaglesham Road.
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Site assessment of the area has identified approximately 185 hectares (459 acres) of potentially developable land. The site has potential for a good mix of house types ranging from higher density flatted development around the local centre to more suburban densities towards the peripheries of the developable areas. The Local Plan recognised that certain prerequisites are required to deliver the East Kilbride CGA as a successful and sustainable place:-

- Definition of new landscape measures to consolidate Green Belt edges and establish green networks within the development
- Development of new local Primary School
- Contributing share of the costs towards a new synthetic pitch with associated changing and parking facilities
- Provision of housing types to accord with Local Plan policies affordable housing
- Create opportunities to make residents healthier, active and environmentally responsible through better access to transport, green spaces and community life

East Kilbride CGA has been subject to a sound appraisal, as noted above, and together with its accessibility and connection with the surrounding community identifies it as a sustainable location. The characteristics of the existing area and the form of development, which is outline later in this document, will influence the creation of a successful new sustainable community.
Strategic Plan from MDF
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The Masterplan Development Framework
Q3. How does the form and layout of the development and building design contribute to the highest standards of quality and sustainability?

South Lanarkshire Council is committed to achieving socially, economically and environmentally sustainable communities in the development of the CGA. Therefore the East Kilbride CGA Masterplan Development Framework (MDF) has been developed in pursuit of the sustainability objectives contained within current planning policy and best practice. The MDF document advocates the principles of sustainable places and place making which includes that the form, layout and building design of the development contributes to achieving high standards of quality and sustainability.

The MDF sets out the vision and requirements for design, environment, sustainable transport and resources for the buildings and the development. To support this, outline below is a synopsis of the requirements the Council seeks to promote and support to achieve the highest standards of quality and sustainability:

- **Housing Densities**
  Housing density is an important issue in developing more sustainable places and building communities that can support good local services. Densities of 26-50 dwellings per hectare net (dph) begin to offer benefits of walkable communities, sustainable public transport, lower infrastructure investment and benefits of reduced impacts on landscape assets whilst still offering privacy and security and integration of local green space and play provision.

  The development site will include a variety of densities generally ranging from 15 - 40 dwelling per hectare along with a small proportion of higher density development over 40 dwellings per hectare principally located at the local centre at Jackton.

  An important component with regards to densities is to make sure that people are able to use the facilities they need without a car therefore a range of house types will be offered with highest densities generally focused on areas such as local centre, principal routes and nodes. This sort of accessibility is not just about alternative methods of transport it is also about access to local shops, larger scale shopping, employment, leisure, health and community facilities and schools. A range of house type and density within the development site will integrate with the existing settlement and provide good connectivity to green networks which are important elements in place-making.

- **Environmental Performance**
  The Council seeks to support improvements in environmental performance across all development and is particularly keen to ensure that the CGA promotes high quality sustainable development. To this end the MDF directs that the following should be explored and applied:

  - Environmental Assessment
  - Sustainability Assessments (further detail below)
  - EcoHomes ‘very good’ standards

- **Embedding best practice in sustainability**
  The wider provision of sustainability measures within masterplanning and design by ‘embedding’ best practice within detailed site and housing design is being promoted and supported by the Council. A number of mechanisms exist to do
this, allowing developers flexibility of response whilst encouraging better levels of environmental performance. Factors to consider include:

- Integration of SUDS and biodiversity
- Integration of SUDS and climate change
- Green networks, landscape, gardens, biodiversity
- Energy, climate change and renewables
- Waste Management
- Green Materials

At present the developers are striving to achieve these aims and matters relating to location, siting and design of the new houses are being considered fully. The future East Kilbride masterplan might include:

Energy – reduce CO₂ by enhancing insulation, identifying the potential for micro-renewables (e.g. ground source heat pumps), energy efficient lighting
Water – provide energy saving water devices – rainwater butts for garden irrigation, flow restrictors on taps, rainwater harvesting in toilets and washing machines
Materials – timber windows rather than UPVC, sourcing materials locally
Surface Water – SUDS
Waste – site waste management plan, composting
Health and well being – daylighting liveable spaces, outdoor space
Management – a guide for home users

- **Design Statements**
  Design Statements support quality places both by ensuring place-quality is at the centre of planning, design and procurement and that place-making objectives are clear and transparent from the outset.

Design Statements are the means by which the following factors can be explained -

- Design principles in terms of layout, density, scale, safety, security, landscape and visual, qualities/architecture, public realm, aesthetics
- How detailed design principles have been developed into the site and neighbourhood specific design responses that are appropriate and sensitive to the site context.

- **Urban Form**
  - Structure - the arrangement of development blocks in an irregular grid will allow for direct and frequent connection throughout the area. Existing routes, principal points of interest and landscape features have influenced the layout.
  - Block layouts - The blocks being promoted generally compose of perimeter development to ensure that buildings face onto and offer a good level of enclosure to the public realm while maintaining secure private spaces within the
centre of the block. This model allows for a wide variety of housing types, sizes, densities and layouts, including detached, semi-detached, terraced and flats.

- Primary Public Realm Network - These spaces identified in the MDF are to form the principal part of the public realm hierarchy, which is to be the most accessible areas and see the greatest levels of activity and movement. Particular attention will be given to the use of split level and other suitably designed house types to ensure a positive relationship between development frontages and the street over sloping parts of the site.

- Entrances and other key nodes - Principal entrances or gateways into the site will be marked out by changes in the building line, elevation and/or height, for example, the corner of a block may be chamfered or stepped forward to emphasise a key junction or public space.

- Edges - Visible sections of the new settlement edge, which will also form the new Green Belt edge, will be addressed by the fronts of buildings. Rear gardens should only form the edge of development where views of, and access to/from, this edge is blocked. Where this is the case, the ‘back’ edges should be appropriately screened through tree planting.

### Use Mixes
The area will be principally developed for residential use but will also include a new primary/ nursery school, community, retail/ commercial and recreational uses to support the new community.

### Housing
It is envisaged that the majority of houses will be 2 storey terraced and/or semi detached although lower density areas are also likely to contain a proportion of single and 1 ½ storey units. The higher density developments around Jackton will incorporate flats and mixed use blocks in which housing is located above commercial or retail ground floor uses. Housing styles should be mixed to create an interesting and varied streetscape rather than a single house-type dominating each area. Exceptions may exist where particular style and order is desired, for example, in creating a more formal frontage to a main road or entrance point.

### Open Space and Landscape
Developing the Green Network is a key infrastructure element for the East Kilbride CGA with the objective to ensure the development supports the delivery of a strategic green network (paths/ open space/ habitats/ leisure and recreation opportunity) that helps to connect communities, settlements and wider urban fringe and countryside assets. The network of open space within the CGA will connect into the Strategic Network Priority areas designated in the Local Plan enhancing connectivity and green space value in terms of amenity, access, biodiversity and sustainable green space management. Connectivity of green space including the provision of quality path networks and habitats are key outputs required from the CGA to meet the objective of sustainable places.
Within the CGA site central open space spine will be designed to incorporate a range of passive and active character areas, which combine to create a strong overall landscape theme. A major element within the open space spine will be the Gill Burn, which runs through the area and will be developed to include the creation of a series of ponds that will also be used in the provision of SUDS for the area.

- **Green Space Management**
  Green space is a multi-functional asset offering social, environmental and economic benefits to communities. Quality green space requires ongoing care and management if green space is to be provided that is ‘fit for purpose’ and can deliver meaningful benefits to communities at both local and wider regional levels. Developers will be required to prepare a Green Network Assessment as part of detailed masterplanning setting out their proposals and management for strategic green space. The assessment should be undertaken in consultation with Structure Plan and Local Plan teams and clearly define particular requirements set out in the MDF.

- **Green Belt Boundary**
  The aim is to establish a definitive boundary between the landscape setting and the CGA which will take into account the role of the edge as part of the Green Belt landscape setting to the conurbation, either by affirming existing landscape structures or by Green Belt reinforcement planting (shelterbelts). The existing rural character of Jackton Road is to be preserved and, if necessary, strengthened with additional planting to define the new boundary to the conurbation. The development along Jackton Road is to be of low density, in order to create a graduated transition from the built up area to the open countryside.

- **Sports, Play and Recreation**
  The overall strategy is to use the green open space along the length of Gill Burn to provide sports play and recreational facilities which are readily accessible from all parts of the CGA, and particularly from the proposed new school and the local centres. Thus the green network will support and be enhanced by a network of sport, play and recreational amenities.

- **Movement Systems**
  The East Kilbride MDF seeks to maximize sustainable transport modes and reduce the dependency on car travel. The Framework prioritises accessibility for walking, cycling, public transport and then motorised modes. The layout of the developments sites have greater emphasis on the green network rather than being transportation driven designed layouts.

  The area will be served by a local distributor road, connecting Eaglesham Road with Greenhills Road via Lindsayfield. The road will be designed to incorporate the place making principles outlined above. The local distributor road will connect...
with a network of access roads, and provide the main public transport route for the area, ensuring east access to bus services for all of the CGA and providing direct connections with East Kilbride town centre and Glasgow city centre. A main greenway route will follow the line of the central open space spine, continuing across Greenhills Road to form the principal link with the existing residential district of Mossneuk. In the future preparation of planning applications and masterplan for the CGA consultation with the Police to ensure that proposals adopt Secure By Design principles requires to be undertaken.

The new residential streets within the CGA site will be carefully designed so as to be attractive and vibrant places for residents to interact and play. Houses will front onto all types of roads to create ‘streets’ that are designed as movement channels for people as well as cars.

- **Community Integration**
  The CGA’s spatial relationship to its surroundings is significant to achieving sustainable places and consideration has been given to how the CGA will fit into and connect with existing communities and infrastructure to secure community growth. Successful places demonstrate good levels of connectivity with the wider environment addressing both urban and landscape setting and context.

- **Phasing/ Delivery**
  The emerging South Lanarkshire Local (Finalised) 2006 allocates 2500 units to the East Kilbride CGA. It is essential that in considering the phasing and delivery of development, account is taken of the programming of investment to ensure that the waste water and other infrastructure have the required capacity for the CGA. Detailed drainage studies must be undertaken to support planning proposals / masterplan for the CGA. The Council will take action as necessary to ensure the effective delivery of the infrastructure improvements identified as part of the Local Plan process. In specific relation to requirements for third party land (e.g. for road infrastructure improvements), whilst this should be preferably be delivered through negotiations, if necessary the Council would consider using appropriate legislation and powers to secure such land.

**Local Footprint project**

In addition to the above requirements set out in the MDF, the Council is committed to contributing to the delivery of high standards of quality and sustainability by requiring that sustainability assessment is undertaken for the development of all the CGA’s.

The Council is involved in a national project called Local Footprints and it is through this project that the Council will assess the CGAs’ sustainability credentials at a detailed level. The Local Footprints project uses Ecological Footprinting, an estimate of the land and sea area, measured in hectares, needed to provide all the energy, water, transport, food and materials that we consume compared with what is available in the world as well as the land that is required to absorb our waste. The ecological footprint has now been adopted by the Scottish Government as one of its performance measures. The Local Footprints Project is funded and supported by the Scottish Government, the Improvement Service and Scottish Power and helps local authorities make an effective contribution to reducing Scotland’s global environmental impact through the use of footprint analysis to inform policy and practice. Calculating the ecological footprint involves a computer software modelling tool.
The CGA’s propose significant urban expansion of East Kilbride, Hamilton, Newton, Larkhall/Ferniegair and Carluke. Each of these settlements has also seen other residential development in recent years. The opportunity therefore exists to calculate a local footprint benchmark from this previous development and to challenge the CGA’s to deliver marked improvement. This would concentrate on the components of the footprint, such as housing, energy and travel, that masterplanning through urban design, can influence and therefore deliver development that is more energy/carbon efficient and people focussed. It will also provide developers with a tangible and therefore marketable measure of their developments’ sustainable credentials and demonstrate the contribution that is made is reducing Scotland’s global environmental impact.

Conclusion

In summary the CGA respects and capitalises on the existing characteristics of the area. The CGA landscape features are taken into account to form a development structure that has a strong identity and sense of place, is well connected to neighbouring residential areas. The place making principles are adopted to ensure people friendly streets/ spaces, attractive public realm and provide natural surveillance. East Kilbride CGA achieves high standards of quality and sustainability through consideration of how housing densities, environmental performance of the housing units, embedding best practises of sustainability, design statements, urban form, open space, landscape, movement systems, community integration, phasing can contribute to the successful delivery of sustainable communities.
Q4. How does the proposal address long term sustainability?

The process that has lead to the identification of the East Kilbride CGA has been from a long-term perspective, assessing the landscape, accessibility, connections to existing community, facilities, sustainable transport. The vision for the Hamilton West CGA is to create a place where a better quality of life is achievable now and for the long term. The Council is striving to achieve this through raising the bar on developments and encouraging landowners and developers to assist in delivery of the vision.

At the outset the action taken to develop the MDF involved sessions with the team which included Planning Officers and consultants. The team addressed key issues and objectives and decided upon the vehicle that would deliver our vision – the MDF. Once a route was devised to achieve the objectives, developers and landowners were brought on board and became an intricate part of the process, and as knowledge was shared there was a greater understanding of the site's opportunities and constraints. There were higher level discussions of the MDF to extend the engagement and explore the thinking as workshops were held with Stakeholders, the Community Planning Partnership and Corporate Management Team. The MDF currently provides a guide for developers to prepare masterplans for the CGA, and through preparing this document at an early stage sustainability principles are embedded and provides greater certainty in the deliverability of the development.

At present discussions are ongoing with landowners to take forward the sustainable development objectives and ensure that these will be maintained and enhanced throughout the life of the project. The development is of a scale capable of creating a place, which is cohesive in character and provides opportunities for residents.

The MDF document has been available to the public through the Local Plan Inquiry as a core document. The next stage in preparation of the masterplan will involve community engagement. It is seen to be a key element in the development of the CGA. To date consideration has been given to long term management and maintenance arrangements for development/ community in relation to public open space however this area requires further exploration.

The landowner arrangement will ensure that there is an increased amount of certainty for all parties. From South Lanarkshire Council’s perspective, the masterplan will cover the issues identified in the Masterplan Development Framework noting these as issues brought to the attention of the developers in the masterplanning of the site. From the developers perspective, there is a vast amount of issues to cover and to ensure they are mitigated and addressed for the long term good. The masterplan allows all these issues to be considered together, at the earliest stages of the project.

In terms of monitoring a definitive programme has to be devised, though it is envisaged that the South Lanarkshire Local Footprints project will assist in monitoring process. It is acknowledge that many elements required to be fully developed though the Framework document which provides a strong platform to develop the East Kilbride CGA that has proven to fit well with the local landscape, maximise location opportunities, fully integrates with public and active transport networks and overall will provide a place people will like to call home.
Q5. How will this proposal be delivered?

The Local Plan allocates 2500 units to the East Kilbride CGA. Phasing and delivery mechanisms have been considered within the MDF.

Phase 1 will see the completion of development already underway at Hayhill Road/Peel Road. The key milestones associated with this phase are the development of the proposed local centre and the primary school at Jackton village. This phase will also see the completion of the new distributor road serving the CGA and linking Jackton to Lindsayfield, and a possible new link to Greenhills Road. This phase will also see the full implementation of the central landscaped park adjacent to the distributor road, proposed SUDS infrastructure and the development of housing framing the central space. A secondary local centre may be developed to support 1,500 units. Phase 2 would see the overall completion of the CGA. It will be released subject to supply and demand assessment after 2018. It would complete development to the settlement boundary of Jackton Road. The Council will take action as necessary to ensure the effective delivery of the infrastructure improvements identified as part of the Local Plan process.

The ability of the CGA to be deliverable and hence effective, rests with the assembly of the land and its efficient phased delivery, which adds to the site’s sustainability credentials:

Planning
The Planning Service in South Lanarkshire Council has demonstrated a full understanding of the planning context of the area and the development site has been identified in the emerging South Lanarkshire Local Plan (Finalised) 2006. Commitment and support has also been given from the Local Authority through resource and financial input into the preparation of the MDF, together with preparation of technical reports for the CGA.

Land
The East Kilbride consortium has been involved in discussions from the outset of the preparation of the MDF. The major part of the land is in the ownership of Lynch Homes, Cala Homes and BMJ, local developer. Other significant areas within the CGA are owned by South Lanarkshire Council, Strathclyde Joint Police Board, and private individuals.

Finance
The consortium is responsible for financing this development.

Delivery body
The delivery body is the consortium, with Geddes Consulting as the agent. The consortium has access to the necessary skills in finance, planning, land management, environmental monitoring and design. The basis for the masterplan process will be the East Kilbride MDF.

Timescale
Phase 1 completed by 2018
Phase 2 – developed post 2018

There are many attributes within this proposal that meet with the objectives of the Scottish Sustainable Communities Initiative. South Lanarkshire Council would embrace the opportunity to take this proposal forward as an SSCI development.