

Erection of 112 houses and associated infrastructure works (approval of matters specified in conditions 1 (a to r), 3, 4, 6, 7, 8, 9, 10 and 12 of EK/09/0218). Land To South West Of East Kilbride Largely Bounded By Eaglesham Road, Jackton Road & Newlands Road Ref. No: P/18/1629

Representation by Jackton & Thorntonhall Community Council

January 2019

This proposal refers to development of a piece of land that has already been granted conditional planning approval as part of reference EK/09/0218. Since it would be preposterous to grant planning approval simultaneously to two different applicants for the same area of land, the following representation is made on the assumption that the applicants for EK/09/0218 have modified, or will have agreed to modify their application to remove the land represented by this application, P/18/1629, from their application and that South Lanarkshire Council will agree to such an amendment. It is further assumed that the applicants in this case have good title to the ownership of all the land included in this application.

Jackton & Thorntonhall Community Council recognises that this application is on land zoned for residential development under the current LDP and proposed LDP2. There can, therefore, be no objection in principle to a proposal for housing on this site. There are, however, three reasons why South Lanarkshire Council should not approve this application in its present form and at the present time:

1. The proposal currently assumes that vehicular access to the site will be from Newlands Road. This is not in accordance with the Masterplan Development Framework for the EK CGA issued by South Lanarkshire Council which requires access to all of the southern parts of the CGA to be taken from a new feeder road running from the Lindsayfield extension to Eaglesham Road. It is clear that the proposed development would generate a significant number of vehicle movements per day and that these would be channelled on to Newlands Road which, despite the proposal to widen it in places, was never intended to carry high traffic volumes. Furthermore, at least until such time as the proposed new feeder road is constructed, traffic from Newlands Road could use Jackton Road as a rat run. Jackton Road is also unsuitable for a significantly increased volume of traffic.
2. The proposed erection of 112 houses would be likely to add to pressure on local primary schools which are either at or close to full capacity already. This pressure is on top of that generated by other recently approved housing developments at Philipshill, Hayhill and Redwood Drive. Although EK/09/0218 does contain proposals for a new primary school to be built on another part of the southern part of the CGA, there can be no certainty that this will ever be built or, if it is built, how long before it will be open to pupils.
3. The proposal is for more than 25 houses but makes no provision for any affordable units within the development. The applicants design and access statement asserts:

A number of sites have been identified for the provision of on-site affordable housing. The site subject to this AMSC application is not required to accommodate on-site affordable housing.

There can be no certainty that these other affordable housing sites that are referred to but not identified will ever be built. Because of the fall in expected household numbers and the increase in other housing sites around East Kilbride, there remains considerable doubt as to whether the East Kilbride Community Growth Area, as conceived in 2006, is now either necessary or economically viable even with a subsidy from the Glasgow City Deal.

For the above reasons, Jackton & Thorntonhall Community Council opposes the approval of this application at this time. If, nevertheless, South Lanarkshire Council is obliged to make a determination on this application imminently, and is minded to grant assent, it should only do so subject to the following conditions:

1. That vehicular access to the site be taken from the new feeder road by means of a roundabout at its junction with Newlands Road and that access to Newlands Road eastwards of the site should be open only to pedestrians and cyclists. There may be scope for temporary use of Newlands Road for access while the development is only partly built while the feeder road is being constructed but this should be for as short a period as possible and access to and from Jackton Road should be restricted during this phase.
2. That occupation of the housing units should only be permitted once South Lanarkshire Council has constructed and opened sufficient additional primary school capacity to accommodate all the children from this and other developments currently being constructed to the west of East Kilbride.
3. That occupation of the housing units should only be permitted to the extent that South Lanarkshire Council is satisfied that at least 1 affordable unit has been provided elsewhere in the CGA for every four of the 112 units that form the subject of this application