



Welcome

Thank you for coming to this first public exhibition which shares our progress so far in developing proposals for new residential development on the western edge of Cardross. This is the first of two consultation events where we are looking to gain input and feedback on our ideas for developing the site. We currently anticipate submitting a formal planning application in November this year.

The planning application will include proposals for new **housing, greenspace, and connections**. We are also exploring ways of meeting community needs through your input to develop these ideas further. You will have a **further opportunity to help shape these initial plans at a second consultation event which is anticipated to be held in October 2024.**

Please Get Involved!

This first exhibition is primarily for fact-finding from you. We are presenting our first thoughts, not any fixed proposals: we don't have them yet. Please read our boards, think about what you agree or disagree with. **Have we missed anything? Is there anything we haven't looked at?**

More information on how to engage with us and what happens next is on the last exhibition board here today or alternatively can be found online at: www.taylorwimpey.co.uk

Last responses by 11th October 2024.

Location

The site area extends to 11.6 Hectares, of which 6.7 Hectares are currently assessed as developable, with capacity for up to 200 new homes.

The site lies on the western edge of Cardross and is separated from an adjoining established residential development by woodland along its eastern boundary. The site is located next to the A814 which connects Glasgow city centre to Helensburgh and beyond to Arrochar. It is within reasonable proximity to the town's facilities.

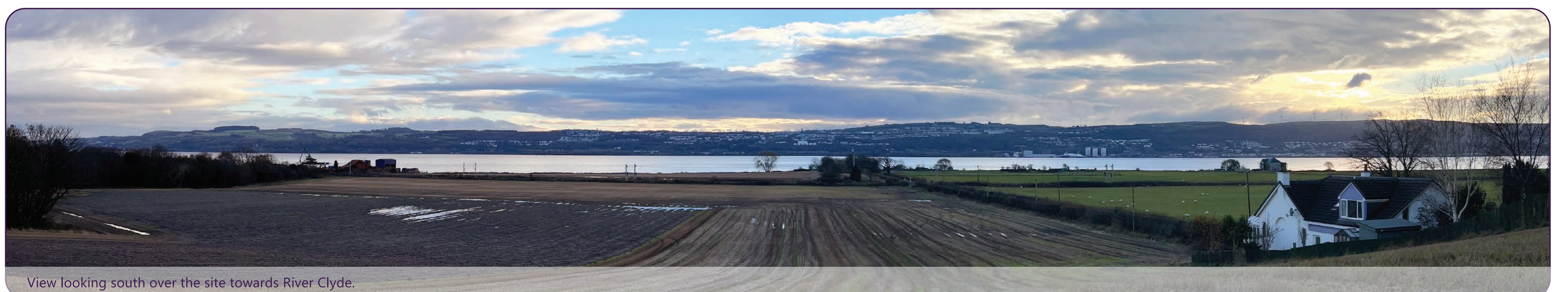
Who Are We?

This application is being prepared on behalf of Taylor Wimpey who do much more than build homes – we seek to put the communities in which we work, at the heart of what we do. We are fully committed to creating a strong and positive association with Cardross and protecting the long term sustainability of the town. We have engaged a team of consultants, who are here today, to help prepare this application and will be pleased to discuss any aspect of the site or these exhibition boards with you.

Geilston Garden Geilston House A814 Cardross road Cardross



View looking north over the west field of the site.



View looking south over the site towards River Clyde.

Geilston

Taylor Wimpey's aim, here at Geilston, is to build a sustainable development that will provide high-quality homes, a range of housing choices, and appropriate facilities within an attractive environment for the Cardross community to enjoy.

The proposed development at Cardross Road will offer the following benefits:

- Provision of connected green space which allows access to all and which can slow traffic on the road along the northern boundary;
- Provision of growing space available to the community (if desired);
- Ensuring continued integration with the existing settlement;
- Ensure good connections in order to maximise opportunities for supporting a healthy economy within Cardross, through increased population and increased footfall and usage; and
- Housing choice.

Allocation Requirements

The proposed residential development at Cardross, Geilston is currently unallocated for housing. The new Argyll and Bute Local Development Plan LDP3 is expected to be adopted in 2029. Argyll and Bute Council set out guidance for a rigorous masterplan design process which we will follow closely with the aim of achieving better outcomes.

National and Local Guidance

Argyll and Bute Council and the Scottish Government promote high quality development.

In June 2023 Argyll & Bute Council declared a Housing Emergency, the Scottish Government did the same in May 2024.

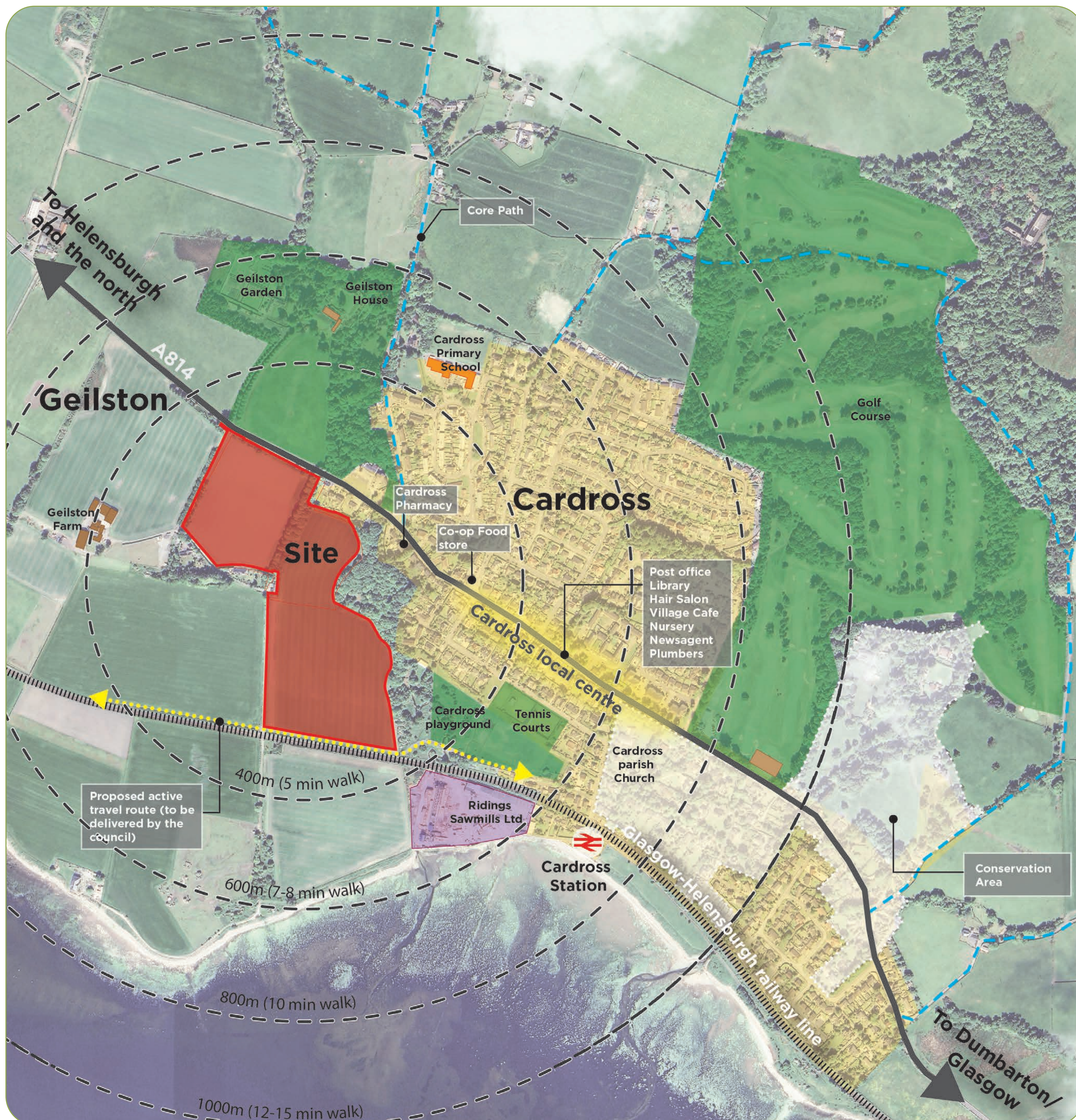
The declarations of these emergencies establishes an urgent call for more houses to be built across Argyll & Bute and across Scotland to meet the need for more owner occupied homes and for more affordable homes.

In recent years housing has not been delivered at the scale anticipated or required in Argyll & Bute, and the shortfall needs to be remedied to meet demand.

The Argyll & Bute Local Development Plan states there will be an increase of around 1,700 new naval staff and their families at Faslane by 2030, and in order to ensure that this significant requirement is met and the associated benefits are captured in Argyll & Bute, new housing needs to be delivered in a timely manner.

The site at Geilston will benefit from being in a 20-minute neighbourhood as it is accessible to local services by walking, cycling and wheeling, and there are bus stops at the site on either side of the A814.

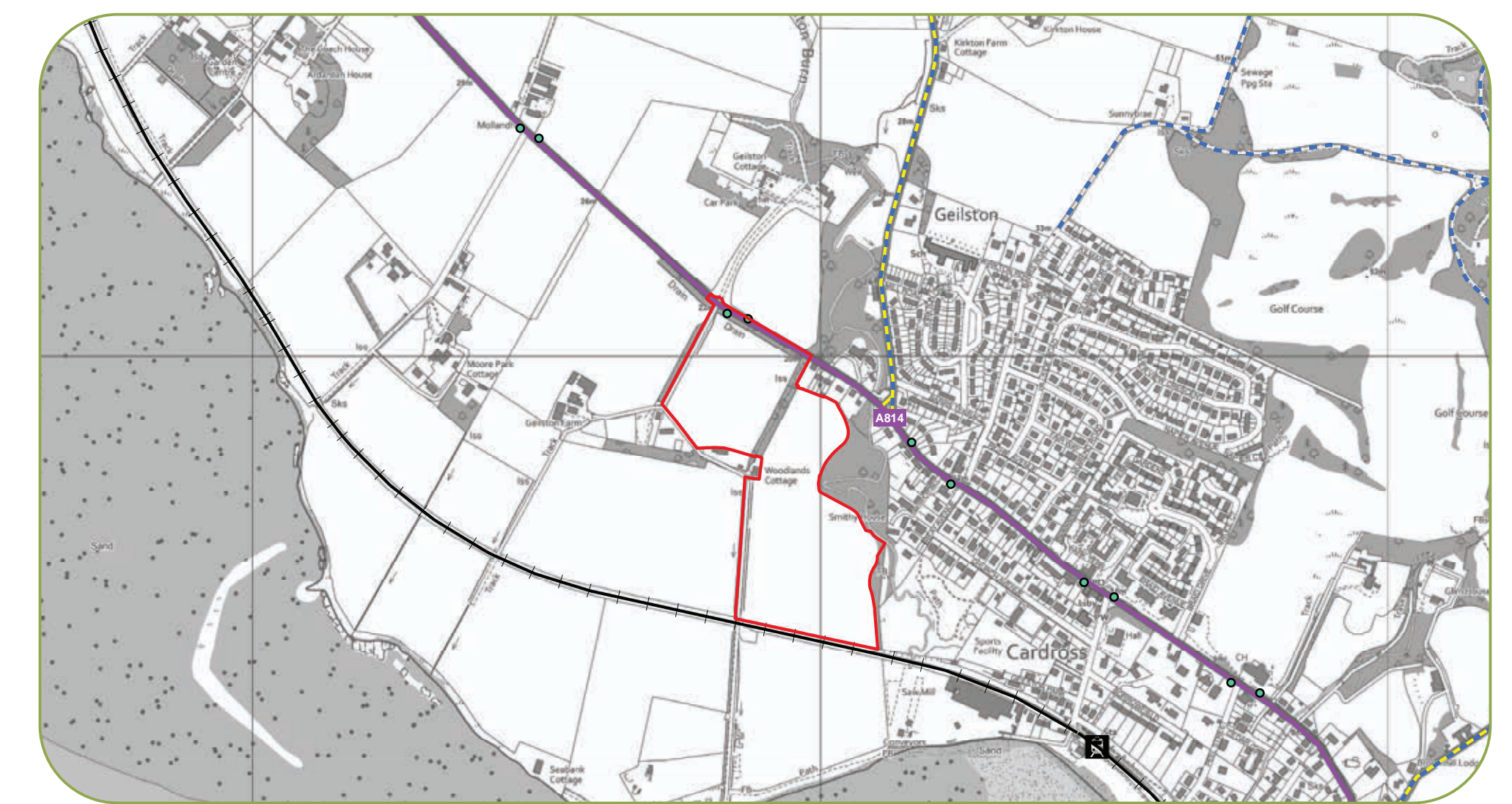
The proposed development will deliver community benefit by meeting local housing requirements, including affordable homes, and by the new resident population bringing increased expenditure which will help to support, sustain and potentially enhance local infrastructure, facilities and services.



Essence of Place

Understanding where people might want to go and how they get there is important in making sure people can get there by the most direct and sustainable route. To support Cardross facilities we will need to encourage as many people to use them; making sure this is an easy choice is a fundamental start. Overall, there is a good standard of facility provision within the town. Due to the incremental growth of the settlement these are disparate rather than being within a single defined centre. An increased population may support the growth of new businesses and services within Cardross and stimulate the existing economy.

New development should seek to consolidate urban form and support existing businesses through well designed and well connected access links. Increased signage reinforcing the entry to the town would also be beneficial.



Access & Connectivity

Geilston is located next to the A814 which connects Glasgow city centre to Helensburgh and beyond to Arrochar. The Helensburgh to Glasgow railway line lies south of the site and there is a railway station in Cardross. A local path, a Right of Way, runs through this woodland strip and is a connection between the A814 and the shoreline of the Firth of Clyde.

Essential services are located an easy walk or cycle away from the site and include Cardross Primary School, local shops and the railway station.



Neighbours

There are many influences in how we masterplan a site; this ranges from the protection of landscape features, areas where there can be no building due to ground or flooding conditions, to constraints around acoustics or physical access. We also consider the existing properties around the edge of the site and whether we can integrate new development, or should screen new development. We consider how much of a setback would be appropriate.

On this site the railway forms the southern boundary, and we will consider views from the train and the impact of noise from the railway on new residents and the future active travel route proposed by the council on this edge.

A number of properties are located on the edge of the site. None of these are orientated directly toward the proposed development site although the property south of the woodland belt does have uninterrupted views across the eastern field from side windows; filtering the visual effect of new development may prove enough appropriate treatment however this will be reviewed as part of the design process.

The most notable feature of the site is the mature woodland which surrounds it on the eastern edge and which influences site character. Development will respect and protect the woodland and habitat through appropriate offsets.

The western section of the site is bounded to the north by the A814 beyond which lies Geilston House and Gardens and to the west by the narrow road leading to Geilston Farm and edged by field planting.

Site Assets

The main asset on the site is the central strip of woodland that divides the western and eastern fields. A connecting path runs through it connecting western Cardross with the shore line and with an attractive semi-rural character, despite being on the edge of the settlement. These trees are not protected and are in a fragile condition. Described in the arboricultural survey as fair to poor they are of single age and with limited understorey. Development could enable better maintenance and management of this important feature and facilitate enhanced biodiversity on the site.

We have carried out studies to understand the degree of potential flooding from the Geilston Burn to the east of the site and this does not impact on the development area. The woodland surrounding the burn is of intrinsic value to the site and offset distances will be required for protection. These areas will not be built on and will create setting for development and community amenity space. These green edges will provide ecological corridor and pollinator pathways around the site, and can act as part of a surface water management scheme.

There is some remnant drystone walling along the northern edge abutting the A814 with a scrub edge but including some larger trees and we will also seek to integrate these into the design of the development.

We are also carrying out further technical study on ground conditions, acoustics and transport impacts. This work will help shape the developing proposals.



Landscape Analysis

The site is well-contained and defined by established developed features. An analysis of the site is shown on the adjacent plan.

The "site" consists of two fields. The western field is clearly defined: bounded to the north by the A814, to the west by the narrow road leading to Geilston Farm and edged by field planting, to the south by a mix of track, property curtilage and mature planting and to the east by a double row of mature trees which separate it from eastern field. An attractive local path, a Right of Way, runs through this woodland strip and is a connection between the A814 and the shoreline of the Firth of Clyde.

The eastern field is larger. It is open to the south but is contained to the west by this woodland strip, to the north by mature garden edge planting from properties on the A814 and to the east by mature woodland around the Geilston Burn. The railway track bounds the south of the site and an active travel route is proposed along this edge connecting Cardross and Helensburgh.



Appraisal Plan

The plan below shows the results of our early appraisal work. When we anticipate to meet again in October we will update this and report on the technical studies which are currently under way.



View along western boundary; Murrays Lane.



View looking south west toward the existing trees from the eastern boundary.



View toward the existing property located on the southern edge of the west field.

The Layout: Preliminary Ideas

This board shows some of our early thinking as we start to prepare our framework for the proposed development site. It shows some of the detailed analysis work we have started, together with some ideas which begin to form as we understand the site and how the new development can “fit” with Geilston both on plan and three dimensionally.

Layout Principles

The below graphic highlights the development principles which have been established as a result of planning policy, the ambition for the new Local Development Plan, site and context appraisal, transport appraisal and technical study.

There is a good opportunity for a new development which provides a positive western completion to the town and which will be well-contained by the railway to the south and the A814 to the north.

The constraints lend themselves to the design of a high-quality landscape framework which will add significantly to local biodiversity and make use of distinctive landscape features. It will be designed to be welcoming for all to use, and incorporate the proposed active route to the south of the site. Most importantly the layout principles seek to fully integrated into the existing urban form and therefore the town itself.

Legend

1. Actively manage and enhance woodland for biodiversity. Open space adjacent to trees would protect them and provide both amenity space and attractive setting for development.
2. Establish a high quality green frontage to create an attractive arrival to the site and to Cardross, this would include restoration of the existing stone wall along the A814.
3. Create linear park incorporating the council’s proposed active travel route along the southern edge.
4. Opportunity to strengthen settlement edge by continuing planting.
5. Opportunity for equipped play.
6. Woodland buffer protects amenity of existing property.
7. Incorporate sustainable urban drainage within a biodiverse rich landscape.
8. Open space protects setting of existing property and respects rural settlement edge.

The Development Framework

The indicative Development Framework plan responds to the site analysis outlined on the previous board. Further technical work is anticipated to be required as proposals progress, which will shape the plan further. As it stands, the site is 11.6 Hectares of which around 6.7 Hectares are currently assessed as developable. This will provide an opportunity for new housing up to a number of 200 new homes.



Questions to think about:

Can we support outdoor education and recreation for physical and mental wellbeing?

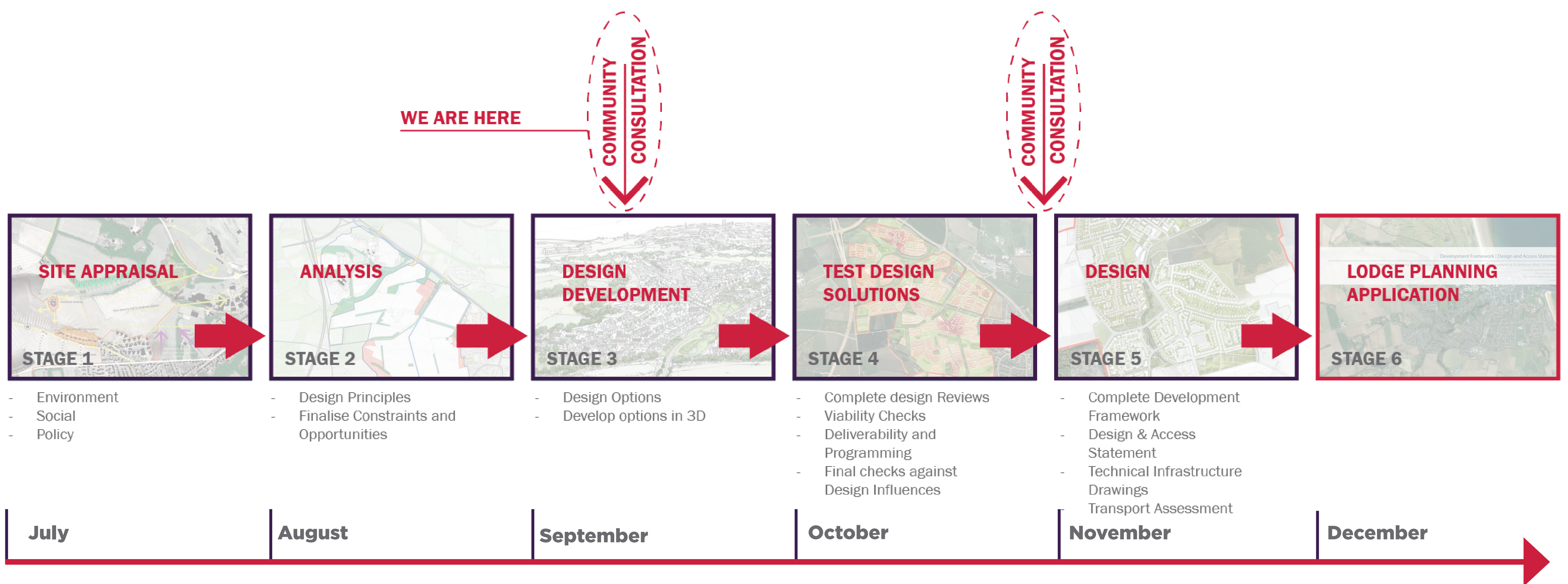
This would be possible through the creation of an ecological park and playing area offering young people direct connection to the natural world, encouraging creativity in play and interaction with wildlife and by increasing the communities connection to active travel.

Can we improve the sense of arrival into Cardross?

Due to the location of our site, we are well placed at the key entry point into the west of the village and therefore we will be keen to develop proposals which will create a new sense arrival into Cardross. Access into the site would slow traffic entering Cardross and we would intend to utilise design elements such as reinstating the existing stone walling, incorporating hedging and enhance tree planting as part of the development. Landscape features could be designed, alongside the local community, as part of an improved signage scheme to assist in the feeling of arrival into Cardross.

Process

This is the first of two consultation events. Following on from today we will review your feedback alongside our increased technical study and start to develop proposals for how the site should develop and how it can relate to the whole town. We anticipate to return in October 2024 and consult with you on our next stage draft proposals. Development areas and possible housing numbers will also have been identified by then. We then account for your second set of comments in finalising our planning application; at that point you will have a further chance to express your views via the Council planning portal. The time line is set out below.



Share Your Thoughts

Please take time to read the boards, add your ideas to the plan, and talk to the team. We have a questionnaire for you to fill in and please write to us if you think of anything else after today. Details of where you can contact us or find this information on-line are below:

Contact

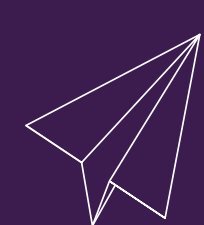
Please send your responses by **Friday 11th October 2024**



david@northplan.co.uk



The boards and questionnaire are available on this website:
www.taylorwimpey.co.uk/Geilston



Address:
Taylor Wimpey c/o North Planning and Development,
2nd Floor
Tay House
300 Bath Street
Glasgow
G2 4JR

Introducing the Team



The Airshed is providing carrying out ecological and noise assessment work.



The Langton Tree Specialists are providing ecological and tree survey work.



ECS Transport is providing transport and engineering expertise.



OPEN are the masterplanners and landscape architects for the project.



Indev Consult is providing civil engineering advice.



NORTH Planning & Development is providing planning advice.



Wild Surveys Ltd is providing an assessment of the ecological features

THANK YOU FOR COMING TO THE GEILSTON COMMUNITY EXHIBITION

07



Thank you for coming.

It's important for us to understand where everyone has come from today - please place a dot approximately where you live on the map.