



LARKHALL

PLANNING CONSULTATION

Taylor Wimpey and Muse Developments
welcome you to the online consultation
for the proposed redevelopment at
Broomhill Road, Larkhall



ABOUT TAYLOR WIMPEY

TAYLORWIMPEY.CO.UK

Taylor Wimpey

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We have a history dating back to the 19th Century. We are one of the largest homebuilders in the UK, completing over 14,000 homes each year.



This image shows our development in Newton Farm.



Planning sustainable communities



More than building homes



Green spaces



Energy efficient homes



We embrace diversity and inclusion in our policies and practices



Engaging with local people



“Our aim is to be the nation’s leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes”

For more information, visit:
taylorwimpey.co.uk



Taylor Wimpey lays the foundations for thriving communities

14,000
homes built in 2021

£286m
invested in 2020 in areas where we built



Improvements to public transport



Landscaping, sports and play areas

ABOUT MUSE DEVELOPMENTS

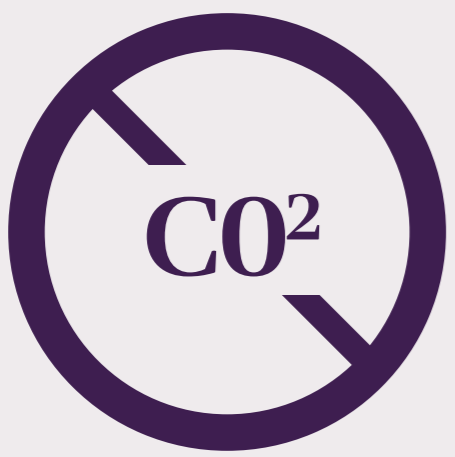
MUSEDEVELOPMENTS.COM



Muse is one of the UK's leading names in mixed-use development and urban regeneration, with a range of major commercial and residential schemes across the country. We deliver innovative places through collaboration, bringing together the best of the public and private sector to drive economic growth and social prosperity right into the heart of our communities. Muse is the landowner of the Larkhall site having recently developed the adjacent Larkhall Academy and Asda Foodstore sites in partnership with South Lanarkshire Council.



These images show our commercial development at South Shields.



*Net Zero
Carbon*



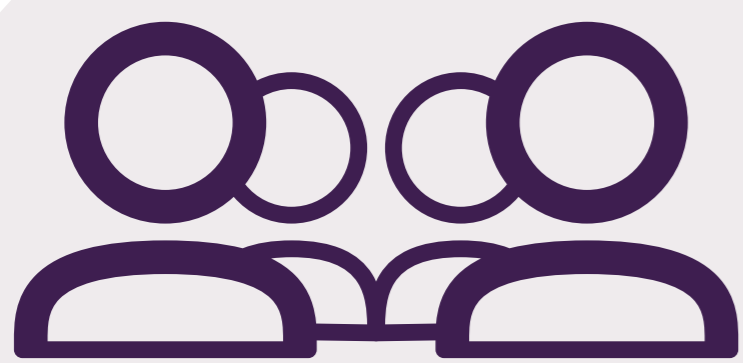
*Enhancing
Biodiversity*



*Circular
economy*

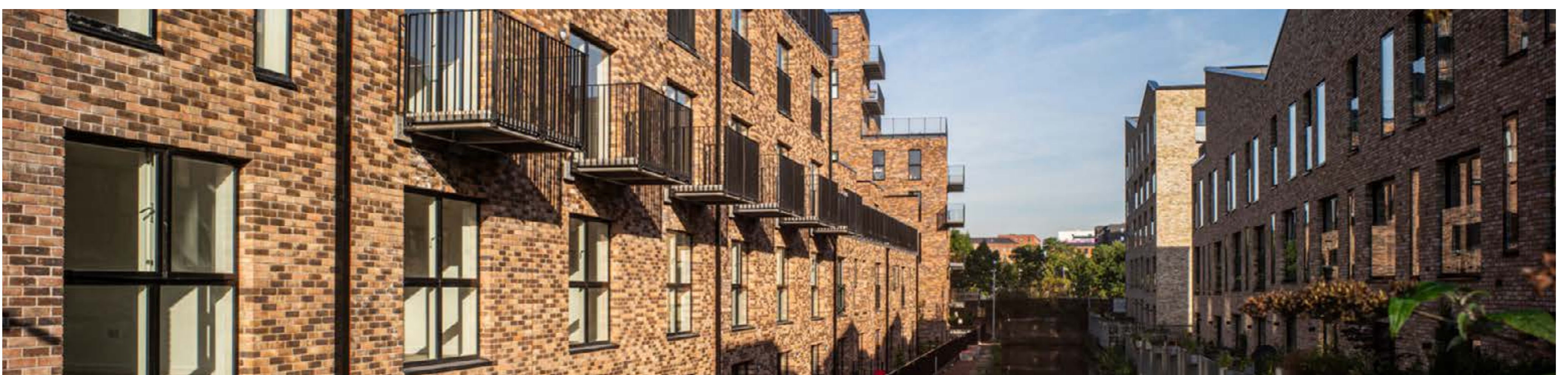


*Health &
wellbeing*



*Social
Value*

*For more information, visit:
[MuseDevelopments.com](https://www.musedevelopments.com)*





We are a national company, working locally across the UK through our 23 regional offices. Each of our regional offices employs people from within its local area.



Maidenhill, Newton Mearns
A multi stage development comprising of 2, 3, 4 & 5 bedroom homes.



Newton Farm, Cambuslang
A modern, flexible lifestyle development that comprises of 2, 3 & 4 bedroom homes.

Our address and some key facts

Taylor Wimpey West Scotland
Cirrus Building
Glasgow Airport Business Park
Marchburn Drive, Abbotsinch
Paisley, PA3 2SJ

Number of staff directly employed including office personnel, site managers, sales executives and various labourers on site.

346

Contributions and expenditure made in 2021 through planning agreements for the provision of physical and community infrastructure, facilities and services.

c.£5 million

Number of private homes completed in 2021.

718

Number of affordable homes completed in 2021.

73



Taylor Wimpey - a national company and local homebuilder



Support and funding for charities

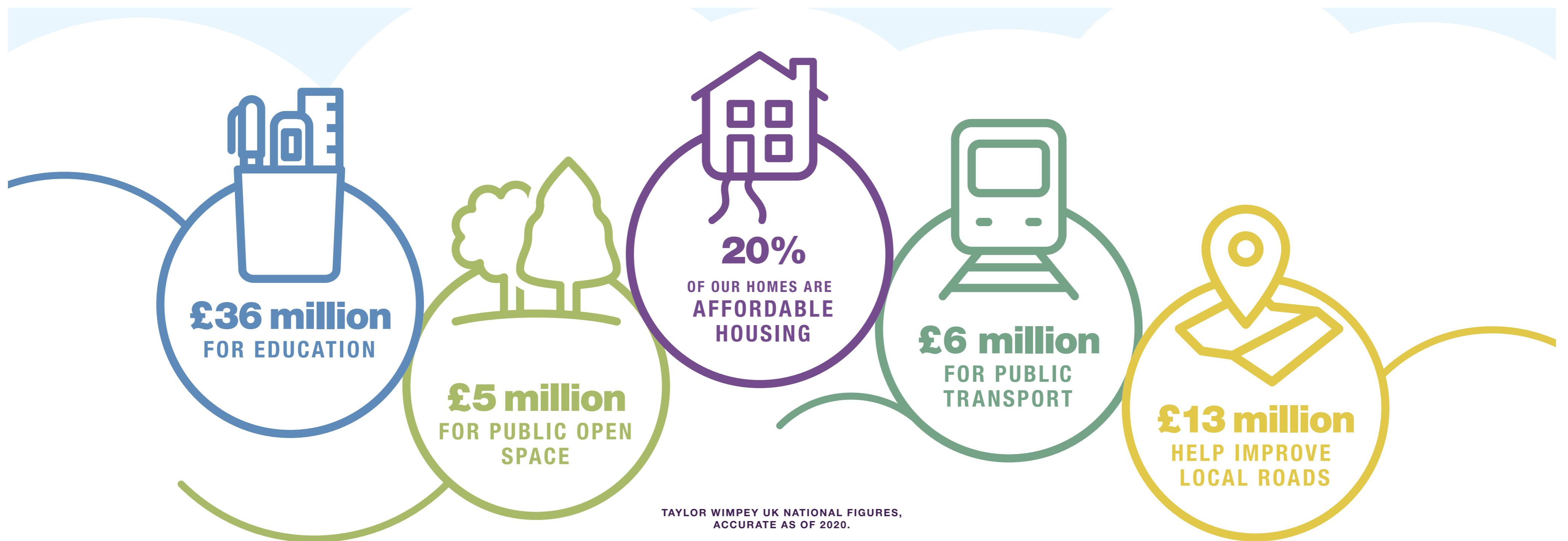
24

employees in South Lanarkshire apprentice schemes



Educate kids in how to stay safe

We do much more than build homes. As a considerate, responsible developer, we have a commitment to local communities.



We fly the flag for local primary school at Benthall Farm

We challenged Primary 5 & 6 pupils of Crosshouse Primary School in East Kilbride to design a flag to welcome customers and visitors to the sales information centre and show homes at our Benthall Farm development in East Kilbride.

“Having the opportunity to work with Taylor Wimpey to design a flag to welcome new visitors to their local development at Benthall Farm has been an unusual challenge. The flag looks great, and it is a lovely connection between our school and the local Taylor Wimpey development at Benthall Farm.”



Local children’s football team scores further funding boost

We have extended our support for local community football in Cambuslang by continuing our shirt and training kit sponsorship for the Cambuslang FC 2009’s – a team that is part of a local community football club for boys who play 11-a-side football in the local Central Lanarkshire Youth Football Association (CLYFA) league.

“We’re thrilled to have received this further donation from Taylor Wimpey West Scotland which now benefits over 40 children at our club, and we are grateful for their support of initiatives like ours in the local community.”



We give a helping hand to school garden in Cambuslang

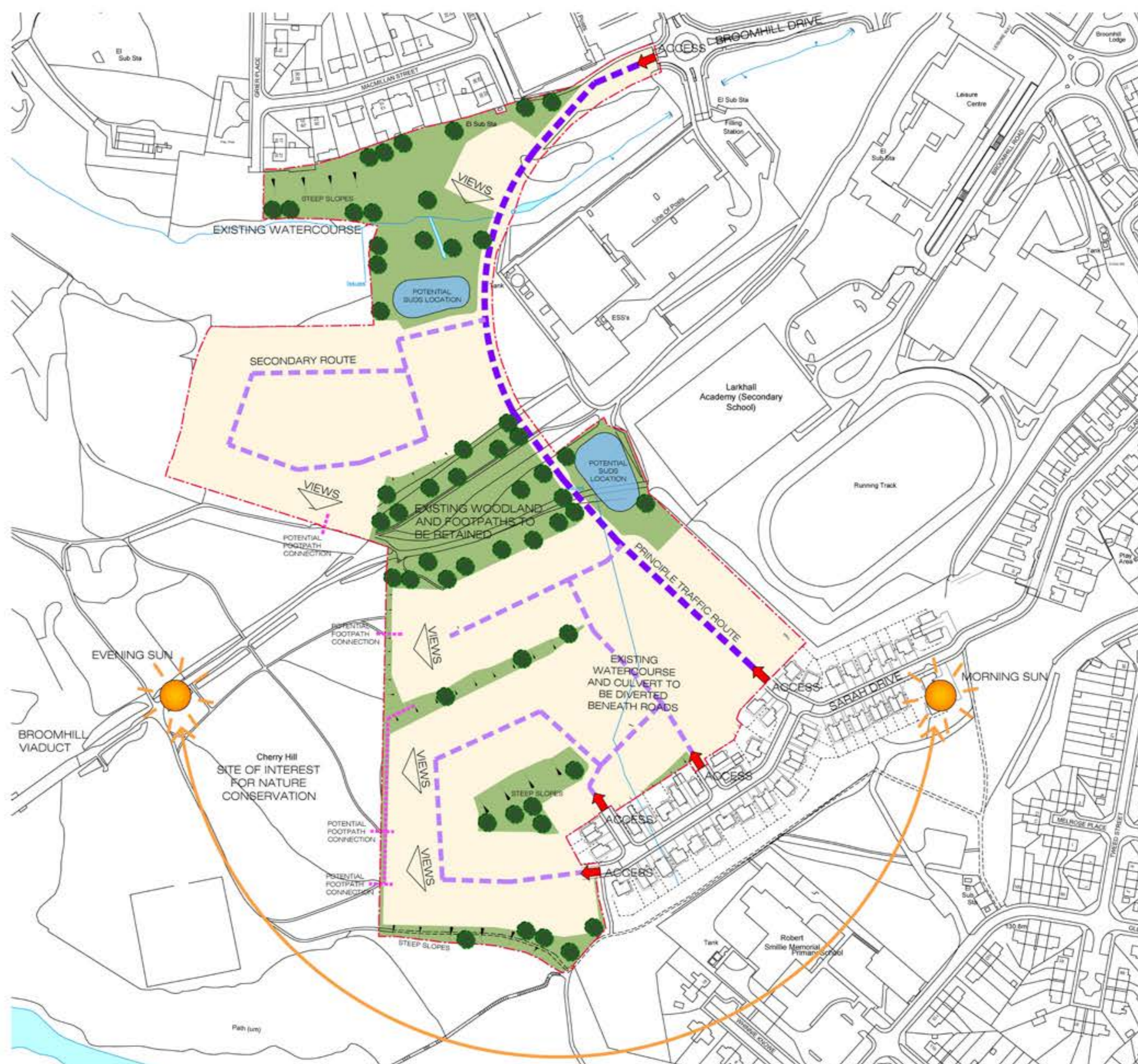
As part of our local support for National Garden Wildlife Week, we donated £250 to Newton Farm Primary School in Cambuslang, which aimed to shine a light on the amazing native creatures that live in our gardens and how we can all create spaces for nature to thrive. Our support of this school garden also marks our ongoing commitment to Cambuslang as work continues at our Newton Farm development.

“The garden is a haven for local bugs and native wildlife so we need to do all that we can to help them thrive, and our children will use Taylor Wimpey’s donation to create plenty of natural spaces for native wildlife to feel at home in our school garden.”

Key constraints and opportunities that will influence the design

Our assessment includes understanding local architectural, landscape and other design features that gives Larkhall its distinctive sense of character and helps us design a scheme that will add to the quality of the area.

We look to make the most appropriate use of land, balancing the scale and massing of the development with well defined streets and open spaces, play areas and green infrastructure to create a sense of place and community.



Things to think about

Existing trees on the site

Vehicular access to site

Sun path

Connecting to the nearby path network

Gradient of the site

The relationship to existing features within, and surrounding the site

Our designs for land at Broomhill Road, Larkhall

Our illustrative layout plan seeks to establish key development parameters including building heights and densities reflecting the character of the site and surroundings, together with house types designed to respond to the local market.

Provide details of key features that have influenced our initial design:

- Key views in and out of the site
- Topography
- Footpaths
- Sensitive features requiring buffer areas/ landscaping/screening e.g. protected views or existing developments
- Access to key facilities and services
- Densities/building heights/house type mix



Key facts



Creation of two, three and four bedroom family homes



Provision of the new footpath links to nearby path network



Affordable homes



Easy access to Larkhall, the wider South Lanarkshire area and to Glasgow

What will our development bring to the area?

We are proposing a residential development of around 200 new homes in Larkhall. The development will include a range of property styles and sizes and 25% are proposed to be affordable homes. New development can bring a number of economic benefits to the local area and we have estimated these using UK-wide statistical data.

Building the homes



82 jobs

Direct employment

Estimated to create 32 temporary construction jobs per year of build.



124 jobs

Indirect/Induced employment

49 jobs could be supported in the supply chain per year of build.



£5.8m

Economic output

Expected additional Gross Value Added (GVA) per year from direct and indirect jobs.

Once people move in



£1.2m

First occupation expenditure

Total anticipated spend on goods and services by people as they move in to the new houses, to make them feel like home.



£5.57m

Total spend by residents

The amount the residents of the new development are expected to spend per year.

Additional local authority income



£286,632

Additional Council Tax revenues per year

Estimated additional Council Tax per year based on the proposed number of new homes.



Protecting and preserving the natural environment

Protecting and preserving the natural environment including valued landscapes and habitats is a key priority. Our design process involves an evaluation of the site and how it relates to the surrounding area in terms of its character and setting.

Opportunities

We look to incorporate key environmental features within our design and promote opportunities to improve access to the wider natural environment where possible. This is important to preserve or add to the sites biodiversity and promote healthy living.

Our analysis of the site will involve a number of independent studies including:

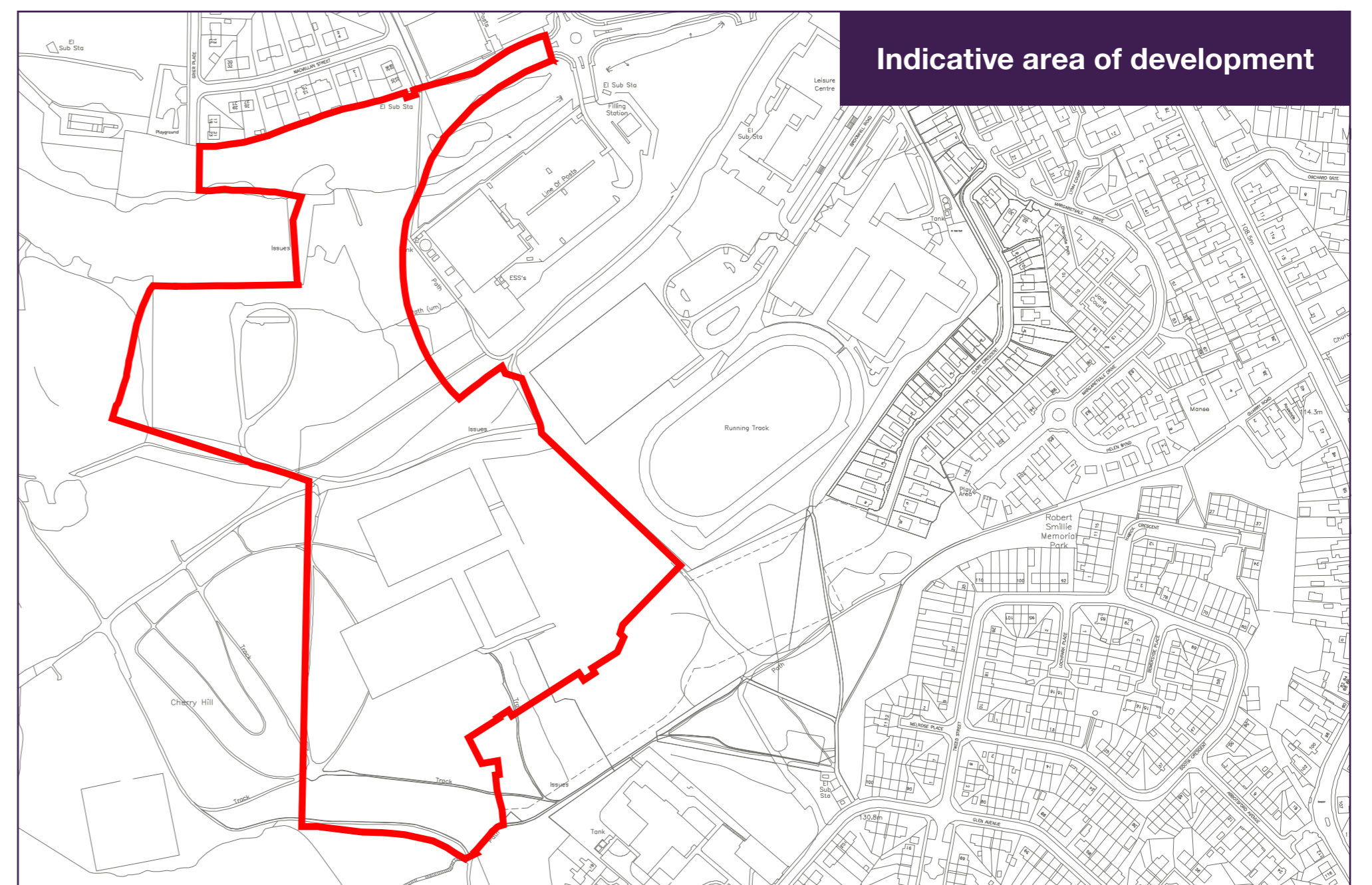
- Landscape
- Ecology
- Trees
- Flood and drainage assessments
- Topography



Our response

Our development proposal plan provides some detail of key environmental features and green infrastructure within our proposal:

- Existing trees
- Site of interest for nature conservation
- Surface water/drainage features
- POS/play areas
- Green corridors
- Footpaths to the wider network beyond our site boundary
- Spine road connection between Broomhill Drive and Sarah Drive



Benefits for our customers and the local community

We aim to work closely with communities to help ensure our schemes deliver long term benefits for our customers and the local community.

Opportunities

- Encouraging the health and well being of the community
- Investment in affordable housing
- Planning contributions in accordance with local authority requirements
- Protecting the environment

Our response

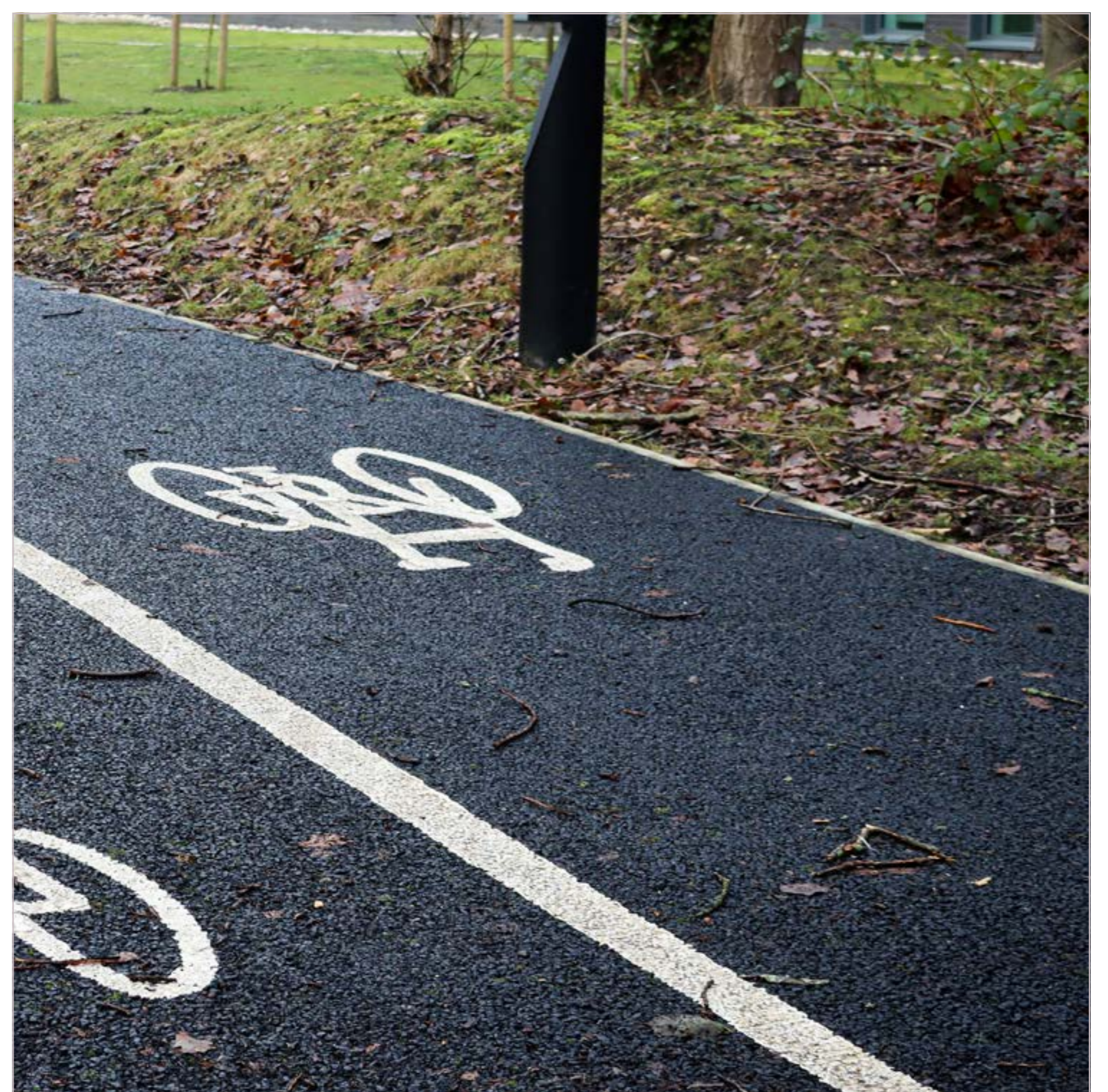
Creation of usable open spaces, cycle and pedestrian routes to encourage physical activity and opportunities for social interaction.

Providing access to nature and green spaces adding to the biodiversity of the site.

Our scheme will include a proportion of Affordable Housing to be agreed with the Local Planning Authority.

The proposal will include a type and mix of homes designed to meet local needs.

The development will use sustainable urban drainage system to mitigate flood risk. Our green infrastructure also supports water management and reduces flood risk.



NEXT STEPS

TAYLORWIMPEY.CO.UK/LARKHALL



**Taylor
Wimpey**

Your views are important to help us develop our scheme and are very much appreciated. As we finalise our plans, we will review any comments received.



This image shows our Hume housetype.

Once you have had a look at our scheme proposals, if you have any questions, or would like to be kept updated on the proposals, you can email us at enquiries@broomhillroad.co.uk or call on 0800 987 5990.

If you would like to comment on our proposals, please complete our feedback for which you can fill-in by clicking [here](#).

An application for planning permission will be submitted in due course.

At that time the Council will write to neighbours again, giving details of the application and an opportunity for you to make any further comments.

Please complete the online feedback form provided or email us at:

enquiries@broomhillroad.co.uk

Alternatively, you can write to us:

Porter Planning
39 St Vincent Place Glasgow
G1 2ER



This image shows our development, Princess Gate, Troon.

Thank you for attending today, your views make a real difference



What is Taylor Wimpey West Scotland already doing in South Lanarkshire?



2 NHBC Pride in the job award winners

152

Private and affordable homes completed in 2021



Sponsor of youth community football