

CARNBROE ROAD

PLANNING CONSULTATION

Taylor Wimpey and Icení Projects
welcome you to the consultation
of the proposed redevelopment
at Carnbroe Road, Coatbridge



ABOUT TAYLOR WIMPEY

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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 an average of 14,000 homes per 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](https://www.taylorwimpey.co.uk)



Taylor Wimpey lays the foundations for thriving communities

14,154

homes built
in 2022

£455m

invested in 2022
in areas where we
built



**Improvements to
public transport**



**Landscaping,
sports and play
areas**

TAYLOR WIMPEY IN YOUR AREA

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Taylor
Wimpey

We are a national company, working locally across the UK through our 22 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.

317

Contributions and expenditure made in 2022 through planning agreements for the provision of physical and community infrastructure, facilities and services.

c.£4.1 million

Number of private homes completed in 2022.

701

Number of affordable homes completed in 2022.

73



Taylor Wimpey – a national company and local homebuilder



Support and funding for charities

5

employees in North Lanarkshire apprentice schemes



Educate kids in how to stay safe

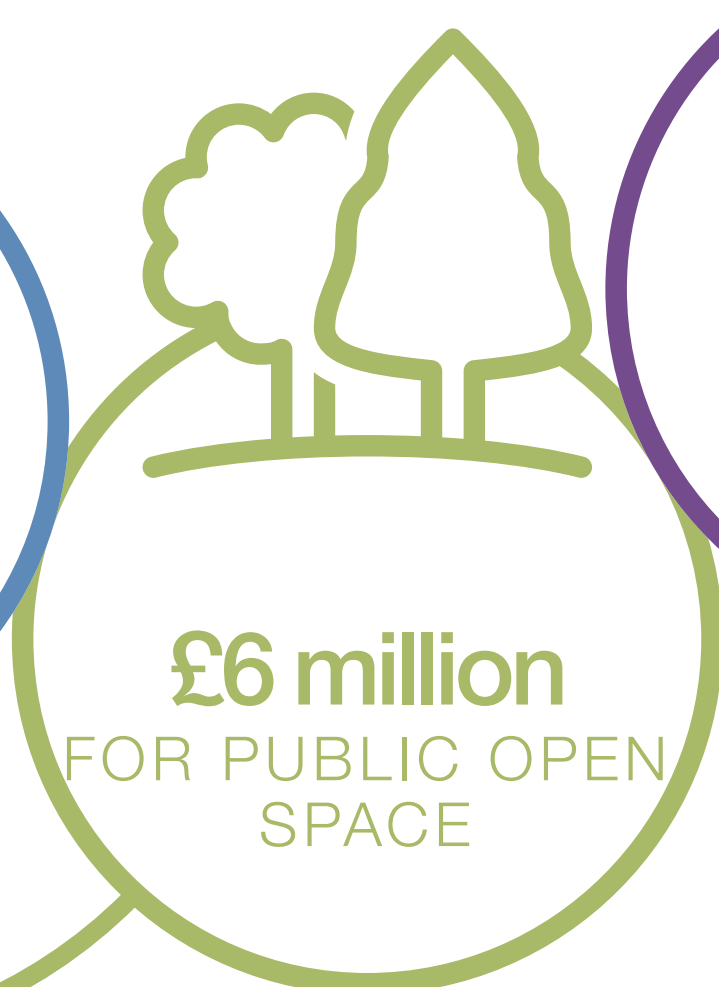
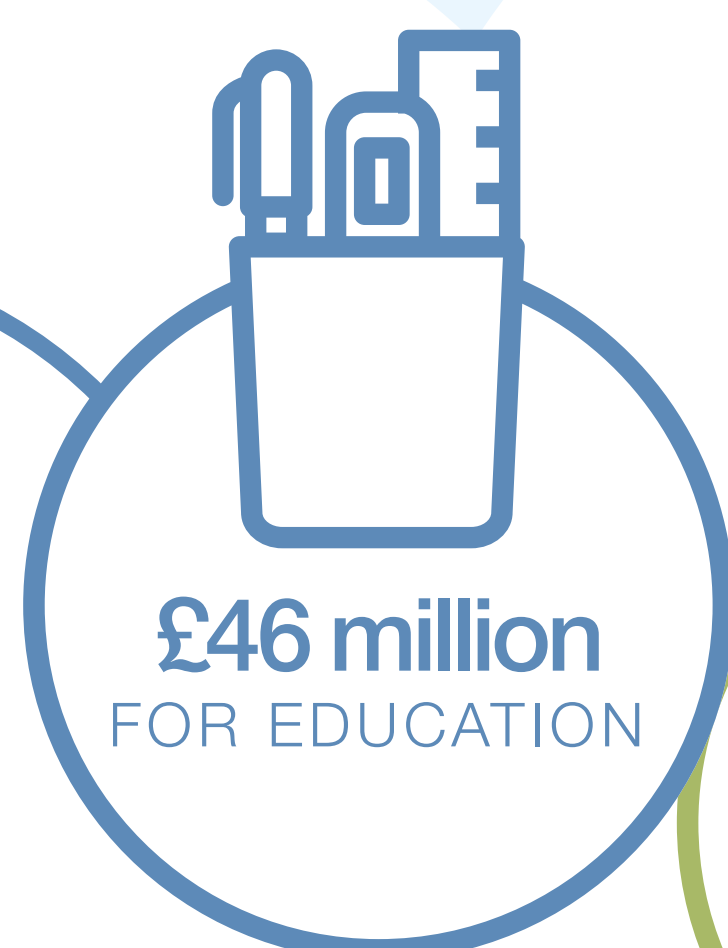
WORKING IN YOUR COMMUNITY

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**Taylor
Wimpey**

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



TAYLOR WIMPEY UK NATIONAL FIGURES,
ACCURATE AS OF 2022.



We fly the flag for local primary school in Holytown

We challenged Primary 6 pupils of Holytown Primary School to design a flag to welcome customers and visitors to our development at Torrance Place. The winning design now flies proudly at the entrance for all to see.

“Participating in the Taylor Wimpey competition to design a flag for their new housing development was an exciting opportunity for our children. The children enjoyed tackling their brief to create a bold and colourful design, and I understand the judges found it hard to choose a winner due to the high standard of entries from Primary 6. The flag looks great and is a lovely connection between our school and the local Taylor Wimpey development at Torrance Place.”



We've pledged £4,700 to St Andrew's Hospice in Airdrie

As part of our ongoing commitment to working with local communities, that we will donate £25 to St Andrew's Hospice for each new home sold within the first phase of new homes at our Calder Wynd development in Carnbroe.

“This money will be put to work locally to help us deliver our range of projects to those who need the support of St Andrew's Hospice. On behalf of everyone who uses our services, I would like to say a huge thank you.”



We inspire the next generation

We invited children from Primary 3 at St Mark's Primary in Hamilton to visit our local development to let them see how we build our new homes. The visit forms part of our ongoing commitment to playing a role in the local community.

“We enjoyed meeting the children from Primary 3 at St Mark's Primary School and being able to give them an insight into how we are building new homes in Brackenhill, Hamilton With lots of interesting questions, we also hope that we have inspired a few of the youngsters to consider the housebuilding industry in the future.”

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Brief Overview

The National Planning Framework 4 (NPF4) was formally adopted on the 13th February 2023 and provides the national planning policies for Scotland which now form a statutory part of the planning process. NPF4 presents a National Spatial Strategy which informs 3 themes to support the planning and delivery of:

SUSTAINABLE PLACES

tackling the climate crisis
and better connecting
biodiversity;

LIVEABLE PLACES

living better and
healthier lives; and

PRODUCTIVE PLACES

greener, fairer, and
inclusive wellbeing
economy.



Natural Environment

NPF4 gives significant weight to the climate and nature crisis. Proposals should anticipate the future impacts of climate change to enhance the sustainability of the development. Developments should minimise lifecycle greenhouse gas emissions through sustainable strategies.

Developments should contribute to biodiversity enhancements through the integration of nature networks and nature-based solutions.

Community Benefits

NPF4 supports developments which contribute to meeting housing needs and demands. Promotion of housing on allocated land is encouraged to deliver high-quality and mixed tenure housing. Major housing developments should submit a Statement of Community Benefit to demonstrate how proposals can meet local housing requirements and contribute to the surrounding amenity.

NPF4 encourages and promotes 20-minute neighbourhoods. The development of high-quality housing which is interconnected to the existing infrastructure, services and amenities contributes to local living within the community. New residential development further supports local businesses, local employment opportunities, and contributes to the local economy.

New residential developments with local access to public transport and promotion of active travel modes by foot, bike or wheel contribute to sustainable living and 20-minute neighbourhoods. Sustainable travel addresses the climate crisis in reducing emissions and promotes health and wellbeing.

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Taylor Wimpey

Our assessment includes understanding local architectural, landscape and other design features that gives Carnbroe road 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.



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**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*

COMMUNITY BENEFITS

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**Taylor
Wimpey**

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.

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.



ECONOMIC BENEFITS

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**Taylor
Wimpey**

What will our development bring to the area?

We are proposing a residential development of around 137 new homes in Carnbroe. The development will include a range of property styles and sizes. 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



127 jobs

Direct employment

Estimated to create 42 temporary construction jobs per year of build.



64 jobs

Indirect/Induced employment

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



£12.8m

Economic output

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

Once people move in



£753,5000

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.



£3.5m

Total spend by residents

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

Additional local authority income



£181,799

Additional Council Tax revenues per year

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



NEXT STEPS

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Taylor Wimpey

Your views are important to help us develop our proposals and are very much appreciated. We will review any comments received and respond to these as part of our second consultation event.



This image shows our Hume housetype.

Once you have had a look at our development proposals, if you have any questions please speak to one of the project team. If you would like to be kept updated on the proposals, you can email us at carbroeroad@iceniprojects.com or call on 0141 473 7338.

Alternatively you can write to our consultants, **Iceni Projects**, who are collating responses at 177 West George Street, Glasgow G2 2LB.

If you would like to comment on our proposals, please complete our feedback form today or online at www.taylorwimpey.co.uk/calder-wynd#Community. Our second public consultation event is scheduled to take place on 6th December 2023. On completion of our public consultation events, we will assess all the feedback and consider how we incorporate this into our proposed application to North Lanarkshire Council.



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 North Lanarkshire?



2 NHBC Pride
in the job award
winners

152

Private and affordable
homes completed
in 2021



Supports local
charities