

An aerial photograph showing a mix of urban and rural landscapes. In the foreground, there's a large residential development with many houses and a few commercial buildings. A major road with a roundabout is visible. The background features rolling green hills and a small pond.

# Garthamlock, Craigend & Gartloch Community Council Presentation 28<sup>th</sup> February 2023



# Who are Keepmoat Homes?

## Leading the way in UK homebuilding

At Keepmoat Homes we deliver beautiful, high quality homes for our customers right across the UK.

We are a leading partnership homebuilder. Working with our partners we have built thousands of new homes across the country, many of them on brownfield sites, transforming them into thriving new communities.

As a leading homebuilder for first time buyers, we help people take their first step on the property ladder. Around 70 percent of the homes we sell on the open market are to first time buyers.

We are committed to delivering more of the high quality, multi-tenure, new homes the UK needs. At prices that people can afford and in the places where they want to live.

We operate across England and Scotland - with over 80 live developments from Scotland all the way down to Northfleet in Kent. We have 9 regional offices including MCI Developments in Glasgow, Newcastle, Liverpool, Wigan, Leeds, Doncaster, Nottingham, Tamworth and Northamptonshire.



9 regional  
businesses

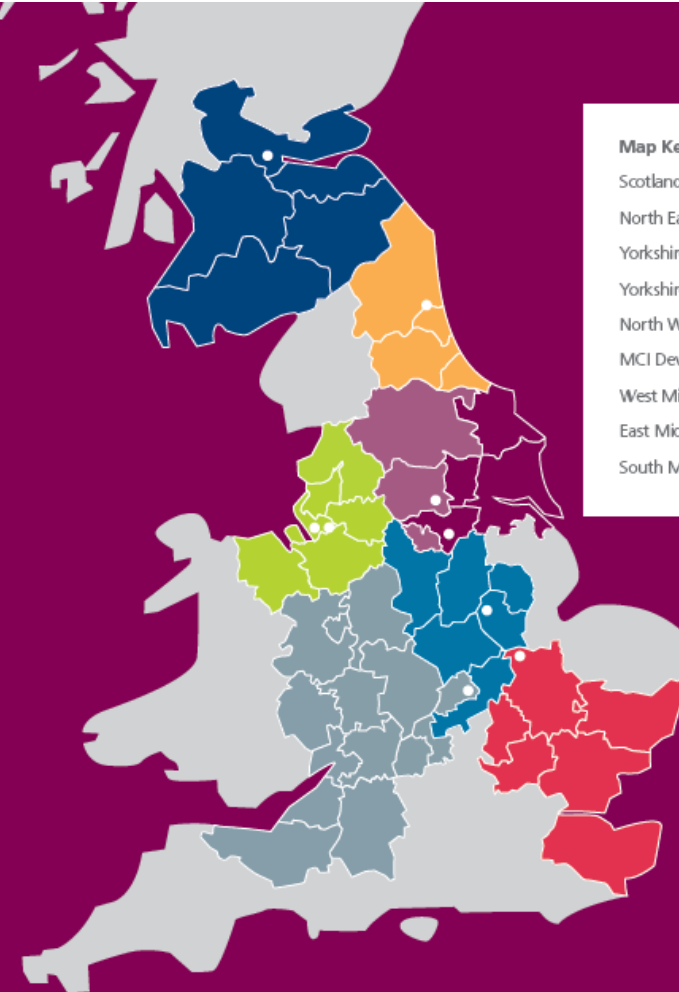
Organised into  
two divisions:

Scotland, North East,  
North West and West  
Yorkshire

East Yorkshire, Midlands  
and South

### Map Key:

Scotland	
North East	
Yorkshire West	
Yorkshire East	
North West	
MCI Developments	
West Midlands and South West	
East Midlands	
South Midlands	



# Keepmoat Across Scotland



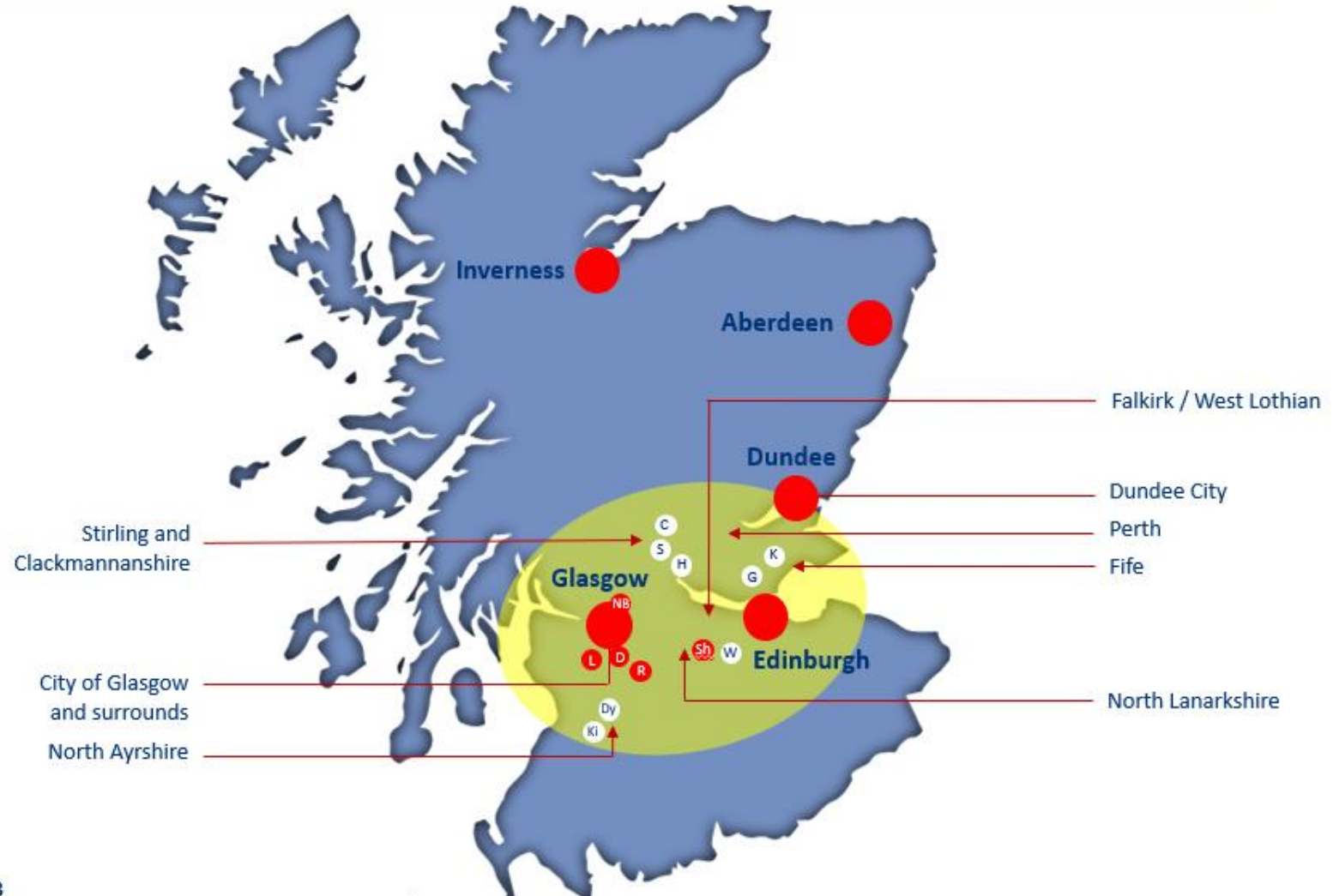
58 Homes – North Lanarkshire starting 2023



420 Homes – Fife started in 2022



90 Homes - Clackmannanshire starting in 2023



# Overview of Proposals

The new National Planning Framework 4 was adopted on 13<sup>th</sup> February 2023 and alongside the Glasgow City Development Plan, now forms part of the statutory development plan against which the proposals at Gartloch will be assessed. NPF4 now informs decision making on all planning applications in Scotland.

NPF4 sets out a National Spatial Strategy for Scotland to 2045. It also sets out 33 National Planning Policies centred around the three themes of:

- Sustainable Places;
- Liveable Places;
- Productive Places.

NPF4 seeks to set out a strategy and policies that support development that helps to meet the housing needs of people living in Scotland. It gives significant weight to the Climate & Nature crisis throughout all planning decisions.



## Housing Development

NPF4 seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

NPF4 encourages biodiversity enhancement and climate mitigation through sustainability strategies.

NPF4 now requires all planning applications for 50 houses or more to be accompanied by a Statement of Community Benefit.

# Overview of Proposals

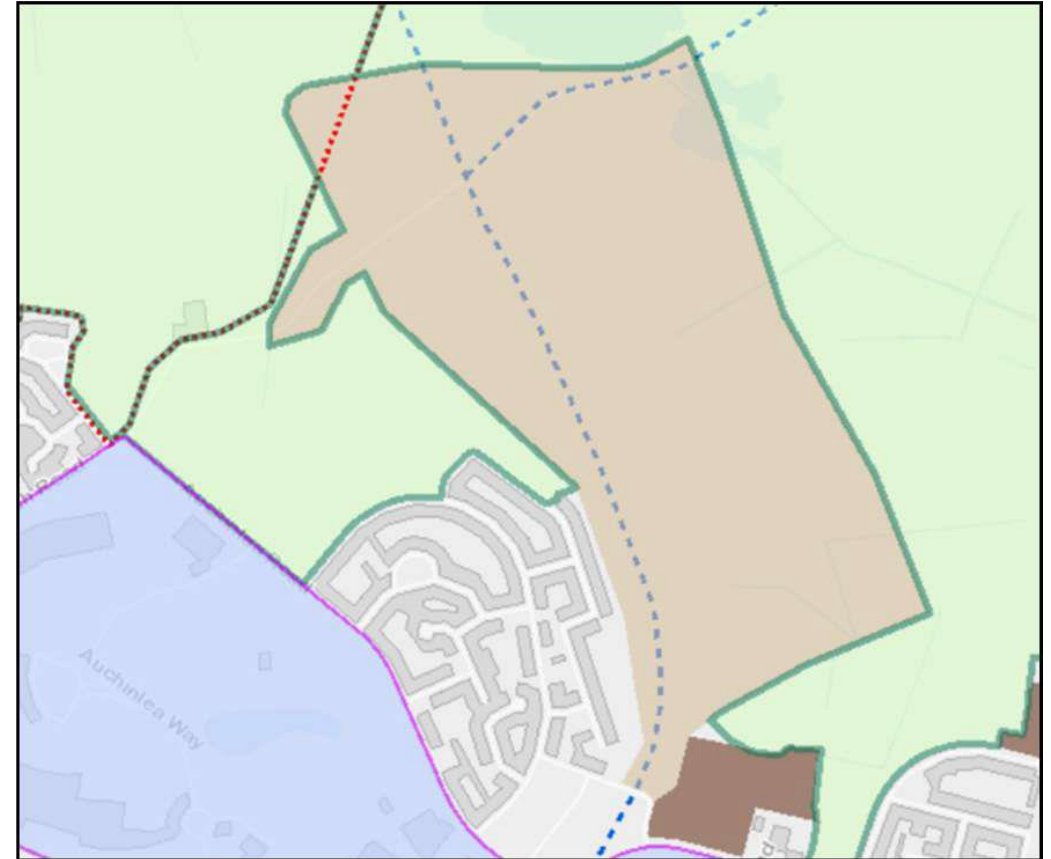
The site is included on the Glasgow City Development Plan (CDP) Proposals Map as a Housing Land Supply Site. The site is also included in the Glasgow City Council Housing Land Audit 2020 as a greenfield release site.

This allocation reflects a previous (2009) 'minded to grant' planning permission for residential development.

Due to the scale and nature of the proposals, Keepmoat have submitted a Proposal of Application Notice to Glasgow City Council signalling their intention to submit a new planning application for the site. This triggers the start of the consultation process with the local community and other stakeholders.

Keepmoat are progressing pre-application discussions with the Council to agree the content of the planning application. This includes agreeing the scope of an Environmental Impact Assessment for the site.

An Environmental Impact Assessment is required for the site due to the size of the proposal and the character and nature of the surrounding area.



*Extract from Glasgow CDP Proposals Map*



# Gartloch Concept

The site at Gartloch Farm extends to approximately 115 acres.

Careful site analysis has informed the development approach and the concept diagram illustrates the areas of the site which are appropriate for residential development.

The proposals will deliver three areas of residential development:

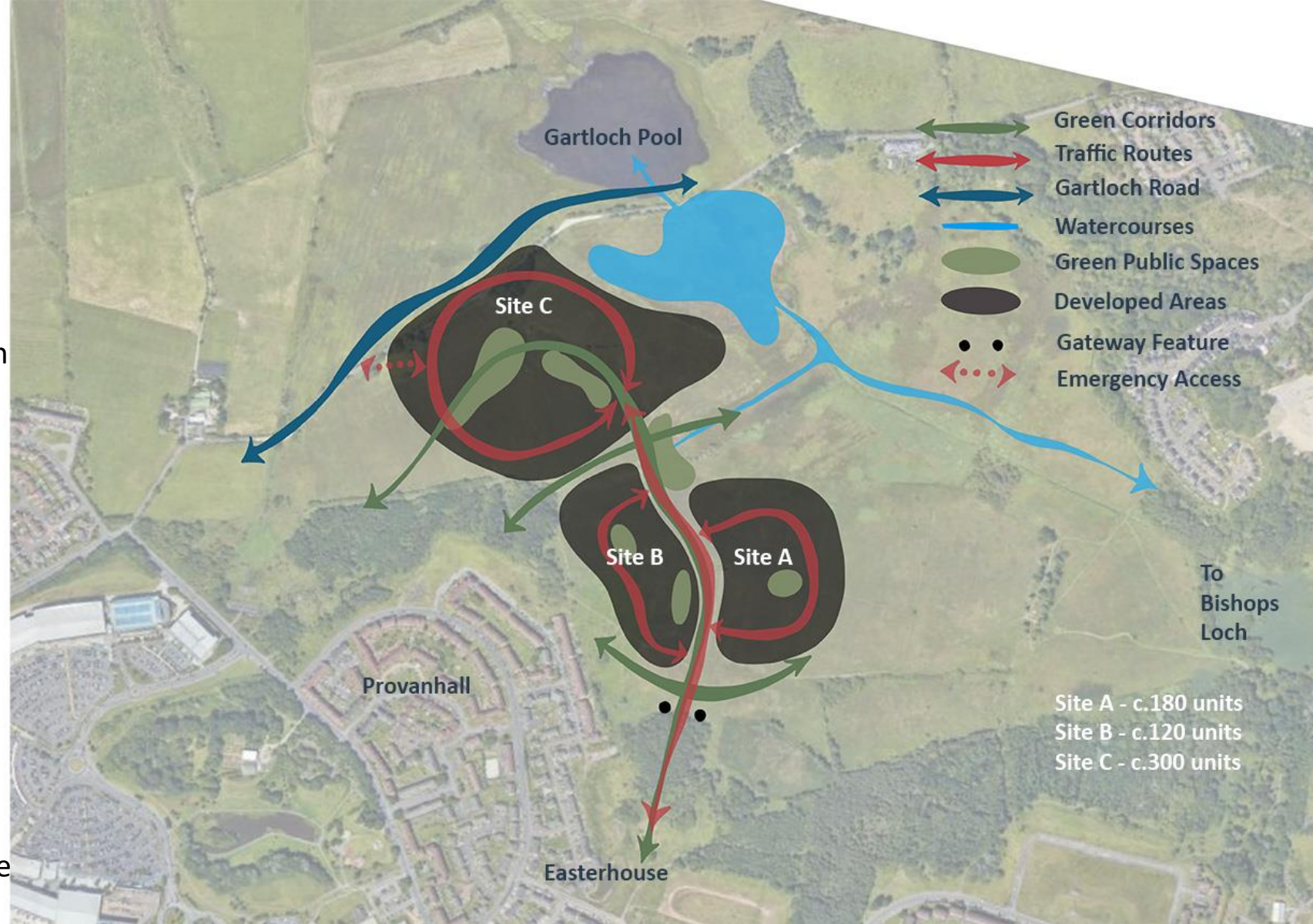
Site A – c. 180 units

Site B – c. 120 units

Site C – c. 300 units

This will include a mix of housing types and sizes and will deliver approximately 25% affordable housing units.

The proposals will allow for connection to the existing communities at Provanhall and Easterhouse.





# Gartloch Concept

The development concept takes account of the wider boundary of the Seven Lochs Wetland Park and other local nature conservation sites, such as:

- Sites of Special Landscape Importance (SSLI).
- Sites of Importance for Nature Conservation (SINC).
- Sites of Special Scientific Interest (SSSI).

The proposed development areas allow for continued nature and biodiversity protection while creating new opportunities for blue and green networks.

As part of the new NPF4 Keepmoat will be required to demonstrate the sustainability of the proposals and set out how they contribute to Community Wealth Building.

Keepmoat are experienced in delivering both sustainability and social value enhancements across their developments in both Scotland and UK wide.



# Sustainability Commitment

58%

Homes on developments with nature-led Sustainable Drainage features



39%

Completed homes are affordable



100%

Homes on developments with harm-preventing ecological assessments

98%

Waste diverted from landfill



£227.5m

Local supply chain spend

## SUSTAINABILITY IN NUMBERS

2021



£200.8m

total social and economic value

63%

Homes on developments with good access to cycle networks



94%

Homes on developments within 500m of public transport

100%

Business electricity on renewable tariffs



69%

Homes on brownfield developments

EPC B+

98%

Homes with an energy performance of 'B' or above



Data source: Sustainability Report 2021



# Keepmoat Delivery

## Northbridge

- Keepmoat's landmark project in Scotland is Northbridge, Sighthill.
- It is one of the largest regeneration and transformational projects of its kind outside of London.
- Northbridge is a partnership development providing 824 new homes for the city along with commercial and retail spaces; community hub, and a build to rent site providing ca 350 BTR apartments for rent.
- At the core we aim to create sustainable communities by regenerating housing and creating new community facilities, amenities and green spaces.
- As part of Northbridge Keepmoat are delivering a number of community wealth building initiatives.



## Social Value:



172 jobs created. Including new entrant jobs, new Modern Apprenticeships and support Existing Apprentices through our subcontracts.



32 School work experience placements;



88 College work experience placements;



122 curriculum supported events,



56 half day group site visits for students and young people.



14 school mentoring programmes



122 vocational training and qualifications for the workforce.



£180000 community engagement investment to sustainable initiatives



700 hours of voluntary support for community initiatives and charitable causes

# Planning Process

