



Garthamlock, Craigend & Gartloch Community Council
C/o G.E.S.H
Glasgow, G33 5EG
secretarygcg.cc@gmail.com

23 July 2023

Iceni Projects Ltd
177 West George Street,
Glasgow
G2 2LB

Dear Iceni Projects Ltd,

Feedback on Proposed Keepmoat Homes Housing Development (Ref: 23/00229/PAN)

I am writing on behalf of the Garthamlock, Craigend, and Gartloch Community Council, with regard to the proposed housing development by Keepmoat Homes, as referenced by the Proposal of Application Notice: 23/00229/PAN.

Over the past few months, our community council has been actively engaging with the residents of Garthamlock, Craigend, and Gartloch to discuss the proposed development during our regular community council meetings. Additionally, we organised local consultation sessions to provide residents with an opportunity to voice their concerns and record any issues they may have regarding the development.

We recognise the importance of responsible and sustainable development within our community, and we wish to bring to your attention some key feedback that we have gathered from the residents during this process:

- 1. Traffic Strain on B806 Gartloch Road:** The current traffic conditions on B806 Gartloch Road, which connects Garthamlock and Gartcosh, are already under strain. There are genuine concerns about how a new housing development would accommodate the increased population and subsequent traffic. It is essential to address these concerns adequately during the design development phase.
- 2. Primary Road Consideration:** While it has been stated that Brunstane Road will be the primary road and B806 Gartloch Road the secondary road, residents fear that Gartloch Road may end up becoming the primary route. We urge you to implement measures to prevent this from happening and ensure the original plan is adhered to.
- 3. Active Travel Routes:** Residents have expressed the need for active travel routes to be integrated into the development plans. We suggest aligning these plans with

Glasgow City Council's 'Glasgow's Active Travel Strategy 2022-2031' and seeking support from the council to promote sustainable transportation options.

4. **Construction Congestion and Noise:** The potential congestion and noise during the construction phase, if the planning is approved, are valid concerns raised by residents. Appropriate measures should be taken to minimise disruption to the existing community.
5. **Biodiversity and Water Voles:** The area houses significant biodiversity, including water voles, which must be carefully considered in the development plans to ensure their protection and preservation.
6. **Community Facilities:** Residents have emphasised the need for community facilities such as shops, doctors, schools, and other public amenities within the development. As these essential services are lacking in the Gartloch area, we request that you incorporate them into your plans. We also inquire about the possibility of collaboration with New City Vision, who is working on the Gartloch Village Development.
7. **Affordable Housing:** There is a strong desire among residents to have a greater proportion of affordable housing as part of the development, which would cater to the diverse needs of the community.
8. **Footpath Access:** The provision of a footpath along B806 Gartloch Road is crucial for residents to access central services. We recommend exploring options for collaboration with Glasgow City Council or New City Vision to make this possible.
9. **Road Recategorisation:** With the anticipated density of population in the area, residents believe that a recategorisation of B806 Gartloch Road, given its current speed limits as a B road, should be considered.

We kindly request that you carefully consider and address the aforementioned feedback from the community during the design development phase of the proposed housing development. Open and transparent communication with the residents is of utmost importance to ensure the project's success and its integration with the existing community.

Thank you for your attention to this matter, and we look forward to your response.

Sincerely,

GCG Community Council

Garthamlock, Craigend & Gartloch Community Council