

LAND AT BOGHALL ROAD, BIGGAR WELCOME



Have your say

Gladman Developments is preparing an application for Planning Permission in Principle for a proposed residential development (up to 100 homes) with associated infrastructure and landscaping on land at Boghall Road, Biggar. The total site area comprises approximately 27 acres (11.1 hectares). The site is currently greenfield agricultural land.

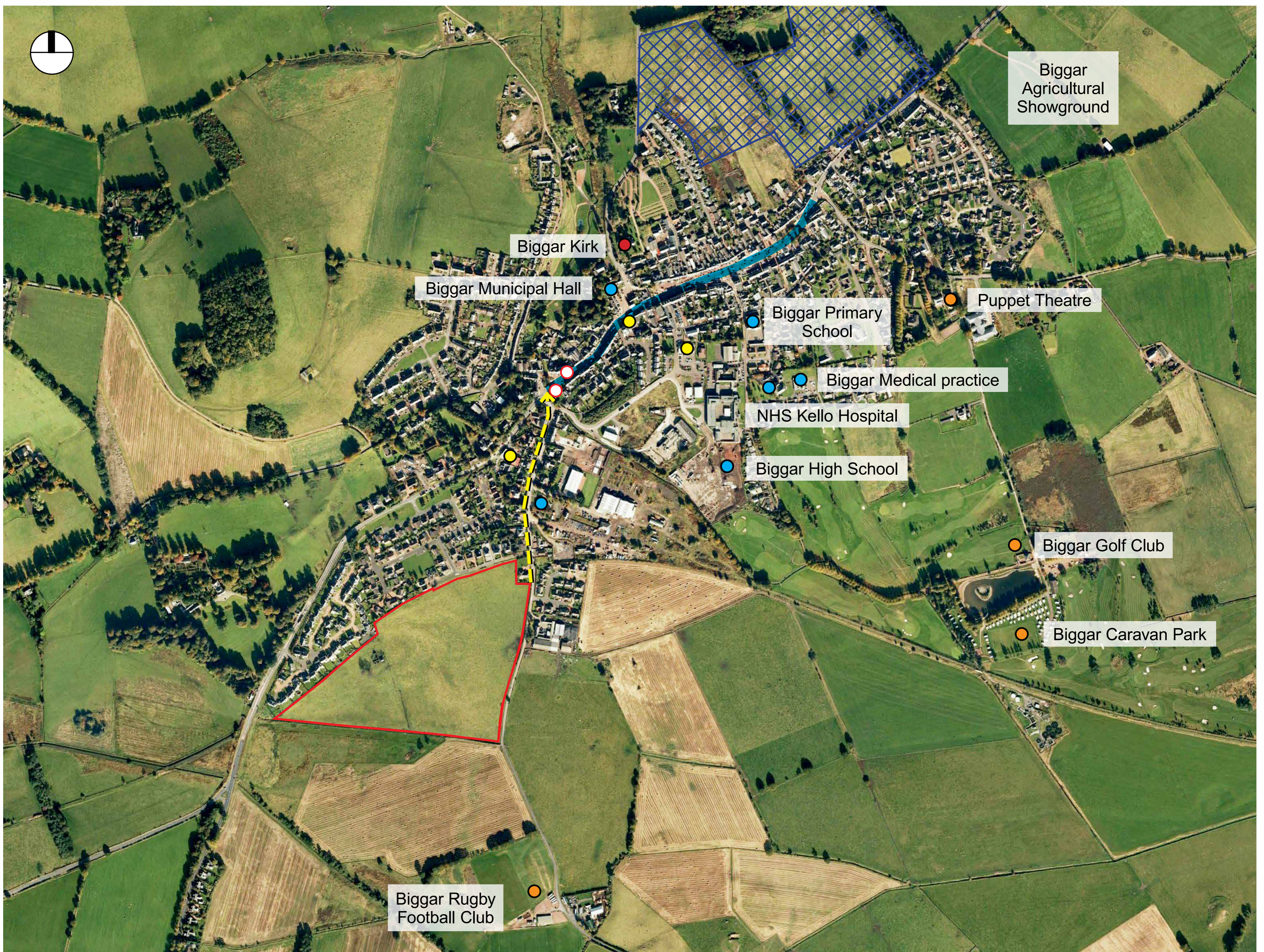
A public exhibition was previously held in August 2017 where we invited local residents to come and view the proposals and provide us with valuable feedback. Since the last exhibition, we have reviewed these comments and undertaken further studies.

Gladman want to hear your views again on the proposed development and what is needed in the local area. Your views will help us to shape the masterplan which will be submitted as part of the planning application. This is your opportunity to comment and influence the planning of the site before the application is lodged with South Lanarkshire Council. You will also have a further opportunity to provide comment to the Council during the planning application process.

A questionnaire is available today for you to submit your comments. Alternatively, comments can be submitted online at www.your-views.co.uk/Biggar/, e-mailed to views@your-views.co.uk, or posted to Gladman Developments, 2 Eliburn Office Park, Livingston, West Lothian, EH54 6GR.

A dedicated web page will update you with information relating to this development as the project progresses: www.your-views.co.uk/Biggar/.

LAND AT BOGHALL ROAD, BIGGAR SITE CONTEXT



Access and Transportation

Walking

The site is very well placed to access the village centre amenities which are located within 800m. This walking distance is well within the walking distance recommended within PAN 75 and SPP (2014) which is 1600m. Both the High School and Primary School can also be reached within the 1600m threshold and these can be undertaken on well-lit and good quality footways meaning that a safe route to school can easily be achieved.

As part of the development proposals it would be recommended that the 30mph speed limit is extended south along Boghall Road to a point past the southern most part of the development site. It is also recommended that a new footway is provided along the full frontage of the site and that this is provided with street lighting.

Public Transport

The nearest bus stops to the development site are on the A702 at the end of Station Road and adjacent to Gas Works Road. The bus stops are located 675m from the centre of the development site, and 450m from the northeast corner of the site and are accessed via high-quality footways. The bus stops on the A702 are provided with bus poles, bus flags and timetable information, with four services operating along this route.

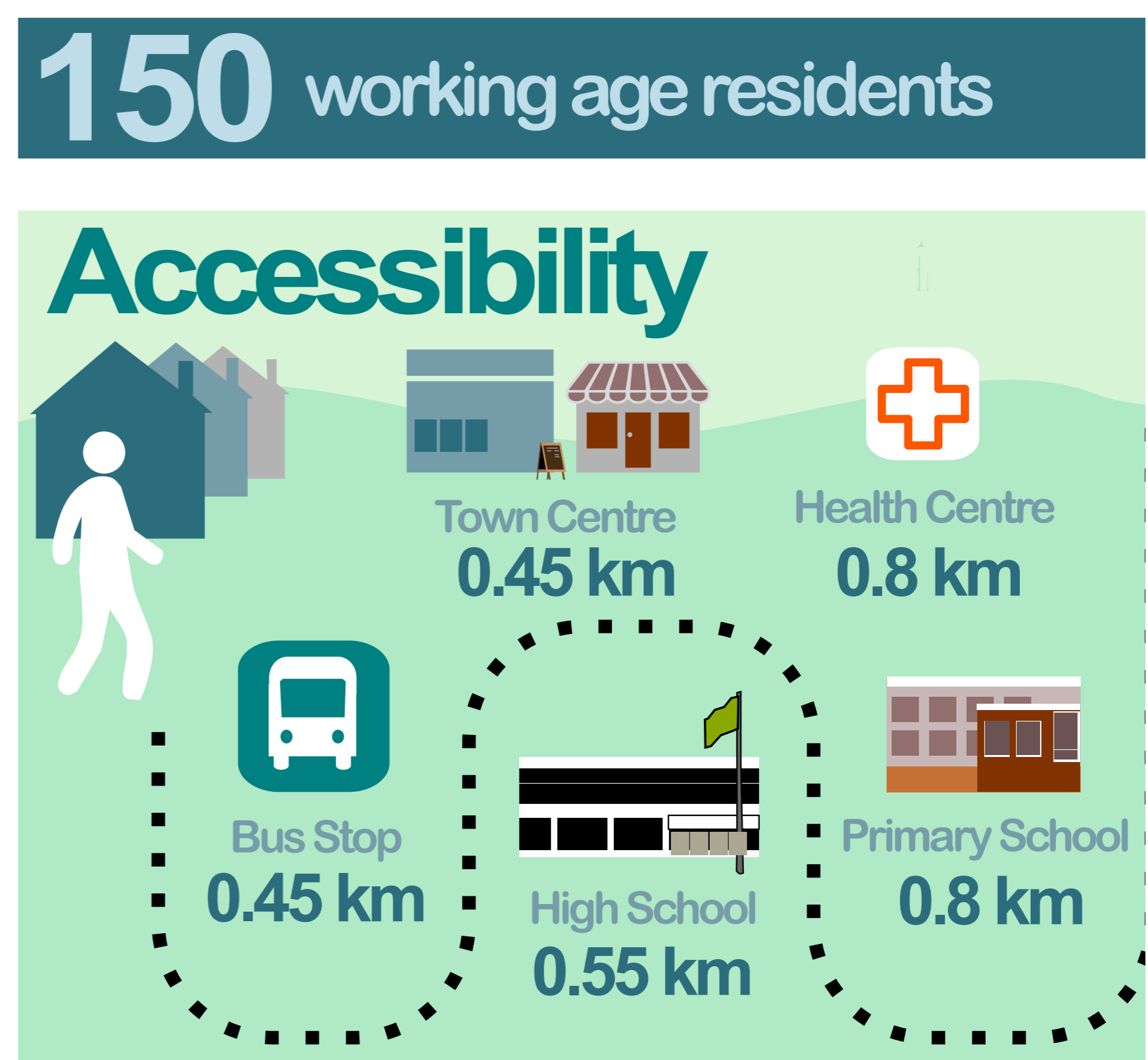
Site Access

The development site has the potential to take direct access from Boghall Road in the form of either one or two standard priority junctions. It may also be a requirement to widen Boghall Road along the frontage of the development site by approximately 1 – 2m to match the width of the northern section adjacent to Castle Yett.

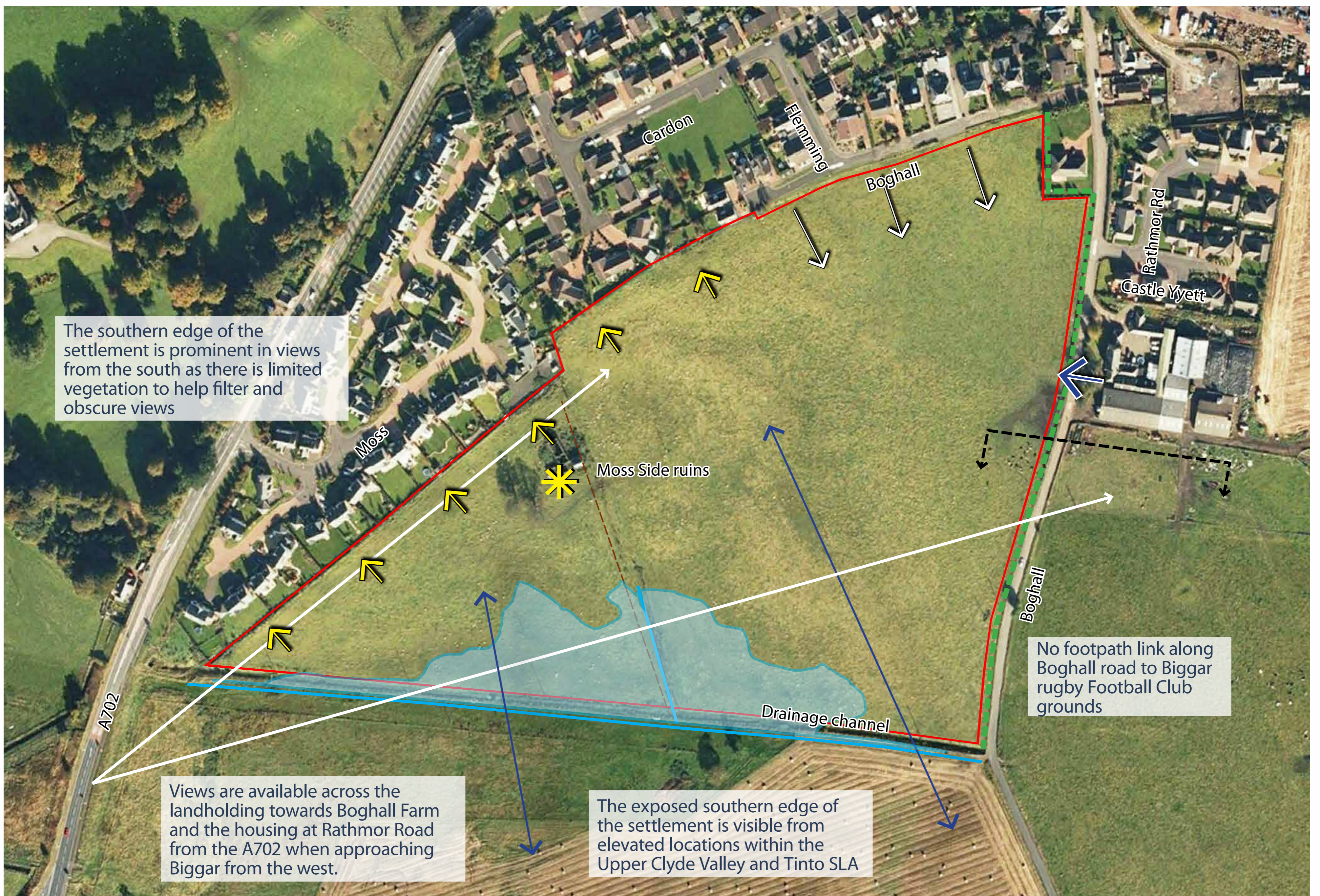
Legend

-  Site boundary
-  Public facilities (schools, medical, emergency services)
-  Leisure / recreation
-  Supermarkets
-  Place of Worship
-  Bus stops on the High Street (A702)
-  High street facilities (shops, bars, cafés)
-  Direct walking route to bus stops and village centre facilities
-  New housing development at 'Pentland Reach'


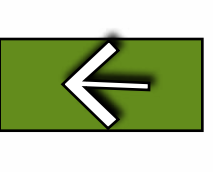
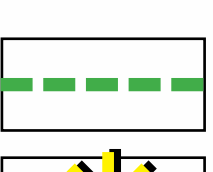
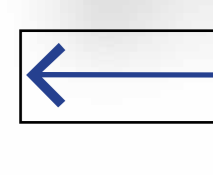
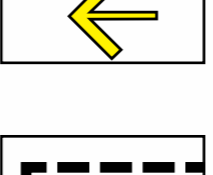
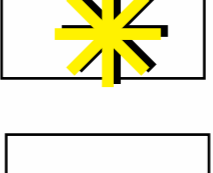
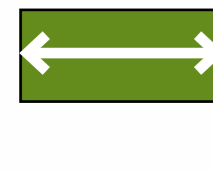
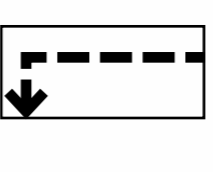




LAND AT BOGHALL ROAD, BIGGAR
KEY SOCIO-ECONOMIC BENEFITS



LAND AT BOGHALL ROAD, BIGGAR CONSTRAINTS / OPPORTUNITIES



Legend

 Site boundary	 Dwellings fronting towards the site along Boghall Avenue	 Hedge
 Views towards exposed settlement edge from elevated locations to the south	 Rear plot boundaries forming negative edge to settlement	 Key site feature which could be retained (in part) within the development proposals
 Views from the A702 along the southern edge of the housing at Moss Side Road towards the existing development at Castle Yyett, Rathmor Road and Boghall Farm	 Existing settlement edge (Boghall Farm buildings) forms southern gateway into Biggar	 Watercourse / drainage channel
	 Post and wire fence	 Area of functional flood plain up to 199m AOD
		 Potential access point off Boghall Road

Summary of responses from previous exhibition which we have sought to address and/or undertaken further research:

- Flooding – A Flood Risk Assessment has been prepared and will be submitted in support of any planning application for consideration by SEPA and South Lanarkshire Council (SLC). The Plan above identifies the extent of the flood plain. There is no development planned in this area.
- Transport/Access – concerns raised regarding the Station Road junction to access the site via Boghall Road. A Transport Assessment has been prepared and scoped with Transport Scotland. SLC and Transport Scotland will review the Transport Assessment once submitted as part of an application and advise if there is sufficient capacity and if any improvements are required prior to any development.
- Footpath to Biggar Rugby Football Club – General support for the provision of a footpath linking to the Rugby Club. Of those who responded, 58% supported the provision of a new footpath and 21% did not support it. The remaining 21% of responses received did not answer the question.
- Potential Open Space – concerns noted regarding the potential provision of play space at the north east corner of the site and that the area of open space should be extended further along the northern boundary. The updated Development Framework has looked to address this.
- Education - concerns raised regarding school capacity in Biggar. This will be assessed by the Council as part of any formal planning application and if required developer contributions and improvements will be made.

LAND AT BOGHALL ROAD, BIGGAR PROPOSED DEVELOPMENT FRAMEWORK



Legend

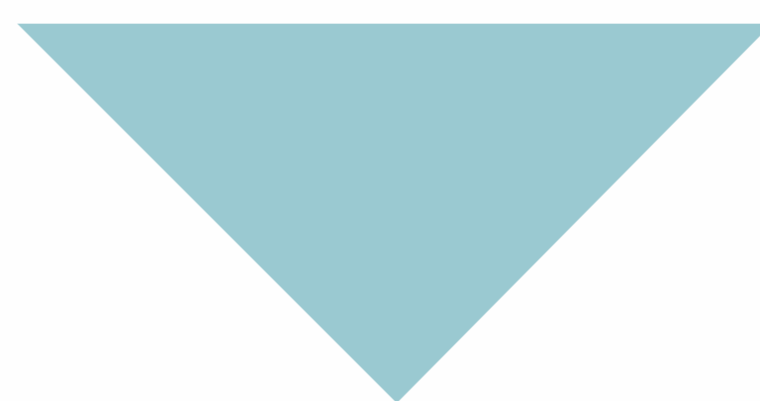
-  Development compartments with indicative buildings
-  Potential Community Facility
-  Primary roads
-  New vehicular access off Boghall road
-  Secondary roads / shared surfaces
-  Paths / cycleways
-  Structure planting / trees
-  Public open space (inc. amenity open space, wildflower meadows)
-  SUDS / wetland corridor

- 1** New native species based structure planting designed to complement the widened wetland habitat and soften views towards the existing exposed settlement edge from the south. Woodland walks will extend throughout the area offering recreational opportunities to the community.
- 2** Views from within the Special Landscape Area towards the exposed settlement edge softened through the introduction of extensive native species based structure planting
- 3** Proposed footpath link to the Biggar Rugby Football Cub.
- 4** Existing watercourse (drainage channel) opened up to form ecologically beneficial wetland habitat.
- 5** Development set back to respect the existing settlement edge and respect views from the A702.
- 6** Moss-Side ruins retained in place subject to public feedback. Potential to retain lower courses of the stone walls or foundation stones to form edge to play area / landscape feature.
- 7** Development form set back from the existing dwellings at Boghall Avenue.
- 8** New path links to Boghall Avenue.
- 9** Potential to include public open space and various community uses depending on local needs and public feedback at this event (e.g. play areas, amenity open space, fitness walking trail, secure dog park, community growing space).
- 10** Potential Community Facility.

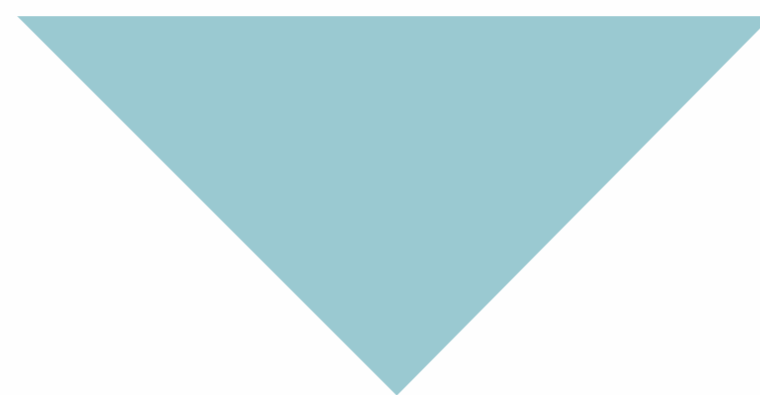
**FEEDBACK ABOUT THIS EMERGING PROPOSAL WELCOME
UNTIL 4TH APRIL 2019**



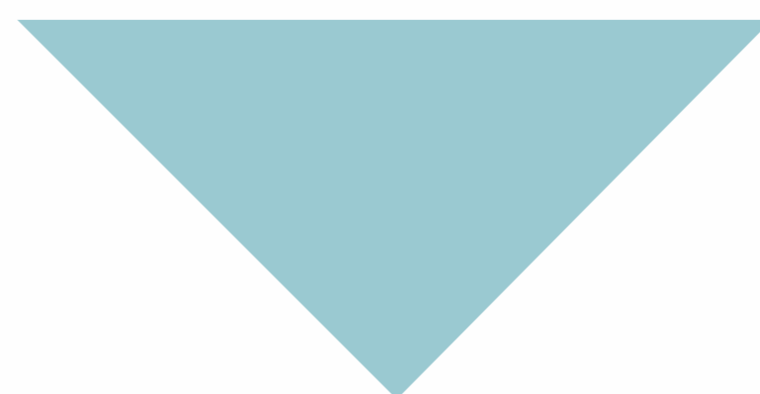
PLANNING APPLICATION ANTICIPATED SPRING/SUMMER 2019



**OPPORTUNITY TO MAKE COMMENTS ON THE APPLICATION TO SOUTH
LANARKSHIRE COUNCIL**



**DETERMINATION OF PLANNING APPLICATION BY THE COUNCIL
EXPECTED WITHIN 4 MONTHS OF THE SUBMISSION**



**IF APPROVED, AN APPLICATION FOR MATTERS SPECIFIED IN
CONDITIONS WILL BE SUBMITTED**