

Wheatley Group - Wheatley Homes South

Queensberry Brae, Thornhill

Section 42 Application Cover Letter

190327-ECD-XX-XX-AP-A-05900

PLANNING ISSUE

03 September 2026

Revision	Issued by	Date
P01 Initial Draft Issue	DC	10.12.2025
P02 Draft Issue	DC	17.12.2025
P03 Draft Issue	DC	03.02.2026
P04 Draft Issue	DC	19.05.2026
P05 Planning Issue	DC	08.06.2026
P06 Planning Issue Revision	DC	03.09.2026

Current Planning Application 23/0452/S42

Description:

RESIDENTIAL DEVELOPMENT INCLUDING FORMATION OF ACCESS ROAD AND LANDSCAPING (AT VARIANCE WITH CONDITIONS 1, 3, 6, AND 10 OF PERMISSION IN PRINCIPLE 23/0452/S42 TO ALLOW A FRESH TIMESCALE FOR THE SUBMISSION OF FURTHER APPLICATIONS, REMOVE THE REFERENCE IN CONDITIONS 3 AND 6 TO ACCESS FROM KINNEL STREET, AND REMOVE THE REFERENCE TO PREVIOUSLY APPROVED DRAWINGS RELATING TO THE ACCESS ROAD IN CONDITION 10) (SECTION 42)
AT LAND OPPOSITE QUEENSBERRY BRAE, THORNHILL

Executive Summary

The applicant is seeking to vary the following conditions of Planning permission 23/0452/S42:

- Condition 03a – to remove the reference to Kinnel Street
- Condition 06a – to remove the reference to Kinnel Street
- Condition 10 – to delete Condition 10

Section 42 Application:

The applicant seeks to vary the conditions of the current Planning Application 23/0452/S42 as noted below:

Condition 03:

Layout : This shall include contours and cross-sections of the site showing a datum point and final floor levels of all the dwellinghouses; position of all the dwellinghouses within the site; position, geometry, dimensions, levels and surfacing of all roads and footpaths; provision for car parking and garaging of vehicles; details of all individual accesses, fences and walls; details of foul and surface water drainage (including any SUDS); and details of the location of any public open space. The said layout shall incorporate the following features, unless otherwise agreed in writing with the planning authority: -

(i) The access to the site from Kinnel Street shall be provided in accordance with the details outlined in Drawings 73693-1020 Rev B, 73693-1021 Rev B, 73693-1022 Rev A, and 73693-1023.

(ii) All roads shall be designed in accordance with Designing Streets, or any subsequent update to this policy.

(iii) Public open space provision shall be provided in accordance with 'Supplementary Planning Guidance No.1 - Open Space in New Residential Developments', or any subsequent update to the guidance.

The applicant seeks to vary Conditions 03(i) to remove the reference to Kinnel Street and associated drawings for the same as previously submitted. The applicant is seeking to retain the wording “*The access to the site*” and for the remaining wording in Condition 03(i) to be deleted. As part of the engagement events and further options appraisals, the applicant is considering different access routes to the site, which would be included in any further planning application(s) or approval of matters application.

Condition 06:

Landscaping : This shall show the treatment of land (other than buildings) forming part of the site, including planting of new trees and shrubs, grassed areas, hedges, retained trees and other retained vegetation, details of level changes, hard surfacing, erection of walls, fences or other means of enclosure, formation of banks, terraces or other earthworks and the layout of gardens, courts and other amenity features designed to provide a landscape setting for the development. The said landscaping scheme shall incorporate the following features and information, unless otherwise agreed in writing with the planning authority: -

- (i) The landscaping of the access to the site from Kinnel Street shall be provided in accordance with the details outlined in Drawings 1107E-300 Rev P01 and 1107E-700 Rev P01.*
- (ii) All new tree and shrub planting shall be of native Scottish species of local origin.*
- (iii) Details of phasing of landscaping.*
- (iv) Details of formative/restorative pruning to all retained trees adjacent to the access hereby approved.*
- (v) Details of replacement woodland planting (as shown as area D on the approved plan).*
- (vi) Details of the precise routing of the woodland path (as shown as path C on the approved plan), along with details of surfacing and any associated landscape planting.*

The applicant seeks to vary Conditions 06(i) to remove the reference to Kinnel Street and associated drawings for the same as previously submitted. The applicant is seeking to retain the wording “*The landscaping of the access to the site*” and for the remaining wording in Condition 06 (i) to be deleted. As part of the engagement events and further options appraisals, the applicant is considering different access routes to the site, which would be included in any further planning application(s) or approval of matters application.

Condition 10:

That no development in respect of this planning permission shall take place unless details of the vehicle restraint system barrier along the access road hereby approved (as shown on Drawing No. 73693-1021 Rev B) have been submitted to and approved in writing by the planning authority (in consultation with the roads authority). The said barrier shall be visually integrated with the landscaping scheme. No dwellinghouse hereby granted planning permission shall be occupied unless such barrier as may be so approved has been fully implemented.

The applicant seeks delete Condition 10. As part of the engagement events and further options appraisals, the applicant is considering different access routes to the site, which would be included in any further planning application(s) or approval of matters application.

Proposed engagement events and actions:

The applicant is committed to delivering housing within their site at Thornhill, and also to undertaking community engagement. They have engaged with Thornhill Community Council and propose to continue this engagement as well as extend it further with the wider community of Thornhill. The following timeline of engagement and actions are proposed:

- December 2025 – Met with Thornhill Community Council
- December 2025 – February 2026 – The applicant commissioned an options appraisal to ascertain the feasible options for access to the site.
- From February 2026 – The applicant is commissioning a market study to ascertain the feasibility of delivering a mixed-tenure development. The study will consider the delivery of social housing, mid-market rent housing and for-sale properties within the development. The study will also consider phasing options for a proposed development. The findings of this study are to be shared at the consultation event(s).
- February 2026 – The applicant held a public community consultation event in Thornhill. The aim of this event was to collate comments and feedback. The applicant did not show any proposed designs; this event was to show the ownership boundary of the site and to gather public comments in order to allow for a design proposal to commence based on the feedback received.
- March/ April 2026 – The applicant held a second public consultation event in Thornhill to discuss the access route options following the options appraisal commissioned.
- Ongoing – The applicant will consult with Thornhill Community Council at an agreed frequency and attend Community Council meeting(s) as requested/ agreed.
- Beyond Summer 2026 – The applicant will hold a third community consultation, to include further developed design proposals. Subject to the outcome of the community consultation events outlined above, the applicant would look to continue with community engagement events to further develop a proposal for the development and to commission surveys as required to be able to submit a further planning application.

It is noted that the dates proposed are subject to review/ change, but that the applicant is committed to the number and actions proposed above.