

INDUSTRIAL AND BUSINESS DEVELOPMENT



Supplementary Planning Guidance Note Ref: SPG 14 NLLP Policy EDI 1A

Copies available from Planning & Development, Fleming House, Cumbernauld G67 1JW - or esdesign@northlan.gov.uk

PURPOSE

1. The Council is committed to providing a range of business development opportunities. In doing so it wants to help new development use sustainable locations which safeguard and enhance the environment. The Planning System has a role in providing strong support for economic development for both new and expanding businesses. Many sectors of the Scottish economy continue to experience changes in response to the Global economy as it is anticipated that these changes will continue and the planning system requires to respond positively to market requirements.

What is this Guidance?

2. This Supplementary Planning Guidance does not propose new policies but supplements those in the Finalised Draft North Lanarkshire Local Plan. The SPG supports the Development Plan policies in ensuring that there is:-

- a. an adequate supply of industrial and business land to meet future needs and
- b. manage the release of genuinely surplus industrial and business land.

Who is this Guidance for?

3. The SPG is intended as a helpful guide to anyone with an interest in proposals related to development or change of use of Industrial and Business land. As well as guiding potential developers on what is expected of them, it seeks to help everyone understand the relevant issues and to engage effectively with the planning process.

The latest Supplementary Planning Guidance can be found online at:- www.northlanarkshire.gov.uk/spg



Is your entrance attractive, obvious and welcoming?



An attractive landscaped setting can add value to schemes

The council will seek to ensure these principles are achieved through the development management process

A. POLICY CONTEXT

1. This document represents the Supplementary Planning Guidance referred to in Policy EDI 1(A) of the Finalised Draft North Lanarkshire Local Plan. It is applicable to both urban and rural areas. Proposals for Industrial and Business development outside those areas subject to policies EDI 1 & EDI 2 will be tested against DSP 1-4. The assessment criteria of the SPG are applicable to both urban and rural areas.

The National Context

2. This SPG is also prepared in the context of national planning policy as expressed by **Framework for Economic Development (FEDS)**, which acknowledges the need to balance competing and often conflicting demands to allow businesses to respond rapidly and effectively to the global economy. **Scottish Planning Policy (Feb 2010)- Economic Development** encourages planning authorities to respond to the diverse needs and locational requirements of all sectors and sizes of business. It encourages a flexible approach to ensure that changing circumstances can be accommodated and new economic opportunities realised, through strong support for economic development, in safeguarding employment land, the removal of constraints and identifying special sites to meet demand.

The Strategic Planning Context

3. The **Glasgow and Clyde Valley Joint Structure Plan** incorporating the Fourth Alteration 2006 requires that there is a minimum 10 year potential bank of marketable and serviceable land for business and industry within the Structure Plan area, including a 5 year supply of readily available marketable sites.

These are detailed in Policy EDI 1B opposite.



North Lanarkshire Local Plan

see www.lanarkshire.com/nllocalplan/

EDI 1 Protecting Economic Development and Infrastructure Resources

EDI 1A Industrial and Business Areas

The Council will support the continuing industrial and business character of existing industrial and business areas, where appropriate, by considering:

1. Ancillary development and changes of use in all existing industrial and business areas against the terms of Supplementary Planning Guidance EDI 1A criteria, including:

- extent to which there is a surplus in the land supply for industry and business
- existence of suitable alternative sites
- potential undermining of the attractiveness as a location for industry and business
- impact on travel patterns and accessibility by public transport
- specific locational requirement for the proposal
- whether the development would re-use vacant or under-utilised industrial land
- whether the proposal would result in significant economic benefit to the Plan area

Supplementary Planning Guidance EDI 1A Ancillary Development and Change of Use of Industrial and Business Areas (SPG 14) is a material consideration in determining applications for planning permission

2. Alternative development potential (ADP) studies for:

- Orchardton Woods
- Flemington Industrial Estate

EDI 1B Strategic Locations for Business and Industry

Development proposals in these locations will be assessed against: type, locations and criteria (see following sections). The locations include:

1. Strategic Business Centres (SBC)

- Cumbernauld Town Centre ● Motherwell Town Centre

2. Strategic Industrial and Business Locations (SIBL)

- Cumbernauld NW
- Former Lanarkshire Enterprise Zone (Airbles, Calder, Dunalastair, Excelsior Park, Mossend, Shawhead, Tannochside)
- Gartcosh
- Newhouse / Newhouse West (including Eurocentral)
- Ravenscraig
- Righead/Bellshill/Strathclyde Business Park

3. High Amenity Locations (HAL)

- Gartcosh ● Ravenscraig ● Chapelhall

4. Tourism Development Areas (TDA)

- Campsies (potential Regional Park)
- Forth & Clyde Canal (Millennium Link)
- Strathclyde Park
- Summerlee (Coatbridge)

5. International Transport Facilities (ITF)

- Euro-freight Terminal/Mossend
- Gartsherrie/Kilgarth rail freight facility





B. KEY ASSESSMENT FACTORS

1. In assessing planning applications for development of an ancillary nature (trade counters, convenience shops, hotels etc.) within, or change of use within and adjoining Industrial and Business Areas, the Council will take into account the Development Plan and other material considerations as set out in A-D in the box below.
2. As well as the policy framework provided by both the Structure Plan and Local Plan, the Council will also look at the effects the development would have on the industrial and business land supply, as well as, economic, environmental and social factors.
3. Proposals for new or expansion of existing industrial and business uses outside existing business and industrial areas will be considered in terms of the Finalised Draft North Lanarkshire Local Plan strategic policies DSP 1 (Amount), 2 (Location), 3 (Impact) and 4 (Quality) of development.
4. Under this guidance, it must be made clear that the final decision on any planning application proposal will always reflect a judgement by the Council, taking into account the balance of all factors in terms of their importance and extent in every case.

- A. Planning Status** – Locations which are identified in the Glasgow and Clyde Valley Joint Structure Plan supporting the economic competitiveness of the Metropolitan Area and contributing to the 10 year supply of marketable and serviceable land
- B. Locational Marketability** – Locations assessed in terms of occupancy levels, recent development and commercial viability as proven by an independent assessment. (variables/process agreed by Council and applicant at pre-application discussions)
- C. Market Sector/ Use Class** – Locations assessed against which market sector/ use class they serve and are there alternative locations to meet the demand of the sector/use class.
- D. Economic Impact** – The extent of impact on jobs through an assessment of supporting Business Case Statement as agreed at pre-application stage.
- E. Industrial and Business Support Facilities** – Proposals will be assessed in terms of their impact on facilities which support or enhance an industrial location to meet current and future demand.
- F. Trade Counters** are acceptable in circumstances where they are clearly ancillary to the main use of the premises. Applications will be considered against the suitability of the location to accommodate such uses and their impact on the site and its surroundings together with – :
 - The extent of any alterations to the appearance of the building (including the impact of any related advertisements)
 - Whether changes in building layout can be easily re-instated to industrial/ business use.
 - A significant increase in volume of traffic.

C. DEVELOPMENTS OF AN ANCILLARY NATURE WITHIN, OR, CHANGE OF USE OF, INDUSTRIAL AND BUSINESS AREAS

1. Whilst the assessment of planning applications will involve the balancing of all material factors, including those mentioned in this Guidance, there are certain circumstances in which the Council will **not** support developments of an ancillary nature within, or change of use of Industrial and Business Land. Should these circumstances apply; the proposal will be regarded by the Council as contrary to the Development Plan, without prejudice to the consideration of all issues.

2. The Council will not support proposals in any of the circumstances set out in the box on the right.

- A. Proposals which fail to provide sufficient information as required by the Council's submission requirements overleaf (G)**
- B. Proposals which would have a negative impact on the economic competitiveness of North Lanarkshire.**
- C. Proposals which would be detrimental to the cumulative economic importance of small scale industrial and business sites.**
- D. Proposals which would have a negative impact on communities and the wider environment.**

D. COMMUNITY ENGAGEMENT REQUIREMENTS

1. In major developments a Community Engagement Statement is required (see separate Guidance) - in other cases it may assist - by setting out how local people have been informed and involved in the preparation of the scheme - and how their views have been taken into account in the submitted scheme.

2. This should comply with the Council's separate Community Engagement Guidance (SPG 16) - ensuring that the process has been open, transparent and sought to inform people and seek their views. It should summarise accurately the views expressed and, where appropriate, indicate how their views have been taken into consideration or the scheme amended in the light of comments made.

E. SUBMISSION REQUIREMENTS

1. All applications for Ancillary Development and Change of Use of Industrial and Business Areas may include as a minimum requirement the following information (unless otherwise agreed in writing by the Council that certain items of information are not required in the case of particular proposals)

A. Environmental Statement in accordance with The Environmental Impact Assessment (Scotland) Regulations 1999, and any associated changes.

B. Supporting Statement that describes the proposals and explains the relationship of the proposals to national, regional and local planning policy, and explains how each factor covered in the checklist of this Guidance has been addressed.

C. Business Case for larger proposals that details market assessment, setting up costs, impact on job creation and estimated growth requirements.

D. Transport Assessment in accordance with the requirements of Scottish Planning Policy 17, Planning for Transport and PAN 75, Planning for Transport.

E. Travel Plan as per the requirements of Scottish Planning Policy 17.



Maxim Park

F. Checklist

does your scheme include...

The Council will expect all planning applications for developments of an Ancillary Nature within, or Change of Use of Industrial and Business Land to set out how they have complied with this Guidance

- That the submission requirements of sections F and G are met, namely:
 - a. Community engagement statement
 - b. Environmental statement
 - c. Supporting statement
 - d. Transport assessment
- That the submission addresses all the key factors in Section D relating to:
 - i Planning Status
 - ii Market Sector
 - iii Road Access
 - iv Infrastructure
 - v Industrial and Business Support Facilities
 - vi Trade Counters
 - vii Locational Marketability
 - viii Economic Impact
 - ix Public Transport Access
 - x Amenity Effects

The latest Supplementary Planning Guidance and index can be found online at:-
www.northlanarkshire.gov.uk/spg

G. CONTACT DETAILS

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This is one of a series of Supplementary Planning Guidance Leaflets aimed at encouraging good practice in the design and layout of new development. The advice supplements the policies in the emerging North Lanarkshire Local Plan. The Council will have regard to this Guidance when assessing the merits of planning applications. Following public consultation in Jan/ Feb 2010 and consideration of all comments made, it was formally adopted as Supplementary Planning Guidance on 28 July 2010. It is available on-line can be translated or provided in other languages or formats on request