

The logo for the Strategic Development Framework (SDF) for the Gartcosh/Glenboig Community Growth Area. It features the letters "SDF" in a large, bold, white font, with "STRATEGIC DEVELOPMENT FRAMEWORK" in a smaller, white, sans-serif font below it. To the right of the text is a white icon depicting a community scene with a house, a shop, a church, and trees. Below the icon, the text "GARTCOSH/GLENBOIG COMMUNITY GROWTH AREA" is written in a white, sans-serif font.

SDF

STRATEGIC
DEVELOPMENT
FRAMEWORK

GARTCOSH/GLENBOIG
COMMUNITY
GROWTH AREA

Approved: Planning and Transportation Committee 16 April 2014
North Lanarkshire Council Supplementary Planning Guidance



Contents

NB. It should be noted that both approved Government policies and approved Council policies quoted within the Strategic Development Framework (SDF) are those which are current at the time of approval of the SDF, and that these policies may be subject to review and change during the development, of the Community Growth Area.

1. Background: Community Growth Areas5	7.8 Nature Conservation and Integrated Green Infrastructure	9. Site Specific Design Requirements59
2. Community Growth Areas in North Lanarkshire6	<ul style="list-style-type: none"> Glasgow and Clyde Valley Green Network: The Seven Lochs Wetland Park 	9.1 Design Elements
3. Purpose of the Strategic Development Framework8	7.9 Flooding and Drainage	9.2 No Build Areas
4. Development Process and Principles9	<ul style="list-style-type: none"> Drainage and Flood Risk Assessment Green Network Drainage Mechanisms Water Courses 	9.3 Existing Built Form
4.1 Masterplanning	7.10 Utilities	10. Gartcosh61
4.2 Draft Strategic Development Framework – Consultation Process	<ul style="list-style-type: none"> Water and Sewage Gas Electricity Telecommunications and Digital Networks 	10.1 Location
4.3 Plans to be Approved	7.11 Ground Conditions and Contamination	10.2 Development Background and Historic Built Form
5. Planning Policy Context13	7.12 Pollution Control (Noise)	10.3 Development Areas – Site Specific Design Requirements
5.1 Scottish Planning Policy (SPP)	7.13 Pollution Control (Air Quality)	<ul style="list-style-type: none"> Johnston Road area Heathfield and Mount Ellen Farm South Johnston Loch area
5.2 Placemaking Policy Documents	7.14 Settlement Identity	11. Glenboig72
5.3 Policy Context and the Strategic Development Framework	7.15 Archaeology	11.1 Location
6. Community Growth Area Vision15	7.16 Sustainable Design and Urban Form	11.2 Development Background and Historic Built Form
7. Development Requirements18	7.17 Waste Management	11.3 Development Areas – Site Specific Design Requirements
7.1 Access and Circulation	7.18 Community Engagement	<ul style="list-style-type: none"> Garnqueen Farm Croftfoot Farm North Marnoch
7.2 Sustainable Transport Principles	8. Design Requirements48	11.4 Community Aspirations and Engagement
7.3 Housing Policies	8.1 Development Character and Built Form	12. Implementation81
<ul style="list-style-type: none"> Affordable Housing Accessibility Standards Site Analysis 	8.2 Design Detailing	<ul style="list-style-type: none"> Phasing Strategy
7.4 Community Facilities	8.3 Landscape Framework	13. Glossary86
7.5 Educational Provision	<ul style="list-style-type: none"> Use of Trees Use of Water 	14. Appendices89
7.6 Retail Provision	8.4 Views and Vistas	
7.7 Open Space and Play Provision		
<ul style="list-style-type: none"> Equipped Play Sports Pitches 		

1 Background: Community Growth Areas

1.1 The Glasgow and Clyde Valley Joint Structure Plan 2006 (GCVJSP) set an agenda for sustained population growth as the basis of a 20 year development strategy for the conurbation. Development demands would not be met through reuse of brownfield land alone and new areas of urban expansion are required for approximately 19,000 additional houses.

1.2 Locations for Community Growth Areas (CGAs) were identified to address housing shortfall across the Plan area whilst providing economic and social benefits through development of sustainable communities.

1.3 The approved Glasgow and the Clyde Valley Strategic Development Plan 2012 (which supersedes the 2006 Plan) continues the Community Growth Area strategy.

1.4 Objectives and requirements for sustainable services and supporting infrastructure for the Community Growth Areas were listed in the GCVJSP as follows:

- A range of house types and choice, and support for mixed use development.
- High standards of design for the built environment and urban form.
- Provision for affordable housing where Local Housing Strategies identified specific need
- Linkages and extensions to the fixed public transport network (i.e. railway stations and park and ride facilities).
- Contributing to the establishment of a Green Network including creation and management of interconnected green spaces.
- Assessment of landscape character within the Growth Areas to ensure protection and enhancement of existing landscapes.
- Integration with existing communities and support for regeneration initiatives and approved access strategies.
- Green transport provision – including walking, cycling and public transport.
- Access to social and community facilities for educational, religious and cultural needs.

Developers are required to contribute to these key objectives through their masterplan proposals for the Community Growth Areas

2 Community Growth Areas in North Lanarkshire

- 2.1 The Glasgow and Clyde Valley Strategic Development Plan 2006 identified the following locations for planned Community Growth Area expansion within North Lanarkshire.
South Cumbernauld, Gartcosh/Glenboig and South Wishaw
- 2.2 The North Lanarkshire Local Plan adopted in 2012 confirmed the boundaries of the Community Growth Areas to meet a significant proportion of demand for new housing for a period until significantly beyond 2025.
- 2.3 Land release on this scale has not occurred in North Lanarkshire for many years. It is essential that a coordinated strategic planned approach is adopted to ensure the delivery of successful new communities. The scale of development proposed requires that a range of house types, tenure and a variety of community facilities are provided to serve the needs of both new and existing communities.
- 2.4 North Lanarkshire Council (NLC) the local planning authority, requires developers to prepare and submit comprehensive masterplans for each CGA. These will be assessed by the planning authority and, if assessed as being in compliance with GCVSDP Community Growth Area objectives. The detailed spatial and design guidance within this Strategic Development Framework and other policy requirements will be granted planning consent.
- 2.5 The spatial framework within submitted masterplans must specify how streets, spaces, utilities, community facilities and buildings will relate to each other and how they will deliver a sustainable community.
- 2.6 Development will take place over a longer period than originally projected as a result of the economic recession. The rate of development of the CGAs and delivery of key infrastructure and key community facilities will therefore be reviewed regularly as part of the Local Development Plan process to assess long term effectiveness and relevance. Supplementary Planning guidance such as this Strategic Development Framework will ensure that land is only released as required to accommodate phases of development.

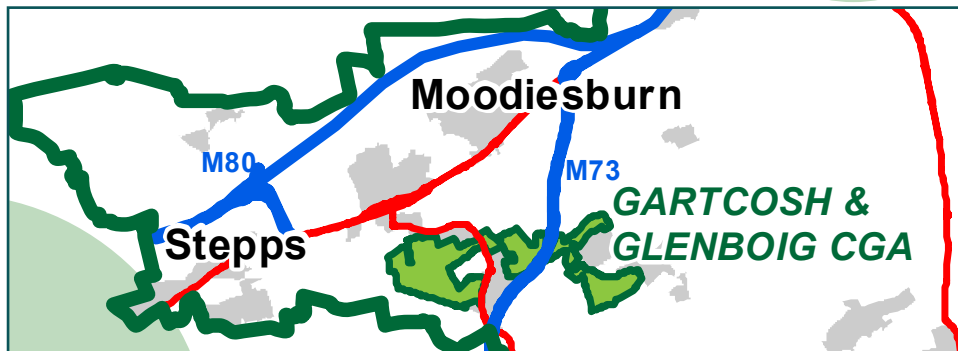
Figure 1 Community Growth Areas in North Lanarkshire



It should be noted that the Community Growth Areas as designated in the North Lanarkshire Local Plan will not consist solely of areas of residential housing but also areas for community facilities, parkland and open space that will contribute to environmental quality as the CGA develops.

Developers and landowners will be required to take account of areas designated within the Strategic Development Framework for such community facilities, other community uses and open space when submitting masterplans as part of their applications for Planning Permission in Principle.

Figure 2 The Gartcosh/Glenboig CGA



3 Purpose of the Strategic Development Framework

- 3.1 This Strategic Development Framework (SDF) document has been prepared to provide potential developers with necessary information and planning guidance on the form of development and land uses expected within the CGA.
- 3.2 The SDF expands on the guiding principles set out in the Gartcosh/Glenboig CGA Concept Statement, approved by North Lanarkshire Council as supplementary planning guidance in April 2010.
- 3.3 The SDF has been approved as supplementary planning guidance. Together, the Concept Statement and SDF will represent formal guidance to developers and design professionals on the Council's requirements to be addressed in applications for Planning Permission in Principle (PPP) and accompanying CGA masterplans.
- 3.4 The approved SDF will be a material consideration in future planning decisions within the CGA.



4 Development Process and Principles

4.1 Masterplanning

4.1.1 Masterplanning is required due to the scale of CGA development, the lengthy timescales involved and the need to co-ordinate various development interests. Masterplanning should ensure timely and successful completion of individual phases.

Such an approach will allow maximum co-ordination of development proposals and equitable developer contributions towards necessary community facilities and infrastructure.

4.1.2 A single Planning Application in Principle, supported by a single masterplan and single Environmental Statement is the planning authority's preferred option for CGA delivery. This will allow for all matters to be presented, considered and determined in a focussed and comprehensive manner, and will allow for all developers to be party to a single Section 75 (s.75) legal agreement controlling important matters including phasing, road improvements, drainage works and the siting and provision of community facilities, open space, school provision, retail provision and other community uses.

4.1.3 If developers are unable to agree to a single Planning Application in Principle (with associated masterplan and Environmental Statement) then applications (supported by masterplan and Environmental Statement) for significantly large areas of the CGA may be considered. Such an approach will still require a high degree of co-operation between all parties to ensure a consistent and co-ordinated approach across the entire CGA.

Development Process and Principles

In particular, any individual masterplan (with an associated Planning Application in Principle) should ensure that:

- (a) All impacts have been assessed and addressed strategically across the entire CGA.
- (b) Planning applications are submitted contemporaneously with all other planning applications (ensuring full coverage of the entire CGA) to ensure that they can be considered and determined in a comprehensive fashion.
- (c) There is a deliverable scheme which sets out how all developers across the CGA can be party to a fair and deliverable series of controls (through a S.75 legal agreement) ensuring that matters including phasing, road improvements, drainage works and the siting and provision of community open space, school provision, retail provision and other community uses can be delivered across the entire CGA.

Anything less than this could result in the CGA being developed in a piecemeal basis with cumulative impacts on (for example) the local roads network, education provision, community facilities and drainage facilities being unable to be addressed adequately.

4.1.4 Developer contributions for community gains will be in accordance with the advice set out in Scottish Government Circular 3/2012, Planning Obligations and Good Neighbour Agreements.



4.2 Draft Strategic Development Framework - Consultation Process

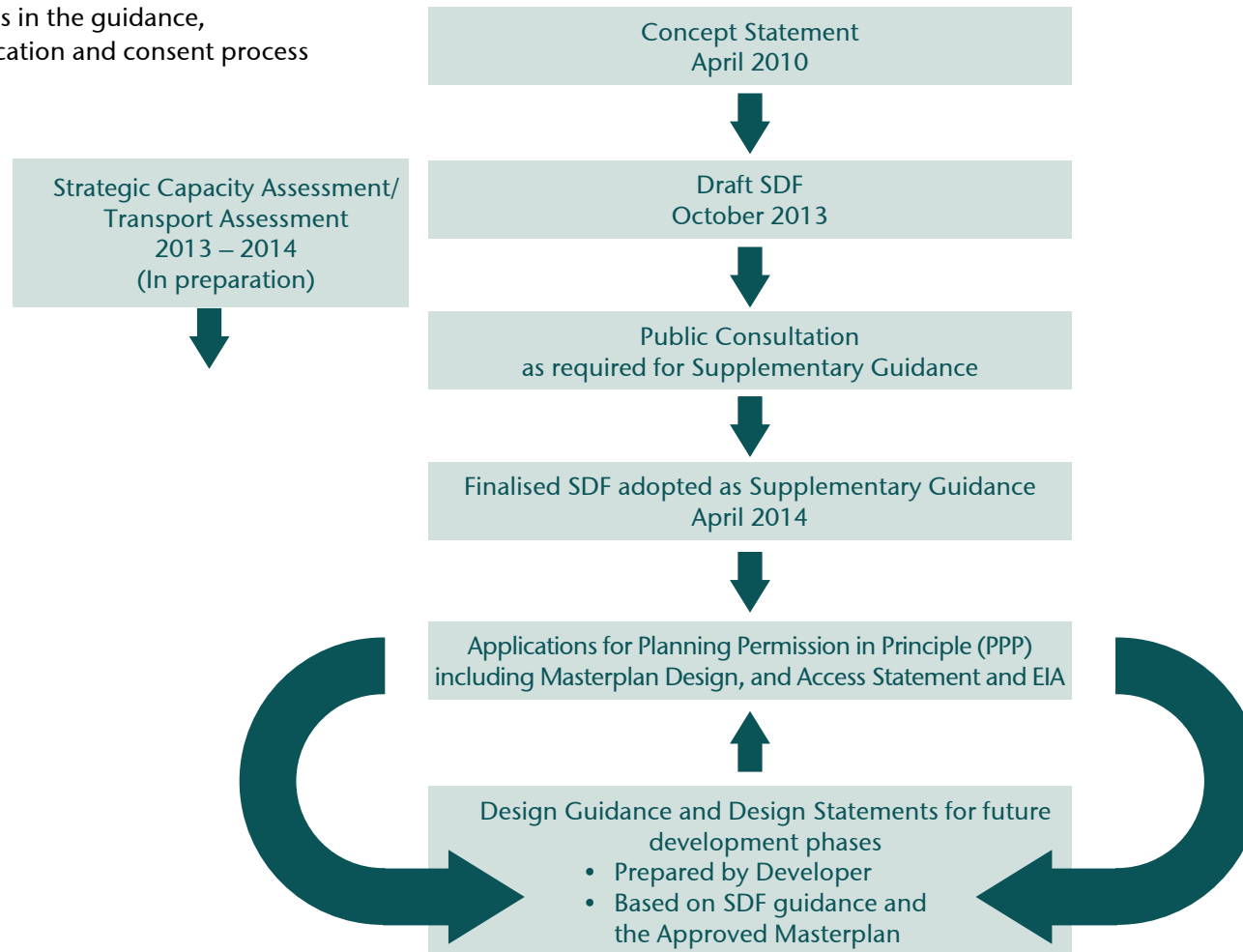
- 4.2.1 The draft SDF was subject to public consultation to allow the public, community groups, elected members, relevant agencies and developers the opportunity to comment on how the CGA will develop. The SDF is intended to enable clear communication between developers and the planning authority and minimise conflicting positions over the long time period of CGA development.

4.3 Plans to be approved

- 4.3.1 A Masterplan setting out CGA spatial and design principles will be prepared by developers and submitted to the planning authority for approval as part of a Planning Permission in Principle application. The submission will include a Design and Access Statement to support and provide details of the design principles and development strategy within the masterplan. Details of the documents required are given at Appendix 02 (SDF Checklist).
- 4.3.2 The Design element of the Design and Access Statement must explain the reasoning behind the developers' design concept and consider scale, layout, phasing, landscaping and appearance of the development. The Access element must show how all residents and visitors will have equal and convenient access to the development and demonstrate how local context has influenced design and accessibility.
- 4.3.3 Planning permission will only be granted once the planning authority is satisfied that the developers' submission will be delivered in accordance with the principles and guidance set out in the Strategic Development Framework and other relevant policy documents.

Development Process and Principles

Figure 3 Stages in the guidance, application and consent process



5 Planning Policy Context

Developing high quality, well designed, sustainable communities is a key objective of Scottish Government planning policies which are set out in the National Planning Framework (NPF) Scottish Planning Policy (SPP) and the policy documents Designing Places, Designing Streets and Creating Places

5.1 Scottish Planning Policy (SPP)

- 5.1.1 The SPP provides a statement of national planning policy. Key policy areas contained in the SPP relevant to the CGA are listed in Appendix 01.

5.2 Placemaking Policy Documents

- 5.2.1 Designing Places is the Scottish Government policy document which provides guidance for good design and aims to raise standards of urban design and development. Developers will be required to adopt the following six qualities of successful places contained in Designing Places when developing their masterplan submission to create well designed places where people want to live.

Qualities of Successful Places

- sense of identity
- safe and pleasant spaces
- ease of movement
- welcoming environment
- adaptability
- sustainable use of resources

- 5.2.2 Designing Streets, is the key policy statement for planning and designing residential streets and neighbourhoods. It allows developers the opportunity to pursue more flexible approaches to increase the potential of streets to be vibrant, pleasant and multifunctional places rather than solely routes dominated by vehicular traffic.

- 5.2.3 Designing North Lanarkshire is the Council's document which aims to raise standards and influence architectural and urban design quality across North Lanarkshire. Developers are required to take the aims of the document into account when preparing their masterplans.

- 5.2.4 Creating Places – is a new policy statement on architecture and place for Scotland, and sets out the value good design can deliver.

Planning Policy Context

5.3 Policy Context and the Strategic Development Framework

5.2.5 Green Infrastructure – Design and Placemaking is the Scottish Government’s guidance on the role of green infrastructure in development and regeneration. It sets out key design issues and techniques which can help to incorporate Green Infrastructure into placemaking. The Central Scotland Green Network is a National Development within the National Planning Framework. Developers should work with planning authorities and Green Network Partnerships to ensure masterplans contribute to the creation of high quality, multi-functional green networks.

5.3.1 Collectively, Scottish Government policy, the North Lanarkshire Local Plan, adopted Supplementary Planning Guidance and the information in this Strategic Development Framework provide the design principles and standards which developers are expected to comply with and deliver through CGA masterplanning. This will ensure new communities are developed in accordance with sustainable development principles and to a high standard of design, layout and built form.

5.3.2 Developers should note that the SDF sets a series of policy testing criteria, in the form of a Checklist, against which applications for Planning Permission in Principle, masterplans and supporting documents will be assessed. The Checklist is contained in Appendix 02 and should be used by developers during preparation of their submissions to ensure compliance with the requirements of the SDF.

5.3.3 The same Checklist will be used by North Lanarkshire Council to assess future CGA submissions, to ensure compliance and ensure that the assessment process is transparent. The checklist is not exclusive and other requirements within the SDF and other material considerations may also be taken into account in assessing masterplan submissions.

6 Community Growth Area: Vision

- 6.1 The Vision for the Gartcosh/Glenboig Community Growth Area was originally included in the Concept Statement.

The vision is that the CGA should:

- Be designed and built to a high standard, and integrate well with existing communities and the local environment by creating a clear identity and contributing to local distinctiveness.
- Provide for community needs.
- Be environmentally sustainable: in terms of protecting, enhancing and expanding environmental assets, encouraging accessibility, reducing energy and resource consumption.
- Be socially sustainable: creating a well designed and safe place where people want to live
- Be well connected to existing urban areas, public transport and infrastructure and provide additional infrastructure as required appropriate to the development.
- Improve health and wellbeing.



Community Growth Area: Vision

6.2 The CGA will become a distinctive residential area. Implementation of the Scottish Government's Placemaking agenda and policies (outlined in section 5.2) will be expected. This will ensure the design of residential layouts is different from some recent large scale housing developments which have lacked a distinctive identity, legibility or sense of place.

The development will:

- Apply Scottish Government planning and design policy aims and objectives to deliver new distinctive urban areas.
- Be designed and built to high quality standards and provide for community needs.
- Respond to and incorporate landscape features of the sites.
- Be well connected to existing urban areas.
- Be sustainable environmentally and socially.
- Provide infrastructure appropriate to the development including retail and community uses necessary to support the residential area.
- Provide a mix of sustainable housing types and densities catering for a broad range of new residents.
- Be as energy efficient as possible in layout and design.
- Provide multi-functional, people-friendly streets.
- Take reference from Scottish local, regional and national architectural character, historic building patterns and urban form, whilst supporting innovative new design and urban form where appropriate.



6.3 North Lanarkshire Council and others have published the Seven Lochs Wetland Park vision and masterplan (2012).

The Gartcosh/Glenboig CGA is within the Seven Lochs boundary (see Section 7.8 of SDF).

To contribute to delivering The Seven Lochs vision and Seven Lochs masterplan development of the CGA will:

Provide public spaces to a high standard, appropriately located, well designed and serving a clear purpose and contribution to a connected network of high quality spaces and routes.

Provide green infrastructure protecting and enhancing existing habitats, creating new habitats and incorporating green network elements across a range of levels from the strategic to street level.

Provide Sustainable Urban Drainage Systems (SUDS) linked to the creation of multi-functional green networks.

6.4 The Council will undertake a **design appraisal** to assess how well the masterplan submission meets these objectives before determining whether to support the masterplan design elements.

6.5 Planning applications for subsequent phases of development will require to demonstrate how the approved design principles within the approved masterplan submission have been incorporated into proposals for those subsequent phases.



7 Development Requirements

7.1 Access and Circulation



7.1.1 The potential impact of traffic generation from the Community Growth Area on the existing local network will be significant. Developers are required to prepare a Strategic Transport Assessment (STA) as an integral part of their application for Planning Permission in Principle.

7.1.2 Developers with proposals for the CGA have commenced preparation of Strategic Capacity Assessments and Strategic Transport Assessments which will consider the potential traffic and transport issues which require to be addressed as a result of CGA development. These documents will be assessed by the Council on their completion to inform and provide a CGA access and movement strategy. Approved transport assessment documents will form the basis for future transport infrastructure required.

7.1.3 Developers will be required as part of the planning application submission to state how they will implement and deliver the access and movement strategy in terms of planned transport infrastructure upgrades linked to phases of development. Additionally, a public transport strategy should be included as an element of the access and movement strategy.

7.1.4 The PPP application and any access and movement strategy must comply with the Strategic Transport Assessment as assessed and approved by the Council's Roads and Transportation service. This will include details of improvements to bus service provision and bus infrastructure and funding mechanisms. Developers should indicate how they intend to address constraints to the road network as a result of development and what proposals they intend to implement to address these issues.

7.1.5 Developers should note that they may be required to provide some roads to a distributor road standard when developing initial residential phases in order that these roads can serve as distributor routes for later phases of CGA development.

7.2 Sustainable Transport Principles

7.2.1 The development should be designed in line with Scottish Government objectives by implementation of the principles set out in Designing Streets. The development layout and design should follow the requirements of the Scottish Planning Policy.

7.2.2 Provision should be made within each phase of development for sustainable links into existing footpath networks and to future development areas with new footways, path and cycle routes providing safe direct routes. These routes should be subject to passive surveillance from residential areas. The strategic access strategy should allow residents throughout the CGA to reach existing urban areas, retail facilities and public transport hubs, particularly the railway station and Gartcosh Business Park by sustainable travel options by a combination of safe footpaths and cycleways, off-road routes and road crossing points. Core Paths and Rights of Way within and adjacent to the CGAs should be kept open and free of obstructions both during and after construction.

7.2.3 Parking should be accommodated by a variety of means e.g. the rear of units and off-street parking courtyards in preference to driveways to the front of plots and should support Designing Streets principles.

7.2.4 Wherever possible development should be designed around existing formal or informal paths within or adjacent to the site. Where existing paths are to be removed or re-routed a reasoned justification must be provided and mitigation measures proposed. Consideration should also be given to the construction of new linked routes suitable for an appropriate combination of pedestrian, cycle and/or equestrian use to enhance the access network provision of the area.

7.2.5 Integrated public transport will be a key sustainable transport objective within the CGA, along with promotion of walking and cycling. Residential streets should be designed to limit vehicle speeds to ensure safe shared streets. Alternatives to car use will be expected to be incorporated

within development and prioritised to provide residents with good accessible routes to bus and rail interchanges.

7.2.6 Early introduction of bus services within the CGA is encouraged. Ideally all dwellings should be within 400m of a bus route. Developers will be expected to indicate within the masterplan where they intend to provide new or improve existing public transport infrastructure particularly for later phases of development which may be more than 400m from existing or potential bus routes. The masterplan and PPP will require to consider bus provision, the routing of bus services, funding mechanisms, and the internal street design where new bus routes are required. Also details should be provided where developers intend to subsidise bus services to assist the establishment of regular routes. Provision of bus subsidy may be tied into s.75 agreements.

Development Requirements

7.2.7 Gartcosh Steelworks closed in 1985 with the loss of 700 jobs and is identified as a strategic economic investment location within the Glasgow and Clyde Valley Strategic Development Plan. Planning permission for redevelopment has resulted in provision of serviced infrastructure for the Gartcosh Business Interchange. A passenger railway station was created to allow access to employment at the business park and for local residents to travel to employment opportunities elsewhere. The new Scottish Crime Campus has been developed at the site and opened in 2014 employing over 1000 staff.

7.2.8 Developers will be required to demonstrate linkages between proposed development locations and the business park and identify how both pedestrian access and public transport can be developed to connect local residents with business and employment opportunities at the business park.

7.2.9 Developers active in the Glenboig area have proposed a Glenboig Link Road which would link Glenboig directly to the Gartcosh Business Park and the access to the junction of the M73 motorway from the east. However the route of this proposed link crosses the Gartcosh Local Nature Reserve. The developers state that the route would increase road capacity in the CGA and provide direct access to the Business Park, Gartcosh railway station and the M73.

7.2.10 The planning authority's position regarding the Link Road proposal is currently neutral. Both North Lanarkshire Council and Transport Scotland (the trunk roads authority) have asked that any Strategic Transport Assessment assesses the impact of the CGA both with and without the Link Road proposal. Additionally the developers proposing the Link Road would require to indicate what mitigation measures would be put in place to protect and maintain both the Nature Reserve and the various species and habitats protected by EU and UK legislation to the satisfaction of the Council and Scottish Natural Heritage.

7.2.11 New road infrastructure proposals or upgraded road infrastructure proposals contained within the Strategic Transport Assessment should consider all reasonable alternatives in order to protect the adjacent Local Nature Reserve and population of Great Crested Newts, a species protected by European and UK legislation. Development layouts should also take measures to ensure that the protected species is not adversely affected.

It is not possible to make an informed decision about the acceptability of the proposed access road through the Local Nature Reserve until the following assessment work has been completed and submitted to the Council.

- A Strategic Transport Assessment for the whole CGA and,
- An ecological study of the impact of the proposed road through the Local Nature Reserve including details of mitigation/compensation measures.

Since these documents were not submitted at the time that the SDF was submitted to Council Committee for approval, text will be inserted into the SDF at a later date as an appendix on Access and Movement, once the matter has been fully considered and a decision made by the planning authority regarding whether to approve the proposed Link Road.

- 7.2.12 A Planning Permission in Principle would require to be conditioned in such a way to ensure that the proposed Link Road would be delivered at a key early phase of development of the Glenboig part of the CGA. Failure to deliver the Link Road at an early phase of development may restrict the amount of development granted consent within the Glenboig part of the CGA due to constraints on existing road capacities.

- 7.2.13 Junction 2a of the M73 and its approach roads are the key access and exit points to the Gartcosh Glenboig Community Growth Area. Any Strategic Transport Assessment must indicate what measures may be required to upgrade this junction to accommodate the projected CGA development impact, including when these works may be required. The Council will liaise and seek advice from Transport Scotland to confirm that any infrastructure upgrading proposals are appropriate and deliverable.

Transport Scotland have indicated in response to the Draft Strategic Development Framework public consultation that they may recommend suspensive conditions to ensure that infrastructure mitigations (upgrades) are delivered.

- 7.2.14 Mechanisms for funding and delivery of infrastructure have yet to be confirmed. Developers will be advised of what contributions or delivery measures they will require to make towards delivery of roads network infrastructure during planning application discussions. Confirmation of the methodology will be part of Planning Permission in Principle and detailed planning application i.e. (Matters Specified in Conditions) discussions.

- 7.2.15 North Lanarkshire Council's Roads and Transportation service have commissioned a feasibility study into the potential of siting a new railway station at Glenboig. Whilst the feasibility study has yet to report, there is the potential that land may need to be protected for this purpose along the existing railway line. Developers should contact Roads and Transportation when preparing their planning applications to confirm the outcome of the feasibility study.

Development Requirements

7.3 Housing Policy

7.3.1 The demand for additional housing is increasing, with North Lanarkshire experiencing the largest percentage of population growth of the Glasgow and Clyde Valley local authority areas since 2001 (source: Census 2011). Housing is required in appropriate locations to meet anticipated need and demand, however creating high quality, sustainable communities also requires a mix of uses and supporting community facilities.

7.3.2 In the CGA, North Lanarkshire Council expects developers to provide well designed energy efficient, high quality housing sustainably located in accordance with current national, regional and local policy.

7.3.3 Objectives of creating successful places and residential environments as expressed in Designing Places, Designing Streets and PAN 67 Housing Quality should inform the delivery of the housing element of the masterplan. In particular the principles and guidance contained in PAN 67 Housing Quality should be applied to new housing.

Affordable Housing

7.3.4 There is a requirement to provide affordable housing within the Gartcosh area to address housing shortfalls within that part of the Cumbernauld Housing Sub-Market Area. Glenboig is not within a housing sub-market area where affordable housing policies apply.

7.3.5 The North Lanarkshire Local Plan (NLLP) policy, HCF3, Assessing Affordable Housing Development, requires on-site delivery of Affordable Housing at a rate of 25% for sites with a capacity of 20 or more units.

7.3.6 On such sites, the Council's first preference is for affordable housing which is integrated throughout the development. The second preference is to transfer land on the site to enable the delivery of the affordable element and the third preference is payment of a commuted sum to the Council. The commuted sum will be used to assist in development of affordable housing on alternative sites identified in the Housing Sub Market Area.

7.3.7 Affordable housing should be integrated with market housing however, this aspiration requires to be balanced against the efficiency of the development and of housing management. No more than 50 affordable units should be located together (or 100 within major sites).



7.3.8 Developers should liaise with the Council's Housing Services, Development Section to ensure that appropriate mix, design, quality, internal layout and future maintenance implications are agreed to ensure the proposed dwellings are affordable in terms of design and cost and that the affordable housing policy requirements are met.

7.3.9 Further guidance and contact details for affordable housing policy issues are set out in Appendix 03 and in Supplementary Planning Guidance Note SPG 13 Assessing Affordable Housing Requirements.

7.3.10 The requirement for an Affordable Housing Policy will be reassessed by the Council's Housing and Social Work Services over time as circumstances change. This type of policy will normally be implemented through the Local Development Plan over the period of the development of the CGA and will be reassessed on a regular basis. When Matters Specified in Condition applications are submitted, matters relating to Affordable Housing provision will involve discussions with Housing Services

7.3.11 Whilst the Affordable Housing policy does not currently apply in the Glenboig part of the CGA, local residents have indicated a need for starter level and social housing. Developers should consider both provision of low cost/starter housing and working with social housing providers eg. Registered Social Landlords (RSLs) towards the provision of local housing.

7 Development Requirements

7.3.12 North Lanarkshire Council as part of its commitment to a Community Benefits approach to procurement will encourage community benefit clauses to be incorporated within infrastructure and construction work contracts so that social considerations can be included.

This will particularly be the case where the Council has an interest in the land and where Affordable Housing is to be provided. This should be discussed with Registered Social Landlords and the Councils Housing Services. It is hoped the community benefits will include not only targeted recruitment & training, but also equal opportunities, training for the existing workforce, supply-chain initiatives and considerate contractor schemes.

7.3.13 In addition to the aim of providing paid training places, contractors will be encouraged to make use of North Lanarkshire's Youth Investment Programme which, funded through the Scottish Government and NLC, provides 50% salary contribution towards the recruitment of unemployed (16-24 year old) young people in North Lanarkshire through apprenticeship or shorter term (six month) employment schemes.

Further information on these initiatives can be obtained from Economic Development Officers within the Planning and Regeneration Service.

Housing Accessibility Standards

7.3.14 North Lanarkshire has a higher than average elderly population and higher levels of long term health problems and disability resulting in increased demand for accessible accommodation.

- Making housing accessible to those with varying needs is a key objective of the Council's Local Housing Strategy. The CGA will be expected to contribute to meeting longer term demand for accessible homes and neighbourhoods.
- Ensuring that external areas are designed to be accessible and secure will also be required to contribute to the overall accessibility of a property.

7.3.15 Developers will therefore require to adopt an inclusive access design strategy within their masterplan submission. Developers' proposals for both residential layouts and the wider environment will be assessed against current accessibility standards.

7.3.16 Developers are encouraged to adopt the Housing for Varying Needs Standards for housing development as this will be a requirement of all affordable units where subsidy is provided.

7.3.17 Policy DSP4 in the North Lanarkshire Local Plan provides further guidance relating to accessibility and design requirements. Developers should also refer to PAN 78 Inclusive Design and Supplementary Planning Guidance Note SPG 17 Accessibility for All.

Housing - Site Analysis

7.3.18 Residential development within the CGA must fully integrate with the landscape setting and contribute significantly to maintaining and improving environmental quality. The developer will be expected to focus on combining high quality layouts and building design as a means of safeguarding the character and setting of the site.

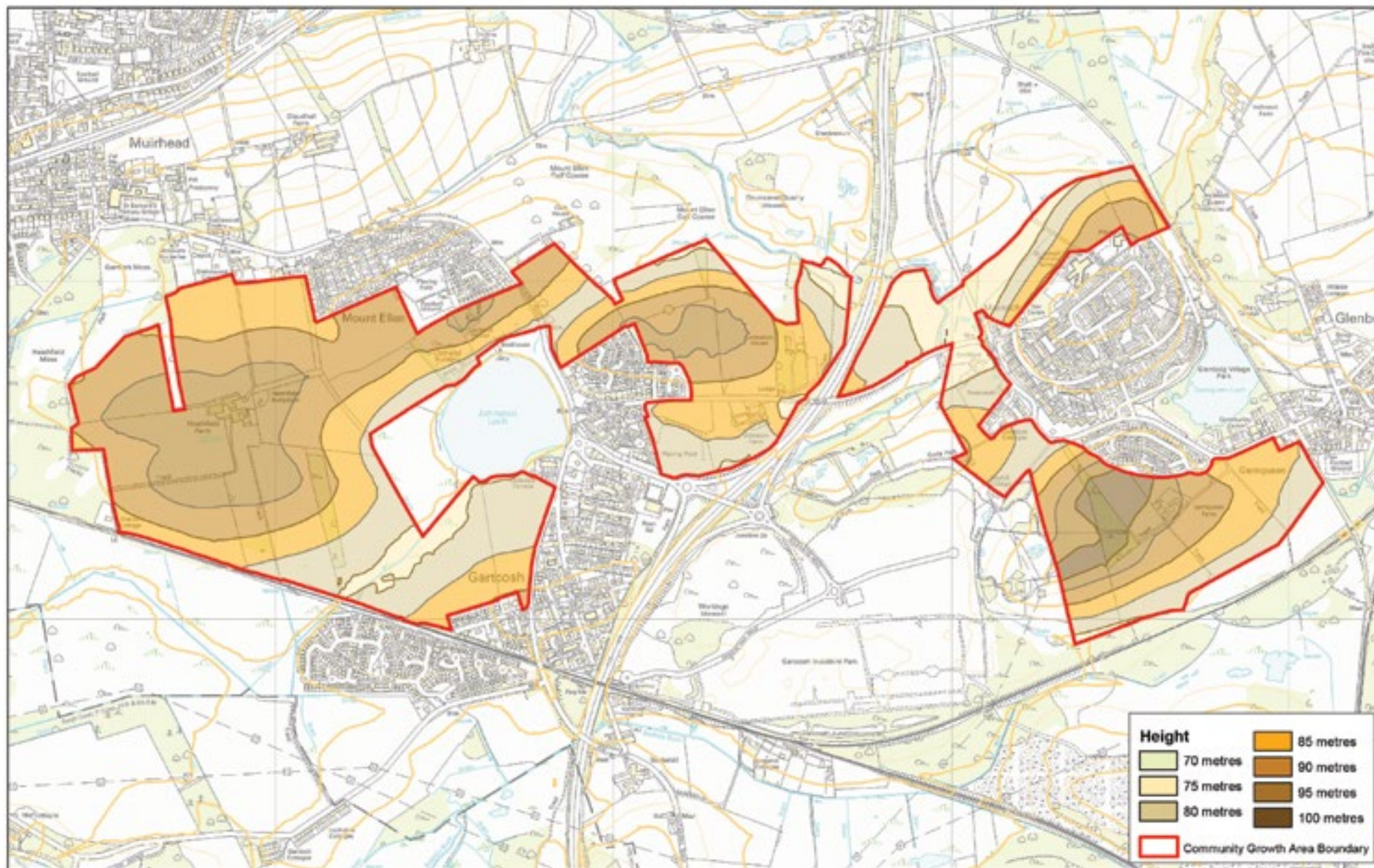
Developers will be expected to design or adapt house types, to take account of site location, setting and topography as a means of achieving a unique sense of identity. The protection and enhancement of the existing settlements and their settings must be demonstrated by the masterplan Design Statement.

Further guidance and advice is contained in PAN 44 Fitting New Housing Development into the Landscape.

7.3.19 The residential layout and overall landscape design within the masterplan must demonstrate that it has:

- Examined landform, slopes and contours.
- Undertaken a landscape analysis and visual impact assessment to determine how development will fit within the existing landscape.
- Defined and taken account of variation in landscape character across the site.
- Identified vegetation to be retained or enhanced within and around the site.
- Established ground and subsoil conditions.
- Taken account of existing service information from utility companies.

7.3.20 The landscape analysis must take account of constraints and opportunities presented by the site to produce appropriate and imaginative design solutions. The original landform should be retained whenever possible and the creation of building platforms kept to a minimum. The design principles behind the layout must be explained in the Design Statement.



Topography

1:10,000

0 50 100 200 300 400 500 600 700 800 900 1,000 Metres



Figure 4. Topography across the Gartcosh and Glenboig CGA which consists of a series of areas of raised ground interspersed with several lochs and low-lying wetlands areas.

7.4 Community Facilities

7.4.1 As the CGA develops, the scale of development and population growth will create requirements for community facilities in the existing settlements. These may be for new facilities or upgrades or extensions to existing facilities. The Council's preferred option is that new community facilities are located together at community hubs for each village. This SDF indicates the Council's preferred locations for community hubs (See Site Specific Design Requirements section 10 & 11).

7.4.2 Developers at the locations indicated will be required to allocate and safeguard an appropriate area of land for this purpose. Parts of community hub areas will be allocated and safeguarded for future community-based uses such as education and community halls whilst the remainder should be allocated for future retail needs. The proposed uses for the community hubs are given in Section 10 and 11 of this document. If developers consider other locations within their site are more appropriate they must advise of these as part of the Planning Permission in Principle process.

7.4.3 Developers are therefore required to indicate the proposed location, area allocated and proposed access arrangements for community hubs in their masterplan submission.

7.4.4 The community hubs may or may not include educational provision. This will be dependent on residential development rates and available school capacity. Additionally, the possibility of creating classroom extensions at existing school locations will be investigated by the Council's Learning Services.

7.4.5 Conditions within the Planning Permission in Principle will require these safeguarded areas to be re-examined during preparation of future Local Development Plans or as part of time-limiting conditions within planning consents to allow flexibility should community needs alter or be provided elsewhere in the CGA by the private retail sector. If facilities are provided elsewhere the safeguarded area may subsequently be re-designated for other purposes.

7.4.6 Existing community facilities such as community halls were transferred in April 2013 to Culture NL, an organisation set up by the Council to run its cultural activities, community centres and libraries. Discussions will take place at the time of applications for Planning Permission in Principle and application for detailed phases regarding developer contributions towards community facilities.

Development Requirements

7.4.7 Local community groups may consider entering into community ownership of community facilities and there is potential to involve developers in providing contributions to upgrades to community owned facilities in place of providing separate facilities. There is a lack of parking associated with existing community facilities and developers may also be required to contribute towards additional parking provision.

7.4.8 Community hub facilities within the CGA will require the following areas of land to be allocated and safeguarded. It should be noted that retail locations may sometime be located separately from community use facilities. Further details are contained in the Development Area maps.

7.4.9 Developers considering retail facilities with floorspace larger than that indicated in Figure. 5 will require to justify these based on a robust Retail Impact Assessment (RIA) indicating need and demand.

Use	Area (sqm)	Total Area (ha)
Retail Uses	1200 sqm gross retail floorspace + 3800 sqm parking and circulation	0.5
Community Uses	15,000 sqm. Potential Uses Shared use school/community facility and all surface pitch.	1.5

Figure 5 Approximate Areas for community hub facilities.

7.5 Educational Provision

7.5.1 Projected rates of new housing development within the CGA will result in increased school rolls and will require existing school capacity to be increased. Approximately 300 dwellings are projected to be completed in Gartcosh during the period between 2015 and 2021 resulting in approximately 75 additional primary school places. Approximately 340 dwellings are projected to be built in Glenboig during the same time period resulting in approximately 85 additional primary school places. If build rates differ from the projected development levels, further reviews of educational capacity will be undertaken.

7.5.2 Schools serving Gartcosh within their current catchments areas are Gartcosh Primary School and St Barbara's Primary School, Chryston High School, Chryston, and Our Lady's High School, Cumbernauld.

7.5.3 Gartcosh Primary School is currently operating near capacity. St Barbara's Primary School and Chryston High School are both projected to be operating near capacity in several years time.

7.5.4 Schools serving Glenboig within their current catchment areas are Our Lady and St Joseph's Primary School, Glenboig Primary School, Coatbridge High School and St Andrews High School, Coatbridge. Whilst secondary school capacity exists for Glenboig, both existing primary schools would experience capacity issues and will require accommodation reviews as the CGA develops.

7.5.5 Developers will therefore be required to contribute towards addressing educational capacity issues from the outset of development through developer contributions. This should not only address educational issues but will attract young families to settle in the area.

7.5.6 A Council review of the cost of providing accommodation per pupil based on building costs for recent primary and secondary schools indicates that developers will be required to contribute up to £5,340 per completed dwelling towards school provision in the CGA. The exact requirements for school provision will be determined through discussions at planning application stage.

The developer obligation will be levied on all dwellings built within the CGA except single bedroom dwellings and will be used to:

- Provide new school facilities, or
- Re-configuration the existing school estate to provide additional capacity.

Development Requirements

7.6 Retail Provision

7.5.7 The Council's Learning Services are currently auditing the educational estate regarding condition and capacity issues and will provide more detailed figures when these are available. The Council may also consider contributions of land for educational purposes as an alternative to educational capital costs.

7.5.8 Where there is also a requirement to provide affordable housing the contribution towards educational provision may be subject to a reduction. Full details of the contributions to be paid will be discussed at the time of applications for Planning Permission in Principle.

7.5.9 Areas for community hub facilities that are safeguarded for potential future school and associated community facilities provision will be reviewed as part of Local Development Plan reviews, based on the rate of development completion and future educational need or should other locations be identified in the future.

7.6.1 Neighbourhood centres and small groups of shops are significant in supporting sustainable local communities. As the CGA develops further local shopping facilities will be required.

7.6.2 Up to 1200 sq.m (gross) of convenience retail floorspace are projected to be required over time in both Gartcosh and Glenboig along with several small supporting units of up to 100 sq. m (gross). Other uses such as doctors or dentists surgeries may also be appropriate for these locations. Developers should liaise with NHS Lanarkshire and local GPs during the early phases of development regarding provision of GP surgeries or dental practices.

7.6.3 Retail provision will be located within the identified community hubs shown in the Area Development Maps. It will be for the commercial market to bring forward retail development and other commercial services. The size of the areas to be allocated, are indicated in Sections 10 & 11 of this SDF.

7.6.4 The locations for retail provision within the community hubs should be easily accessible so that both existing residential areas and new development can be served. A central location will enable integration with existing facilities and reduce the number of traffic movements to different locations across the CGA. Developers at the identified locations will be required to allocate areas suitable for future retail provision i.e. Accessible to local communities and suitable for future retail providers. New local retail provision should maximise its potential to attract users by being located within a 10 minute walking distance from both new and existing residents of the area so as to ensure that every-day shopping trips do not encourage an increase in private car trips.

7.6.5 Developers should ensure that the community hubs are sufficient in size to accommodate not only community facilities and convenience retail space with associated parking and circulation space but also a generous amount of public space which will form part of the public realm/ pedestrian network. Such public space could be in the form of a small square, village green or landscaped gardens with seating. Equipped play areas will be provided separately (see section 7.7 Open Space and Play Provision).

7.6.6 Developers should also note that any proposals for convenience floorspace over 1000sq.m gross will require to be assessed against the criteria contained in Policy RTC3A of the North Lanarkshire Local Plan.

7.6.7 As the CGAs develops, further retail demand may emerge however further locations for retail development will only be considered as part of future reviews of the Local Development Plan and Strategic Development Framework.

7.7 Open Space and Play Provision

7.7.1 Within the development an emphasis is placed on providing high quality open space. Developers should ensure that the design, layout and locations of open space areas encourages and maximises passive surveillance. Developers will be required to confirm future maintenance and factoring arrangements for open space areas in their masterplan submission.

Equipped Play

7.7.2 The CGA should provide an appropriate level of play equipment within or adjacent to residential development. This will be based on the number of dwellings proposed and the level of existing provision in the local area. Similarly, open space areas will be required for informal active play.

7.7.3 Play provision will be provided on an incremental basis as the development progresses however provision of space for existing and future equipped play and open space areas should ideally be located at one central location within a phased development at the start of the development process.

7.7.4 The Council's preferred option for play provision is off-site provision where an existing Council play area is located within a standard of 10 minutes walk (equivalent to 750m) to play areas for younger children, and 15 minutes walk (equivalent to 1,000m) to teenagers facilities. Developers would make a financial contribution equivalent to the cost of on-site provision.

7.7.5 In some circumstances, for example where there are busy vehicular routes between development and existing play areas, this financial contribution arrangement may not be possible and the Council may ask for on-site provision.

Development Requirements

7.7.6 Where there is no existing play provision within the above distances, or where the circumstances described at 7.7.5 above exists, developers would have the option of making a financial contribution equivalent to the cost of on-site provision and to transfer an area of land on the site to the Council for future management and maintenance.

7.7.7 Where developers do not pay a contribution towards off-site provision or transfer equipment and land on-site to the Council for future maintenance, then on-site provision by the developer and factoring arrangements will be required.

7.7.8 Play provision is required at several locations within the Gartcosh/Glenboig CGA. These are indicated in Sections 10 and 11 of this SDF.

7.7.9 Play area locations are approximate and developers should indicate proposed locations, and size of equipped and non-equipped elements within their site masterplan.

Sports Pitches

7.7.10 Where facilities such as sport pitches are lost due to development compensatory provision will be required elsewhere within the Community Growth Area as required by Scottish Planning Policy (SPP). The master-plan should indicate areas allocated for future play provision within the Growth Area. Any outdoor pitches proposed should be located a sufficient distance from proposed residential areas to prevent disturbance to residents.

7.7.11 Private sport pitches such as pay-and-play 5-a-side facilities may be considered in the longer term as the Community Growth Area develops.

7.8 Nature Conservation and Integrated Green Infrastructure

7.8.1 Developers will be required to protect and enhance the environmental assets of the CGA, and where possible create new habitat areas as part of the green network framework of the CGA. Planting a diverse range of native species and appropriate environmentally-friendly design of SUDS storage areas will be expected to enhance biodiversity value.

7.8.2 Measures to assist the delivery of the objectives of the North Lanarkshire Local Biodiversity Action Plan (2009) and subsequent updates, to protect priority species and habitats, should be taken into account during site surveys. In new development particular consideration should be given to measures within buildings and urban form to encourage urban priority species such as bats and swifts (See North Lanarkshire LBAP)

7.8.3 Developers are required to provide survey information to establish the existing natural heritage of the site. This will include details of protected habitats and species and LBAP priority species.

7.8.4 The masterplan must demonstrate how development will protect existing habitats and will provide details of proposals to create new habitats by the provision of wildlife corridors and habitat buffer zones within the development and along the periphery of the site.

7.8.5 The masterplan should also indicate how SUDS features, green corridors, open space and amenity areas will be integrated with each other and with built development. Proposals should link with existing habitats beyond site boundaries.

Green infrastructure corridors will often be multifunctional, incorporating elements of habitat creation, landscaping and public access links however there will be occasions where green corridors within the development may be required for use by sensitive species such as badgers.

7.8.6 Green infrastructure design elements should be incorporated from strategic and neighbourhood level to street and garden level. Details of how this is to be achieved will be required within the Design Statement.

7.8.7 Clear guidance regarding measures which should be implemented is provided in Green Infrastructure: Design and Placemaking (Scottish Government 2011)

Development Requirements

Glasgow and Clyde Valley Green Network: The Seven Lochs Wetland Park

7.8.8 The Glasgow and Clyde Valley Green Network Partnership (GCVGNP) promote delivery of a high quality, multi-functional green network as part of the Glasgow and Clyde Valley Strategic Development Plan. This contributes to the Central Scotland Green Network (CSGN) which is a key element of the Scottish Government National Planning Framework. North Lanarkshire Council are working with the GCVGNP, Glasgow City Council and other stakeholders to establish a Seven Lochs wetland park in areas around Gartcosh, Glenboig and east Glasgow as part of the Seven Lochs Wetland Park.

Aims include integration of habitat networks both within and between new development areas.

7.8.9 To aid in this process developers should make reference to the various Integrated Green Infrastructure studies prepared for the CGA sites by the Glasgow and Clyde Valley Green Network Partnership. Developers will be expected, where possible to incorporate proposals and design principles from these various studies within masterplan designs and phases of development. Developers masterplans should indicate how they will contribute to delivering the Seven Lochs vision and masterplan.

To aid in this process developers should make reference to The Seven Lochs Green Network and Green Infrastructure Planning study (Collective Architecture, 2013) published by GCVGNP and others to establish the Seven Lochs Wetland Park as part of the CSGN.

7.8.10 The masterplan will be required to indicate the location and scale of buffer zones between new development and areas of conservation interest such as the Johnston Loch, Gartcosh Local Nature Reserve and other areas such as Sites of Interest for Nature Conservation (SINCs) containing nature conservation value.



7.8.11 The masterplan should also indicate how SUDS features, habitat links, open space and amenity areas will be integrated with each other and with the built environment. Links from developed areas into integrated green infrastructure should also be indicated and conveniently accessible.

7.8.12 Where development proposals are unable to avoid adverse impacts on locally designated nature conservation areas such as SINC or Local Nature Reserves significant mitigation and the creation of new compensatory habitats will be required. The habitat and species interest in neighbouring SINC should be used to inform the habitat enhancements on the developer's site. Mitigation measures may also include the provision of compensatory land for habitat purposes of a similar biodiversity value to the area developed.

7.8.13 Whilst open space and equipped play provision is addressed at section 7.7 of this SDF there may also be opportunities to incorporate play and informal recreational provision in the form of less formal open space areas which lead into green habitat networks and the wider countryside. In such cases developers will be required to provide appropriate infrastructure in the form of off-road cycleways, footpaths and habitat creation and indicate future management requirements and who will be responsible for this.



7.8.14 In this respect developers should liaise with organisations such as the Glasgow and Clyde Valley Green Network who may be able to advise regarding suitable future maintenance and management regimes including transfer or leasing of land to third parties for maintenance or conservation purposes.



Development Requirements

Community Nature Park

7.8.15 During the Draft Strategic Development Framework public consultation exercise the issue of provision of a community park or area of informal open space was highlighted by some respondents. Additionally the issue of protection from development of areas to the western side of Johnston Loch was raised.

7.8.16 The ecological value of the existing (SINC) Site of Importance for Nature Conservation and the wetland area of a Bothlin Burn tributary south-west of the loch makes this area and other areas to the west of the loch potential candidate areas for such a facility. However the potential of this area for community use is dependent on the outcome of ongoing Community Growth Area Strategic Transport Assessments which may recommend a potential vehicular route to the west of Johnston Loch.

Additionally, agreement would have to be reached with local landowners regarding future use of such land. Developers should take account of this proposal when preparing their masterplan and should liaise with the GCVGNP.



7.9 Flooding and Drainage

Drainage and Flood Risk Management

- 7.9.1 The masterplan and supporting documents will be required to fulfil the water and drainage requirements of the development to the satisfaction of the Council, Scottish Water and the Scottish Environmental Protection Agency (SEPA).
- 7.9.2 Surface water runoff from the development must be drained to a separate system from waste water via integrated sustainable urban drainage systems (SUDS) serving the whole development. This will require provision of large scale water drainage systems in the form of ponds and wetlands to attenuate and treat site surface drainage. Adequate space to accommodate SUDS storage should be designed into the site layout and indicated in the masterplan. All SUDS should be located outwith the functional flood plain.



SUDS Ponds within the CGA should be designed to enhance green networks.

Development Requirements

7.9.3 SUDS proposals should assess the entire masterplan site and where practical, adjacent sites for storage, through discussions with adjacent developers and landowners. Individual SUDS solutions for small development phases will not be considered acceptable except where sites are part of limited catchment areas.

7.9.4 Strategic SUDS proposals should be indicated as part of the masterplan and Planning Permission in Principle submission. An outline scheme should be prepared indicating how the above surface water drainage strategy will be delivered and demonstrating how sufficient attenuation capacity can be accommodated. More detailed assessment of the proposed drainage scheme and features will take place as each development phase comes forward. Where strategic or regional level SUDS are required these should be designed to standards specified by Scottish Water so the system could be vested within their management responsibilities.

7.9.5 The provision and management of surface water drainage should be considered an opportunity to create green infrastructure and to provide connections between open spaces using biodiversity friendly techniques particularly at locations of high conservation value. Open space areas should be considered as multi-functional, serving both recreational and flood storage and flood diversion roles, eg the use of SUDS swales and adjacent footpaths or tree planting. The masterplan submission should explain the SUDS strategy in broad terms including how the SUDS management train is configured.

7.9.6 There may be opportunities for SUDS to contribute to re-wetting of peat bogs and wetland areas within the CGA. This option should be considered and discussed with the relevant conservation bodies.

Reference should be made to:

- [The Flood Risk Management \(Scotland\) Act 2009.](#)
- [The Water Environment \(Controlled Activities\)\(Scotland\) Regulations 2011 and Amendment Regulations 2013 \(CARS regulations\).](#)
- [Controlled Activities Regulations: A Practical Guide \(2013\).](#)
- [SUDS for Roads \(2010\).](#)
- [SEPA Flood Risk and Pollution Prevention Guidance \(various documents\) and CIRIA C697, The SUDS Manual.](#)
- [Sewers for Scotland 2 \(2011\).](#)

Green Network Drainage Mechanisms

7.9.7 The Glasgow and Clyde Valley Green Network study Gartloch and Gartcosh Hydrological Study (AECOM,) (2011) provides recent survey information regarding flood extents and local hydrology. The Gartloch and Gartcosh: Surface Water Management Strategy (SWMS) (AECOM) (2011) contains proposals for area-level SUDS strategies for CGA sites and a series of key principles regarding how these could be implemented.

7.9.8 These surface water management principles and recommendations should be considered as part of the masterplanning process and incorporated where possible.

7.9.9 Detailed flood extents are indicated within the Development Area Maps (Sections 10 & 11 of SDF) and illustrate the 1 in 200 year flood extents from Scottish Environment Protection Agency (SEPA) Indicative Flood Maps. More recent studies potentially provide more precise data.

The hydrology map at Figure 6 illustrates both the SEPA Indicative Flood Extent and the recent Gartloch and Gartcosh Hydrological Study (AECOM) (2011) for the Glasgow and Clyde Valley Green Network Study.



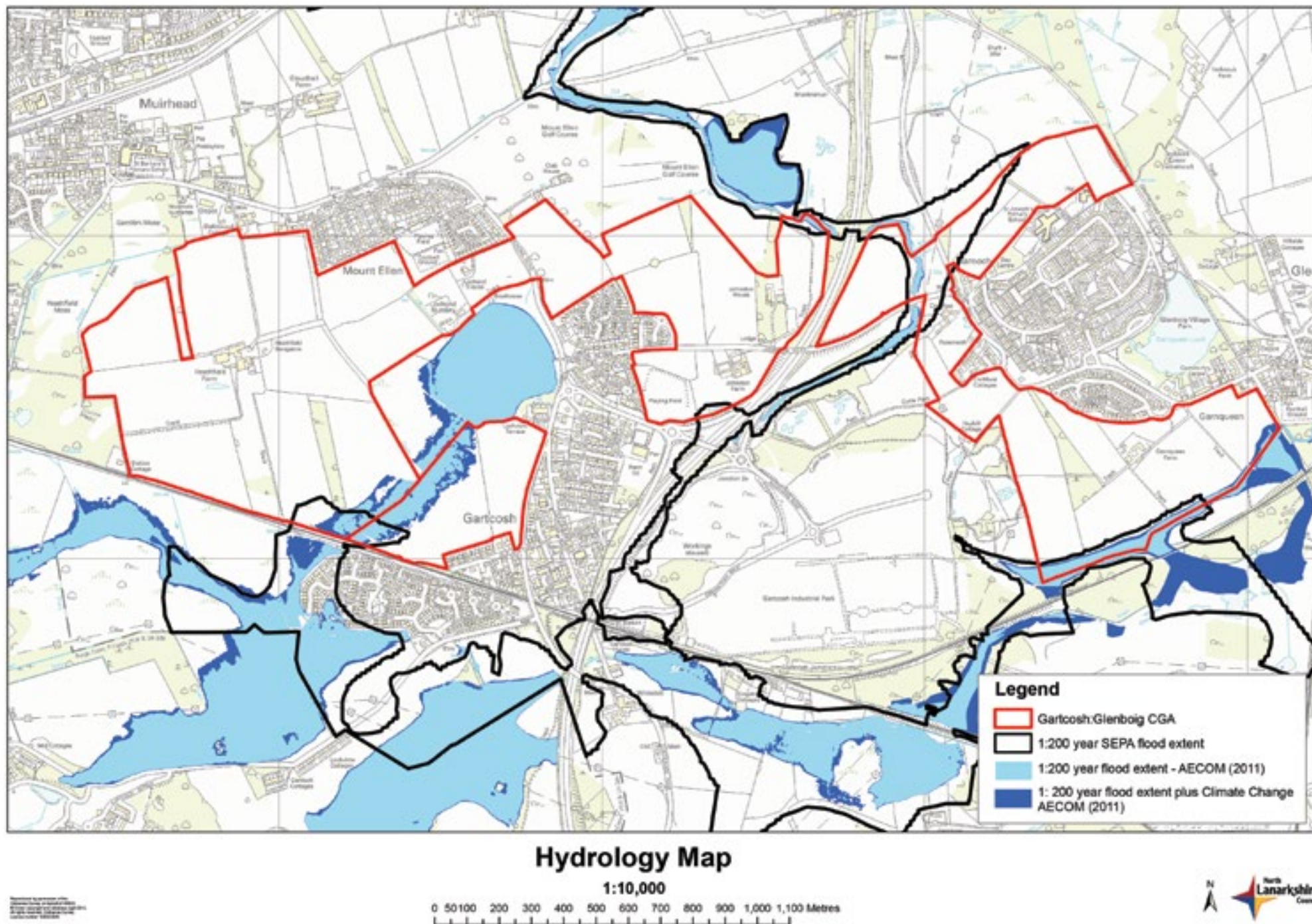


Figure 6. Map showing the various hydrological surveys covering the CGA area.



7.9.10 Developers must ensure that areas subject to development proposals are not subject to flood risk and that proposals comply with legislative requirements and policy guidance. A Strategic Flood Risk Assessment (SFRA) will be required from the developer as part of the masterplan submission to confirm which site areas can be developed. Future climate change adaptation should be considered and incorporated into drainage measures when assessing the flood risk potential of the development.

7.9.11 New development must not take place on functional flood plains. Sites located within the 1:200 year flood map have a medium to high risk of flooding. Where any development site is adjacent to a water course and within the 1:200 year flood extent, the area may be considered unsuitable for built development due to flood risk.

7.9.12 The planning authority will apply the Flood Risk Framework described in the Scottish Planning Policy when determining planning applications within the CGA.

Water courses

7.9.13 Developers should discuss any proposals they intend for watercourse engineering activities with SEPA early in master planning preparation and where appropriate should consider re-opening existing culverts and re-instating watercourses as a means of enhancing amenity and increasing flood storage capacity.

Development Requirements

7.10 Utilities

7.10.1 The specific requirements, phasing and funding of infrastructure elements should be indicated within the masterplan submission. Developers are required to contact utility providers to ensure capacity is available. This may include the need for upgrades to water supply and foul water treatment and disposal and the need for electricity sub-stations or local gas supply infrastructure.

Water and Sewerage

7.10.2 Scottish Water has indicated that water supply, drainage and waste water capacity upgrades can be provided over the timescale of development. Development may however put additional pressure on existing water supply and drainage infrastructure capacities in the short term. Developers must consult Scottish Water at an early stage to ensure development can be accommodated within the capacity and infrastructure programmes of the network. Developers must undertake Water (Supply) Impact Assessments (WIA) and Drainage Impact Assessments (DIA) to determine the impact of their development.

7.10.3 WIA and DIA should be prepared at a strategic level at the outset of development based on the proposed long term scale of development to prevent a fragmented approach and a need to revise modelling later. Early realistic projections will allow forward planning for medium to long-term capacity and reduce the need for significant future alterations by developers.

Early engagement is encouraged between developers and Scottish Water's customer connections team to discuss available strategic and network capacity.

7.10.4 WIA and DIA will require to be reviewed at more detailed stages in the development process due to amendments to development proposals or other variable factors, however outline WIA and DIA are still required at the masterplan stage.

7.10.5 Sufficient on and off site sewerage infrastructure capacity should be programmed to serve individual phases of new CGA development and will be expected to be operational before the completion and occupation of any dwellings within that phase.

7.10.6 Trees planting and alteration to ground profiles should be avoided in the vicinity of water supply and drainage pipes. Scottish Water can confirm preferred stand-off distances from existing supply and drainage apparatus.



Gas

- 7.10.7 A high pressure gas transmission pipeline crosses both the Gartcosh and Glenboig areas of the CGA. Developers should confirm with Scotland Gas Networks and other licences gas transporters the existence of apparatus present and appropriate stand-off distances for gas mains of various pressures.

Electricity

- 7.10.8 Both Scottish Power and Scottish and Southern Energy have advised that they could provide electricity supplies to the CGA. Overhead pylon lines crossing the CGA are indicated on the Development Area Maps. (Sections 10 and 11 of SDF).
- 7.10.9 Where new electrical substations are required these should be suitably enclosed and screened to provide for safety and amenity purposes. Landscape screening may be considered appropriate. Developers are advised to liaise with the utility provider regarding these issues.

Telecommunications and Digital Networks

- 7.10.10 Modern telecommunication infrastructure will be expected to be integral to the development. Scotland's Digital Future: A Strategy for Scotland (2011) set out a target for next generation broadband to be available to all people in Scotland by 2020. Developers will be expected to liaise with telecom utility providers to build broadband provision into the new development but to allow flexibility to adapt to future innovations. Developers should also refer to the Scottish Government's Step Change project (2015) for details of future broadband proposals.

Development Requirements

7.11 Ground Conditions and Contamination

- 7.11.1** Coal Authority reports indicated the extent of previous mining activity affecting the CGA however detailed site investigations of ground conditions have not been implemented within the CGA. The developer will require to establish the extent of any former mine workings or other ground stability or contamination issues including groundwater contamination and to implement the necessary mitigation measures required to safely address these. The Council document “Contaminated Land: A Guide to Submitting Planning Application for Development of Contaminated Land” provides further information regarding the investigations that may be required.

7.12 Pollution Control (Noise)

- 7.12.1** Developers will be required to undertake Noise Impact Assessments (NIA) as necessary where development is proposed in close proximity to the M73 motorway and local railway lines. NIA may also be required for properties to the north of Marnoch around St Joseph’s Primary School pitches which are used outwith normal school hours.
- 7.12.2** NIA may also be required where housing is planned next to existing noise generating sites other than road or rail. Homes proposed near sites such as the quarry currently located north of Gartcosh and the container base located off Woodhead Road, Chryston to the west of the Community Growth Area may require a noise impact assessment to be undertaken.
- 7.12.3** Anticipated noise impacts require to be addressed at the outset through design and mitigation measures. The masterplan must take account of the findings of the NIA when designing site layouts and specifications. Design solutions such as locating living rooms and bedrooms on the opposite side of the building to potential sources of noise or using sound proofed windows should be considered.
- 7.12.4** Sound levels in gardens and amenity areas also need to be considered to enable a reasonably peaceful residential environment. Noise attenuation measures identified by the assessment must be indicated in the masterplan submission and, where necessary sensitively integrated into development. Developers proposals must comply with advice on noise levels contained in PAN 1/2011 Planning and Noise.

7.13 Pollution Control (Air Quality)

7.13.1 The Council has five Air Quality Management Areas (AQMAs) and the CGA has the potential to impact on the AQMA at Moodiesburn. When AQMAs are in place, air quality becomes a material planning consideration.

7.13.2 The North Lanarkshire Air Quality Action Plan was prepared as a statutory requirement following the declaration of the AQMAs. It presents a range of measures which aim to improve air quality in the AQMAs and North Lanarkshire as a whole.

7.14 Settlement Identity

7.14.1 Many towns are easily identifiable due to specific landmarks which are either natural or man-made. The scale of development at Gartcosh/Glenboig offers a unique opportunity to incorporate distinctive, high quality buildings or landscaping features such as gateways to establish settlement identity.

7.14.2 Developers will be expected to provide outline information regarding proposed locations of gateway features to developments and indicate what these features may comprise. Features should be distinctive and relate to the area's heritage or landscape. Information regarding the phasing of delivery and installation of these features and future maintenance will be expected.

7.14.3 Settlement identity proposals should aim to achieve the following:

- Add local distinctiveness
- Contribute to high quality design and place making in the public realm
- Add value to the development
- Contribute to the protection of built and environmental heritage

7.15 Archaeology

7.15.1 An archaeological assessment of the Community Growth Area will be required to establish whether any cultural heritage assets may be impacted upon by the proposed development. This can be in the form of a separate report or as part of the Environmental Statement.

Development Requirements

7.16 Sustainable Design and Urban Form

7.16.1 Scottish Planning Policy (SPP) states that planning decisions on layout and design of new development should:

- Encourage energy efficiency through orientation and building design, choice of materials and use of low carbon generating technologies.
- Support habitat connectivity; and the use of low and zero carbon technologies.
- Support sustainable water resource and waste management.

7.16.2 Within the CGA orientation of layouts should maximise potential for solar gain within the constraints of the site layout and other design considerations. Glazed areas should be increased on south facing elevations. Overshadowing of south facing elevations should be avoided.

7.16.3 Given the scale of development, developers should consider the possibilities and practicalities of district heating or combined heat and power, or utilising sources of underground geothermal heating. Other technology to reduce CO2 emissions should also be considered such as ground source heat pumps and solar panels. When considering geothermal heating or ground source heat pumps the potential for ground water contamination should be considered and appropriate safeguards implemented.

7.16.4 The masterplan should therefore address sustainability issues in terms of spatial layouts and building orientation, urban form and building design, renewable technologies and green infrastructure. Developers will be required to indicate in their masterplan or supporting Design Statement how sustainability issues have been addressed.

7.17 Waste Management

7.17.1 Waste storage facilities should be an integral component of the development design. On street containerisation will not be acceptable in most cases. The exception to this is the provision of node recycling systems if flatted properties are proposed.

7.17.2 Developers should provide details in both the masterplan submission and subsequent phase applications of their provision for dealing with waste and recycling including neighbourhood level waste recycling.

7.17.3 Larger developments should contribute to the recycling facilities of their wider neighbourhood i.e. significant retail developments such as supermarkets should provide dedicated recycling areas. Larger residential proposals will be required to provide a community recycling point as an integral feature of new development. Developers will be required to ensure that the plan includes details on the operation and not just the design of the facility in order to ensure legislative compliance.



Developers are advised to seek early engagement with the Waste Management Service within the Council to discuss operational requirements of such facilities.

7.17.4 The location of refuse and recycling stores must minimise their impact by locating them in an area that is unobtrusive and well designed. They must be convenient to access, to empty, and maintain, but avoid harming the quality of space surrounding them.

7.17.5 Within lower density development, involving detached, semi-detached, terraced and mews properties, space for individual wheeled bins for residual waste and boxes for recyclable material should be provided. Waste container storage areas should be conveniently located for both residents and those responsible for waste collection. Generally storage is required for up to 4 wheeled bins for general waste and recycling purposes. Developers should confirm requirements prior to submitting applications.

7.18 Community Engagement

7.18.1 All national and major developments are now required to undertake Pre Application Consultation (PAC) with communities. Applicants and agents need to submit a formal Proposal of Application Notice (PAN) 12 weeks before the lodging of the planning application, setting out the proposed methods of community consultation to be carried out.

7.18.2 The Council's Supplementary Planning Guidance Note 16 provides further information on the type and level of consultation expected in legislation, procedures, national standards of community engagement and the key groups to involve.

8 Design Requirements

8.1 Design Character and Built Form

8.1.1 This section sets out the design elements expected to produce high quality urban form and layouts for the Community Growth Area.

8.1.2 Criteria which will be applied to assess urban form and design will include:

- Adaptability for a range of users.
- Providing variety and interest when travelling between spaces and across the development site.
- Diversity in form and structure and the creation of character areas.

8.1.3 A significant change from standard suburban layouts is expected within the masterplan. This requires consideration of overall layout, the nature of residential streets, parking measures, and securing high public realm standards for public and semi-public areas and soft and hard landscaping.

8.1.4 The creation of a generally permeable street layout, well integrated to existing areas will be encouraged as a design and sustainability principle. Urban form will be expected to respond to site topography and landscape cultural styles, and adaptation to the environment of the local area and region.

8.1.5 The scale of CGA development provides opportunities to create areas of different character types and appearance. Street design and layout will be expected to define the character of the development and individual areas. Buildings should work together to create the character and urban form of the area. Character areas will vary in scale from relatively small areas to a maximum of several hundred dwellings.

8.1.6 The masterplan and design statement will be required to identify key character areas and advise what key measures will be used in layout, landscaping or other elements to define the character area prior to consideration of other built form (Individual house types and detailed layouts may be more appropriate to detailed applications).

8.1.7 The urban form of the CGA should be specific in key streets i.e. A main street through the development which could provide a signature for the area defined by the height of buildings, closeness to pavement or the provision of trees. This could coincide with a key access or gateway into the area.

8.1.8 Routes through the development should use curvature, narrowing and widening and other methods on roads to reduce speeds. The gradual curvature of road lines should provide variety and interest to layouts, and a range of views and outlooks as people travel through the residential area. Clearly defined street frontages should overlook and define key routes.

8.1.9 Sections of key roads through areas could be mixed with squares or other spaces of interest which could define self-contained, character areas with distinct identities. Breaking down the street geometry should reduce speeds to provide more of a balance between speed and street liveability.

8.1.10 Street layout and building positions should be integrated to achieve an alignment and appearance which restricts vehicle speeds and negates the need for traffic calming measures to be provided.

8.1.11 Areas of higher density housing will be considered in addition to standard detached and semi detached suburban layouts. Townhouses or sections of terraced housing on key streets may provide a density which helps to define the space between buildings.

8.1.12 Design elements in the urban structure should provide an identifiable hierarchy of streets with more minor streets in the hierarchy behind signature streets. An increase in the number of streets and hence a greater degree of permeability should assist in distributing traffic more evenly throughout the development.

8.1.13 The developer will be required to demonstrate within the Design Statement what treatments they have adopted to define key roads as signature streets which define a character area.

Within the Community Growth Area urban form will require to:

- Provide legibility to those moving through the area.
- Clearly define public and private space.
- Ensure public spaces are subject to passive surveillance.
- Create distinct character areas – possibly defined and delineated by green infrastructure and tree planting.
- Enclose public space at key locations by using building frontages to create a square or courtyard effect.
- Use appropriate parking locations and landscaping at street level to minimise the visual impact of cars.

8.1.14 Compliance with the design elements of the SDF Masterplan Checklist will be required at both, Planning Permission in Principle stage and in subsequent phases of development.



Design Requirements

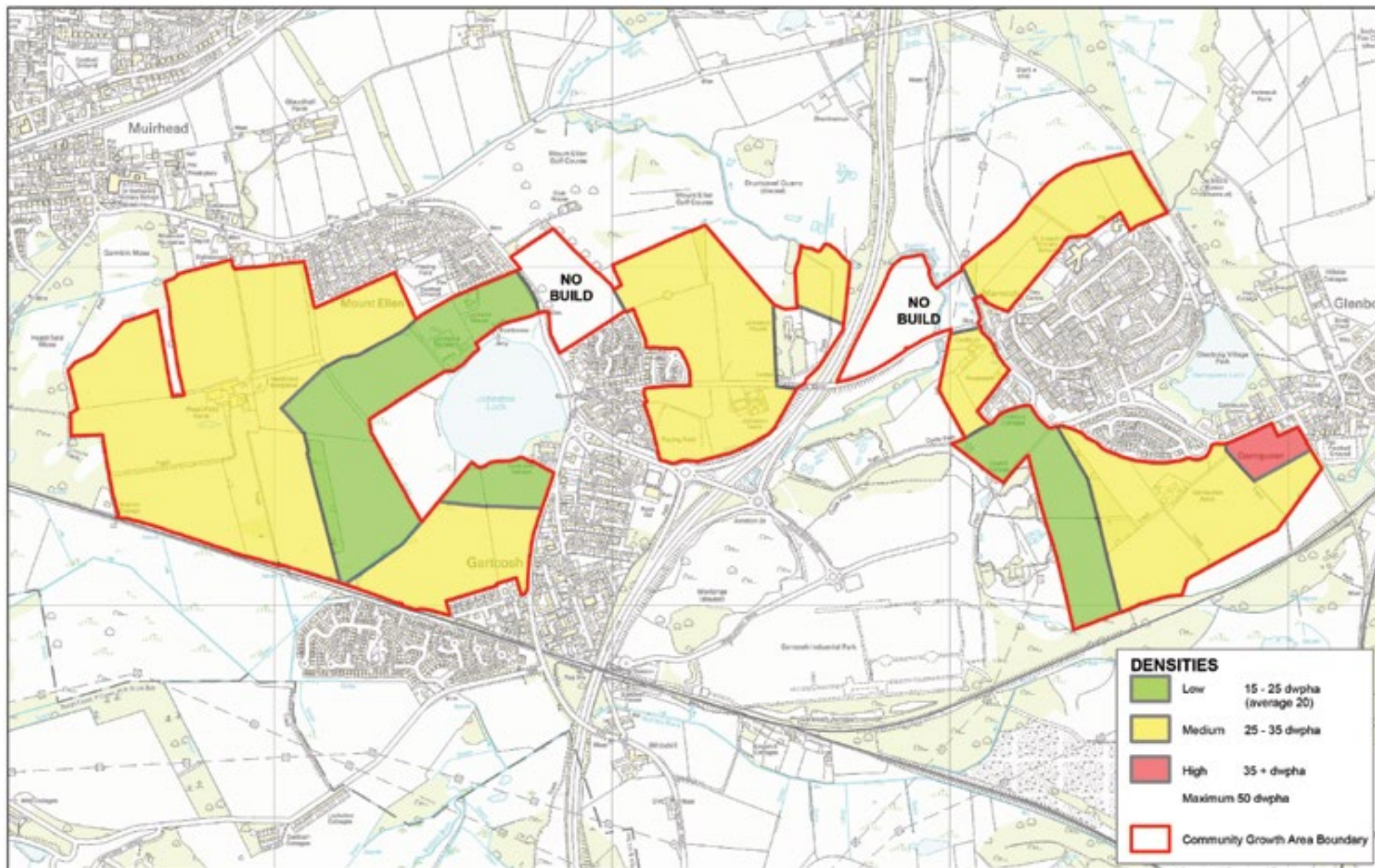
Housing Densities

- 8.1.15** Housing densities and building heights will be expected to respect the countryside nature of the location of Gartcosh and Glenboig, and acknowledge potential visual impacts of development on prominent and sloping sites. Figure 7 indicates the range of densities which developers will be expected to comply with within different development areas of the CGA.
- 8.1.16** Density should vary across the CGA with a gradual reduction in density from areas adjacent to the existing settlements outwards. High density development in the form of two storey flatted property, townhouses, perimeter block layouts or terraces may be considered appropriate in limited locations where this does not result in adverse visual impact. Only low density housing, with appropriately landscaped buffer areas of green infrastructure, will be acceptable on sites bordering Johnston Loch and the Gartcosh Local Nature Reserve.

- 8.1.17** Densities shown on the above map and throughout the SDF are based on the developable area of each specific site referred to in the Site Specific Design Requirements at Sections 9, 10 and 11 of the SDF, rather than the entire area of the site. I.e. If a site is 10ha with an indicative density of 30 dwellings per ha but only 75% of the site is developable, the residential capacity of the site will be based on 75% of 10ha i.e. 7.5 ha x 30 dwellings per ha = 225 units.
- 8.1.18** Whilst the densities are indicative, developers will require to justify, in terms of design solutions, house type, urban form and site layout or landscaping, why applications for planning permission or amendments to planning applications should be granted which exceed the indicative densities.

- 8.1.19** Approximate indicative residential capacities for each site are shown in the Area Specific Design Requirements sections of the Strategic Development Framework
- 8.1.20** Developers must adopt principles of designing safer places to reduce the opportunity for crime in their site layouts. i.e. Natural passive surveillance created by the design of street layouts and orientation of buildings.





Densities Map

1:10,000

0 50 100 200 300 400 500 600 700 800 900 1,000 Metres



Figure 7. Proposed housing densities for the CGA.

Design Requirements

8.2 Design Detailing

8.2.1 Detailing of features such as windows, roofs, eaves, guttering and chimneys can provide significant impacts to design quality and character of development. Buildings at key locations, gateways and key routes will be expected to contain elements of detailing to reflect the character and identity of the local built environment.

8.2.2 The use of the following to reflect a local context and character areas within some areas of the CGA and particularly along signature streets will be expected within a masterplan submission:

- Render or other finishes, to provide diversity of appearance in building design.
- Detailing on building roofs, at street corners or on facades.
- Buildings placed as terminal features at the end of streets.

8.2.3 The use of a consistent range of materials within individual development character areas will be expected to reinforce the identity of that area.

8.2.4 Wall finishes of render or light-coloured brick or a mix of these will be encouraged to reflect traditional building materials (i.e. sandstone) and the traditional renders of the west of Scotland.

8.2.5 Developers will be required to indicate the design detailing elements they intend to use and potential locations in Design Statements for detailed phases of development. Confirmation of materials for building exteriors will be determined through detailed submissions for phases.

The following images illustrate how small and sometimes simple details can add to the character of a development.



Use of stepped ridgeline and varying external render/finishes to define neighbourhood character. Terraced housing, Craigmarloch, Cumbernauld



Use of quoins, window surrounds, traditional window proportioning and render. Flatted development, Cumbernauld.



Use of detailing to add character in key/prominent locations



Use of natural stone to create walled entrance feature, Cumbernauld.



Creation of pend effect using arching over footways, Cumbernauld



Use of render and walled enclosure, The Drum, Bo'ness.

Design Requirements

8.3 Landscape Framework

- 8.3.1 The masterplan will be required to contain proposals for a high quality landscape structure which integrates new development into the site and capitalises on positive existing features. Advanced or early structural planting will be expected to ensure a strategic landscape framework is in place prior to completion of construction.
- 8.3.2 Site boundary treatments will be required to ensure visual integration with the surrounding landscape or urban context. The use of landscape planting of sufficient maturity and scale will be required at key boundary locations. In the absence of existing landscape structures, edge-of-settlement development will be expected to create a positive landscaped edge to the surrounding countryside. Landscape planting specifications will be expected to be of an appropriate size and species to provide a sufficient short-to-medium term impact.
- 8.3.3 Boundary treatments will be expected to help define the development's urban form and character. Boundary walls or railings should be of an appropriately high design quality particularly along key routes and at boundaries with other residential character areas.
- 8.3.4 Existing field boundaries and existing field boundary layouts should be retained where possible. These form structural elements, and important habitat and wildlife corridors and should be conserved and enhanced where possible.

Use of Trees

8.3.5 Trees in the form of tree belts and strategically located standard specimen trees should be used to provide a leafy character to areas and to soften the visual impact of new development when viewed from a distance. Planting of small shrubs in public areas is less favoured due to future maintenance issues. Using certain species or species mixes and native varieties will help define the character areas and soften perceived adverse impacts. Additionally trees should be used as part of the site sustainability strategy to provide shelter in winter and shade in summer and reduce its carbon footprint.

8.3.6 Masterplan landscape proposals will require to include outline information regarding proposed locations and potential species to be planted at site edges, along key routes within the site and in public areas such as a community hub. Tree planting and associated landscaping proposals will be expected to provide an attractive setting for new development and public spaces. Planting in proximity to key footpaths and streets should be considered within the layout but should not adversely impact on road safety, buildings and footpaths or result in high maintenance requirements.

8.3.7 Appropriate tree planting should be included at character area edges to assist the perception of separation between these areas.

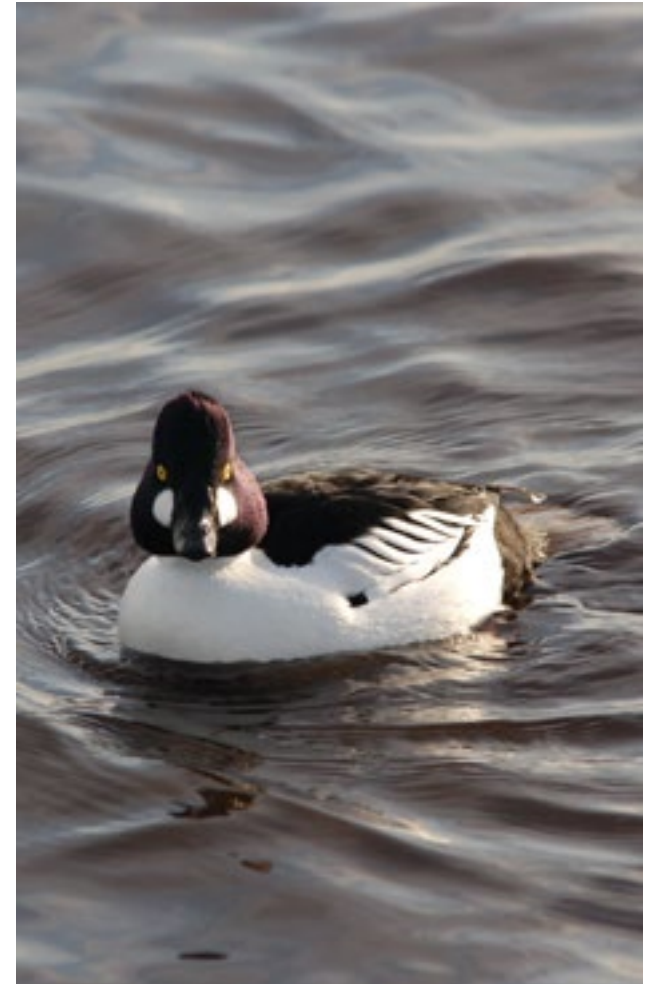


Design Requirements

Use of Water

8.3.8 The existing wetland environment around the CGA provides an opportunity to use water to enhance the character of new developments. Water bodies, swales and wetland areas created as part of SUDS should provide an attractive setting, drawing on the natural character of surrounding wetlands and water bodies. Water bodies are known to add to the attractiveness of development, and views over existing and new water bodies from properties, paths and public spaces should be used to enhance the character of development. Design principles to highlight and capitalise on existing and new water features will add to the identity of the CGA as a integral part of the Seven Lochs Wetland Park.

8.3.9 Masterplan proposals must include information regarding the location and type of new water bodies and should be based on ecologically friendly design principles. Planting associated with water bodies should contribute to the connectivity of habitat networks.



Landscaping Examples



Advanced tree and hedgerow planting along key routes adds character and defines an area.
Gartcosh Business Park, Gartcosh.



Existing Public Realm Furniture, Gartcosh.

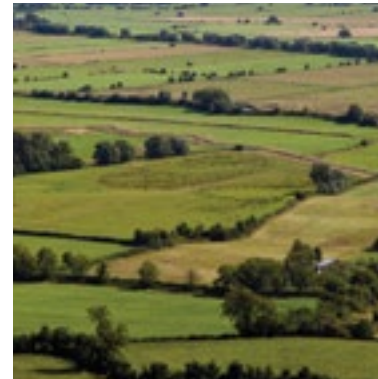
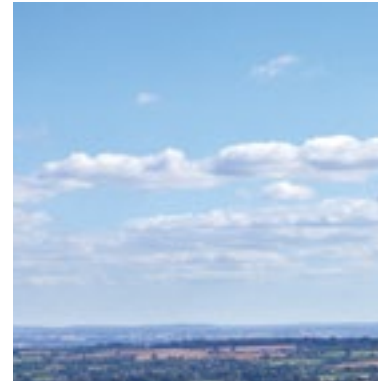
Design Requirements

8.4 Views and Vistas

8.4.1 The design must maintain important views into and from the site. Particular attention is required at development site edges and areas adjacent to existing residential development. Mitigation measures such as individual trees or tree belts should be used where development proposals may have a detrimental visual impact on views from the existing urban area to the wider landscape.

8.4.2 Layout and built form should avoid detrimental visual impact by taking account of natural topography. Particular attention must be paid to the relationship between roof profiles, topography and features defining the skyline.

Developers will be required to provide a visual impact assessment indicating what measures will be used to protect prominent landscape features and key views into and out of sites.



9 Site Specific Design Requirements

9.0 Requirements

9.0.1 The variety of features and locations of the CGA sites requires that the sites be identified as a series of Development Areas. Site Specific Design Requirements for the sites are indicated in the Development Area Maps and in the text for each Development Area. Developers must demonstrate how they intend to comply with the Masterplan Checklist (Appendix 02) and site specific requirements within their masterplan submission.

9.0.2 Where developers wish to diverge from key site specific requirements, for example where ground conditions constrain site specific requirements or for valid design reasons, they will require to provide a reasoned justification for this within the site constraints and design development section of submitted masterplan documents.

9.0.3 A masterplan submission which includes areas outwith the CGA boundary would have to have a significant justification in terms of providing necessary infrastructure, community facilities or community benefit, or for integrated green infrastructure purposes.

9.1 Design Elements

9.1.1 The following design elements should be indicated in plan and text form in CGA masterplan proposals.

- Access proposals and strategy.
This should indicate key vehicular, pedestrian and cycle access proposals to allow direct and permeable access within the development area to adjacent village centres, public transport nodes and future development areas.
- Locations for equipped play provision and open space.
These should be based on compliance with equipped play and open space provision guidelines (See Appendix 04). If developers have doubts regarding what is required they should seek clarification.
- Proposed locations of strategic SUDS storage measures.
- Noise mitigation measures proposed for sites in proximity to the M73, railway lines and other significant noise sources.
- Retained landscape features and proposed new landscaping and structural planting.
- Locations for green infrastructure/habitat networks and details of their proposed function and interaction with built areas. i.e. How and at what locations will green networks be accessed.
- Descriptions of proposed locations of character areas, design elements and how these will be achieved.

9.1.2 Developers should refer to the [Seven Lochs Green Network and Green Infrastructure Planning Study \(2013\)](#) recommendations regarding the CGA and where study proposals apply to their sites developers should advise where relevant what measures they have taken to incorporate proposals within the masterplan.

Site Specific Design Requirements

9.2 No Build Areas

9.2.1 The designated CGA covers a significant area therefore not all the land will be required for development. This is to provide flexibility to allow protection of key landscape settings and ensure that development takes place at appropriate locations and with suitable ground conditions.

9.2.2 No Build Areas were originally indicated in the Gartcosh/Glenboig CGA Concept Statement (2010). These areas are included in this guidance to prevent coalescence between settlements and protect landscape character. The planning authority will oppose proposals for built development in these areas.

9.2.3 Some sections of No Build Areas may however be utilised for necessary road connections and roads infrastructure upgrades, Sustainable Urban Drainage (SUDS) or for community facilities such as play areas.

9.2.4 The CGA will be released on a phased basis to ensure that new development is well designed and co-ordinated.



9.3 Existing Built Form

9.3.1 Existing residential areas in the CGA consist of a mixture of mainly single and two storey housing, with some more recent two-and-a-half storey townhouse designs in Glenboig and low-rise flatted property of both traditional and modern designs in Gartcosh.

9.3.2 It is anticipated that most development will be two storeys in height however some three storey flatted development of may be considered in appropriate locations.

Blocks of 2 storey buildings with commercial uses on the ground floor and residential above may also be considered acceptable in areas associated with community facilities.

9.3.3 The use of pends linking streets to other streets is a feature of Scottish traditional built form that could be reflected as links through areas of flatted or terraced housing to parking areas. Design should ensure that pends do not restrict access for service and emergency vehicles.

10 Gartcosh

10.1 Location

- 10.1.1** The Gartcosh area of the CGA is located west of the M73 motorway, north and west of Gartcosh village and south and west of Mount Ellen. It is crossed by Lochend Road (A752) which runs north-south and Johnston Road (B804) which runs east-west. Johnston Loch is a key environmental feature at the heart of the area and previous public consultation responses focussed on protecting its setting.

10.2 Development Background and Historic Built Form

- 10.2.1** Ordnance Survey maps from the late 19th Century indicate Gartcosh developed as a cluster of housing around the junction of Old Gartloch Road, Lochend Road and Woodneuk Road.

- 10.2.2** Further residential expansion east of Lochend Road after World War One, produced a number of architectural styles including single, one-and-a-half storey terraces (Woodneuk and Jardine Terraces) two storey semi-detached and quarter-villa housing with extensive rear gardens (Manor Road and Kirkhill Road) and a substantial two storey bay-windowed terrace (Lochview Terrace).

- 10.2.3** More recent development comprised a mix of local authority and private housing varying from small-scale infill development incrementally adding to the distinctiveness of the village, to larger, less distinctive development. Flatted housing has been developed in the south of the village e.g. Perimeter block designs with courtyard parking south of Old Gartcosh Road.

- 10.2.4** The primary school, shops, and community centre are concentrated around Lochend Road and Old Gartloch Road.

- 10.2.5** Local authority housing was developed at Mount Ellen during the 1950s. Retail facilities at Mount Ellen are currently limited to a small convenience store.

10.3 Development Areas – Site Specific Design Requirements

For the purposes of the Strategic Development Framework the Gartcosh area is divided into a number of distinct Development Areas. These are:

- 10.3.1** Johnston Road area.
- 10.3.2** Mount Ellen and Heathfield area.
- 10.3.3** South Johnston Loch area.

Gartcosh

10.3.1 Johnston Road Area Area Specific Design Requirements

- (a) Johnston Road bisects this area into northern and southern sites. A separate site is located north of Johnston Road and adjacent to the Bothlin Burn and M73.
- (b) Mature woodlands are located to the east; Mount Ellen golf course forms the northern and western boundaries. The site slopes gradually uphill from south to north then downhill to the golf course. The western 6ha of this area is designated a no build zone to prevent coalescence between Gartcosh and Mount Ellen.

Johnston Road (North) (20.7 ha) Includes 6ha no build Indicative capacity 350 – 400 dwellings

Identified uses: Residential and supporting facilities. I.e. Open space and play provision

- Buffer tree planting required along north side of Johnston Road comprising a native trees species mix to a depth of 10m to prevent perception of coalescence but taking account of access and visibility requirements.
- Planting species to be of medium height at maturity to prevent loss of sunlight to southern aspect slope.
- Masterplan to indicate proposed species, mature heights and extent of buffer area.
- Landscape buffers required between the development and the boundary of Mount Ellen golf course to prevent conflict between golf activities and residential areas. Developers should reach agreement with Mount Ellen Golf Club regarding the issue of preventing conflict between golf activities and development.
- Centrally located play area required. Minimum 2000m.sq. equipped play space plus active-play open space to neighbourhood play standards (NEAP).
- Equipment to be provided incrementally to this facility as development progresses.

Johnston Road (South) (7.5ha) Indicative capacity 140 – 150 dwellings.

- (c) Comprises an existing farm, outbuildings, fields and a football pitch. Topography varies from flat to steeply sloping. Planning permission was previously granted on part of the site for roadside services including hotel, restaurant and petrol station.

Identified uses: Residential

- Well established hedgerow along B804 west of Johnston Farm to be retained and enhanced whilst taking account of access and visibility requirements.
- Development to be sufficiently screened from M73 by landscape planting at south and eastern edges.
- Sloping ground immediately south of Johnston Farm is considered unsuitable for development due to the proximity and adverse visual impact to and from M73.
- Preferred option is that development in this area contributes towards the existing play area between Lochside and Woodneuk Avenue.
- Where sports pitches are lost to development compensatory provision will be sought from the developer.

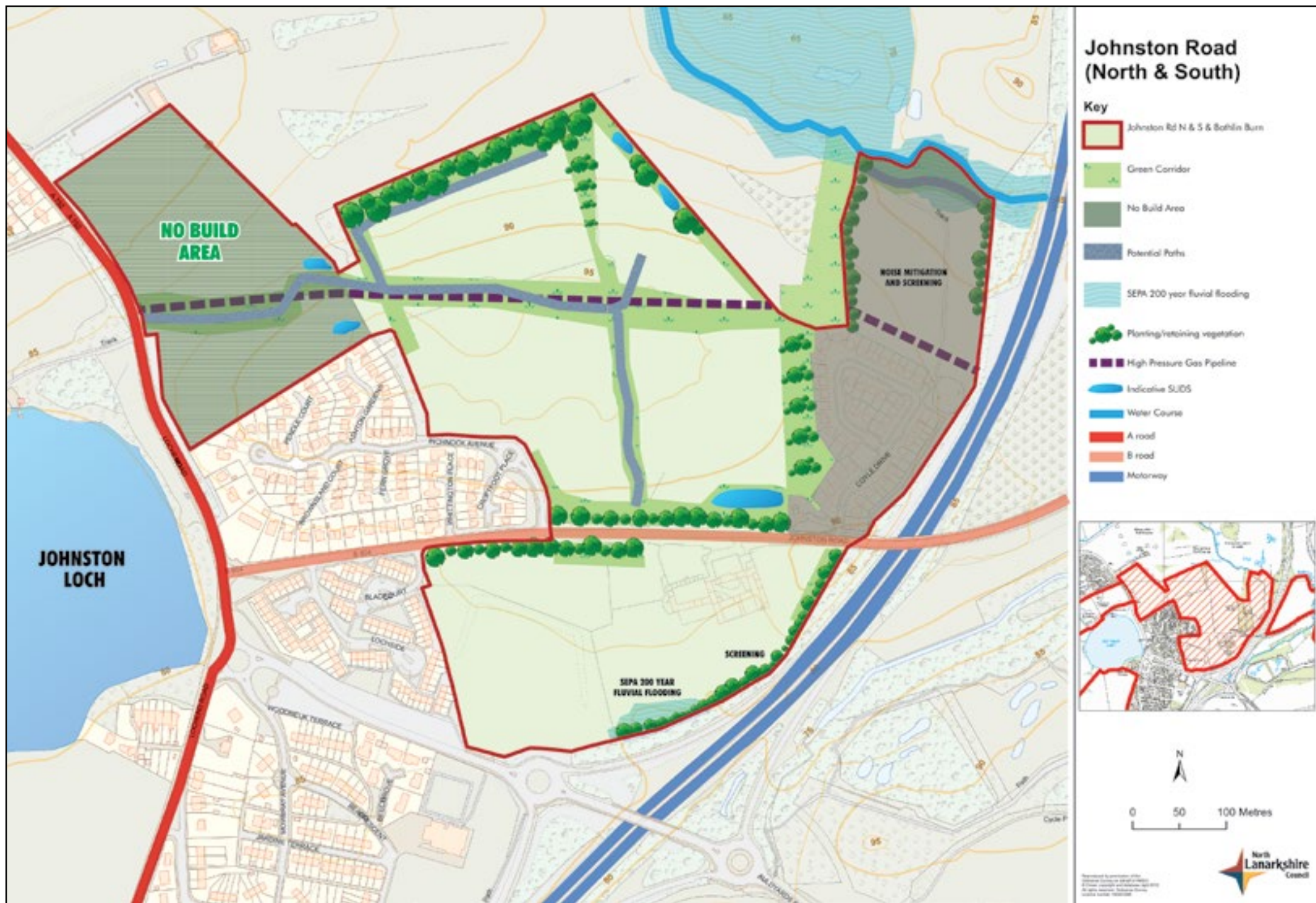


Figure 8 Johnston Road (North and South) [click to download](#)

Gartcosh

10.3.1 Johnston Road Area

Area Specific Design Requirements

Bothlin Burn (3.0 ha)

Indicative capacity 50 dwellings.

Identified uses: Residential

- Noise mitigation and screening proposals adjacent to M73 and quarry to be indicated.
- Landscaping buffer required between the Tree Preservation Order designated area and development.
- 25m+ buffer required at north of site between development and Bothlin Burn due to potential flooding issues and protection of habitat corridor.
- Preferred option is that development in this area contributes towards play provision in North Johnston Road site.

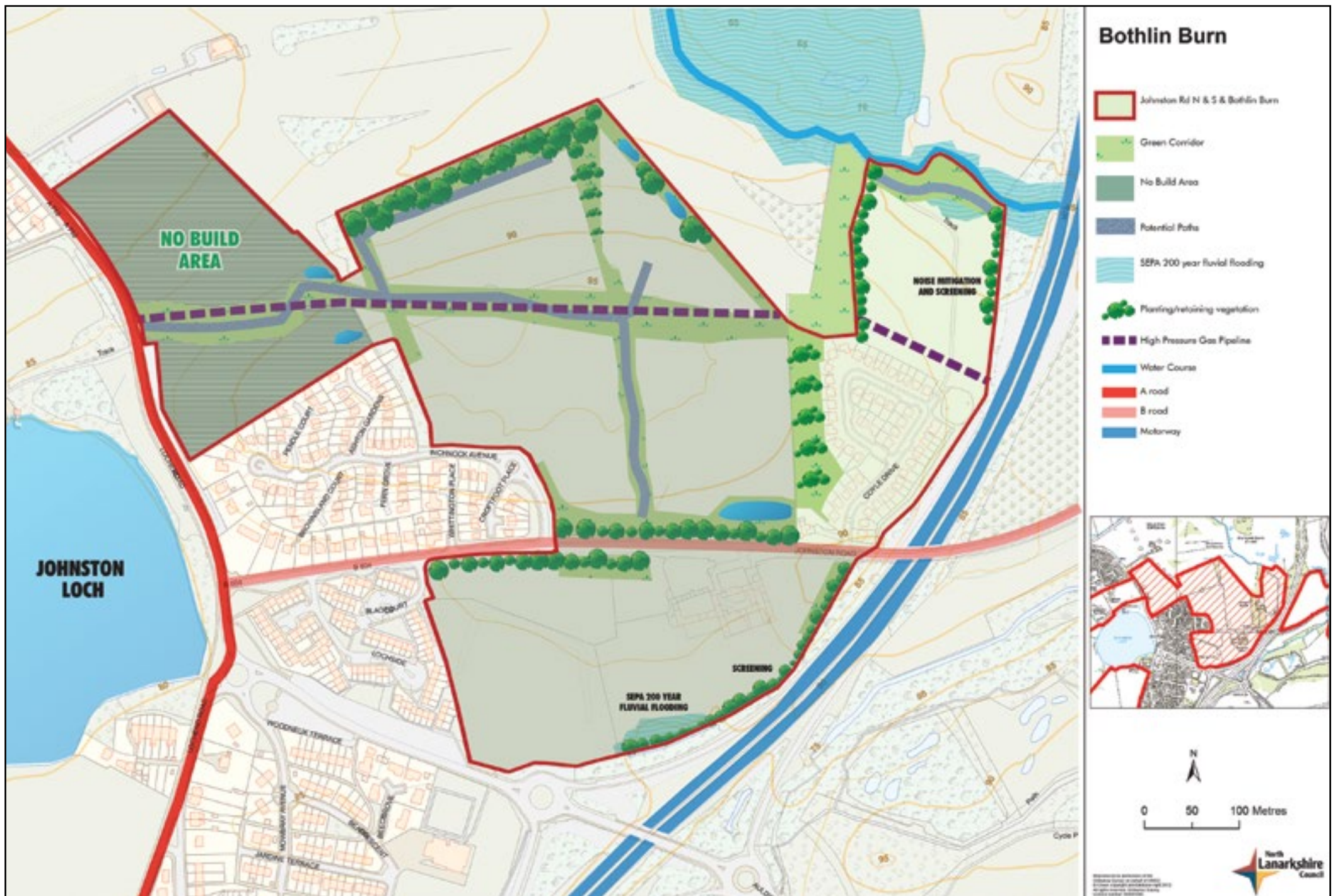


Figure 9 Johnston Road (North and South) Bothlin Burn Area [click to download](#)

Gartcosh

10.3.2. Heathfield and Mount Ellen

Phase I (35.5 ha)

Indicative capacity 870 dwellings.

Phase II (41ha)

Reserve site – capacity to be confirmed as other phases are developed.

South and west of Mount Ellen, this area provides a logical adjacent extension to Mount Ellen as part of a phased development strategy.

Phase I - Area Specific Design Requirements

Proposed use: Residential and Community Facilities.

- 1.5ha to be identified and safeguarded for retail and community uses within the masterplan submission. The location should be easily accessible to residents and close to any future main access road.
- Developers are to identify a series of character areas related to development phases.
- Structural planting required to strengthen remnant tree belts, for screening purposes and to define character areas. This planting should specifically mitigate the visual impact of development when viewed from the east side of Johnston Loch but be located at a distance from the loch that does not discourage wading birds or adversely affect existing wetland habitat or the SINC.
- Habitat corridors and green networks should be provided across the area for pedestrian and cycle access, natural habitat and surface water drainage routes.
- Traditional stone buildings at Heathfield Farm should be retained for new uses if possible.
- High pressure gas pipeline crossing site may provide opportunities for foot/cycle routes.
- 30m minimum distance to be retained between development and Sites of Importance for Nature Conservation.
- 30m minimum distance to be retained between development and shore of Johnston Loch. (Development in this case is defined as including building curtilages and roads).
- Immediate buffer from loch edge should be planted with wetland wildflowers and scrapes provided for wetland species.
- The development footprint should avoid the wetland area draining Johnston Loch. Some of this area may be suitable for surface water drainage storage (SUDS).
- Developers to consult with NLC Greenspace Development regarding any potential impact of proposals on the conservation value of Garnkirk Moss or Johnston Loch Sites of Importance for Nature Conservation (SINCs).
- It is proposed that a new play area will be provided on Council owned land adjacent to existing playing fields. The preferred option is that the developer will make developer contributions towards the provision of this facility. Alternatively they will have to provide equipped play and open space on site.



Figure 10 Heathfield and Mount Ellen Phase 1 [click to download](#)

Gartcosh

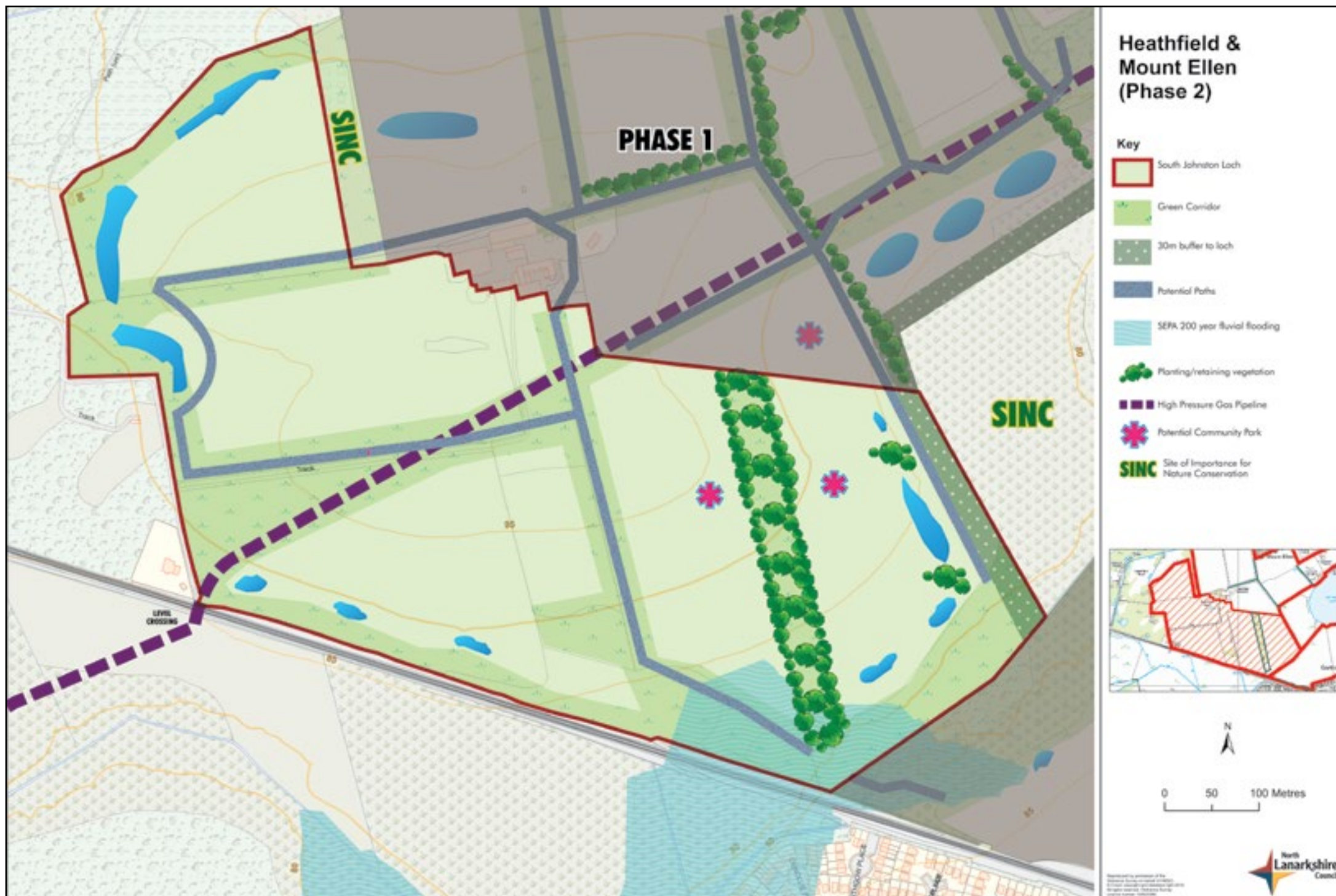
10.3.2. Heathfield and Mount Ellen Phase II (41ha)

Reserve site – capacity to be confirmed as other phases are developed.

Phase II - Area Specific Design Requirements

The area west of Heathfield Farm to Garnkirk Moss and south to the railway embankment (Phase II) is intended to form later phases of development. The western part of Phase 2 was identified in the North Lanarkshire Local Plan Technical Report TR/NLC/02 as a reserve site (if other allocated land was not able to accommodate the projected required capacity within the CGA).

The requirements for Phase 1, where relevant, also apply to Phase 2, including the inclusion of a series of green corridors providing access and habitat areas and defining each character area.



Gartcosh

10.3.3 South Johnston Loch (14.7 ha)

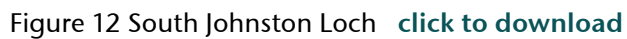
Indicative capacity 300 – 350 dwellings.

Located south and south-west of Johnston Loch, this area is characterised by open sloping land descending towards the loch, a wetland area draining from the loch and an adjacent SINC. Buffer areas are to be provided in proximity to Johnston Loch, the SINC and the wetland area to protect these landscape and nature conservation features.

Area Specific Design Requirements

Proposed use: Residential/retail

- 0.5 Ha to be identified and safeguarded in the masterplan submission for retail purposes and location indicated. This location should be accessible to existing and new residents.
- If not required for retail purposes the designation of this area will be re-viewed as part of future Local Development Plan and supplementary planning guidance reviews.
- Visual impact of new development on views to and from the loch must be minimised by suitable landscape planting. Key views are to be retained.
- Minimum 30m distance to be retained between the loch shore, Johnston Loch SINC and any development.
- A significant wetland area adjacent to the watercourse which drains southwest from the loch should be retained for conservation purposes and due to flood risk. This area may benefit from the introduction of adjacent SUDS storage features.
- Developers are to identify several character areas for the site within the masterplan.
- Immediate buffer from loch edge should include wetland vegetation planting but not trees.
- A footpath allowing public access along the lochside should be investigated. This should be designed to limit any impact on wildlife. (NLC Conservation Development services should be contacted for further information.
- Centrally located play area required. A minimum of 2000m² equipped play spaces plus active-play open space. This would be a neighbourhood equipped area for play (NEAP).
- The existing treeline along the A752 should be retained and enhanced for screening purposes except where access points are required to service the site and related visibility splays are required associated with road traffic safety issues.



11 Glenboig

11.1 Location

- 11.1.1 The Glenboig part of the CGA is located east of the M73. The B804 Glenboig Road/ Main Street bisects the area and the proposed CGA sites with Garnqueen and Croftfoot Farms to the south and an area north of Marnoch to the north.



Approaches to Glenboig: Johnston Road

11.2 Development Background and Historic Built Form

- 11.2.1 The village developing around coal and fireclay extraction and brick manufacture south east of Garnqueen Loch from the mid 19th century onwards. Into the 20th century a mix of traditional cottages and more modern private housing of varied designs developed along Main Street. Local authority housing was developed at Marnoch in the 1950s. In recent years volume private housing development has taken place east of the village centre and north of Garnqueen Farm.
- 11.2.2 Glenboig is predominantly residential with small businesses and community facilities located closely around the village centre. Primary schools are located at a joint campus at the northern edge of Marnoch. Garnqueen Loch and Glenboig Village Nature Park provide an important environmental resource and a community focal point.

11.3 Development Areas – Site Specific Design Requirements

For the purposes of the SDF Glenboig is divided into three distinct development areas. These are:

11.3.1 Garnqueen Farm.

11.3.2 Croftfoot Farm.

11.3.3 North Marnoch.

11.3.1 Garnqueen Farm (34ha)

Indicative capacity 700 dwellings.

- (a) The area is located south of Garnqueen Loch, north of an embanked railway and east of Gartcosh Local Nature Reserve, (LNR) and Gartcosh Business Park. Garnqueen Farm, a cluster of traditional farm buildings on higher ground is the most visible landmark. A small area at the south-east of the site, currently designated as green belt, is excluded from the CGA due to potential flood risk. This area could however be incorporated into the masterplan for habitat, public access, open space or SUDS purposes.
- (b) Garnqueen Woods Site of Interest for Nature Conservation (SINC) is located at the southern western part of the site adjacent to Gartcosh Local Nature Reserve.
- (c) Coal Authority records indicate the site is in a likely zone of influence of three seams of coal last worked in 1977 and one seam of fire clay last worked in 1920. However developers should implement their own site investigations to confirm ground conditions.
- (d) Gartcosh Local Nature Reserve (LNR) is a valued local asset and any proposals impacting on the nature reserve and adjacent land will be subject to detailed assessment. Any masterplan proposals will be required to consider impacts on the European protected great newt population within the reserve and also other species and habitats. Compensatory habitat creation will be expected for any habitat losses.
- (e) Pedestrian access to the LNR will require careful and sensitive design. Access should only be provided at non-sensitive locations and through discussions with the Council's Greenspace Development service. A key objective of the SDF is to minimise adverse impacts of development in and adjacent to the nature reserve. Areas closest to the LNR will be the last phases to be released at Garnqueen Farm, will be lower density and will have a significant buffer zone from the edge of the Reserve. The masterplan submission should aim to prevent the nature reserve becoming isolated due to the proximity and scale of adjacent development. Measures to mitigate adverse impact and to improve connectivity to a wider habitat network will be a key requirement.

Glenboig

11.3.1 Garnqueen Farm - Area Specific Design Requirements

- Development of a higher density will be expected nearer the village centre to reflect an urban rather than suburban character. This should allow the opportunity of building layouts to frame spaces to create public urban realm areas.
- 2.0 ha to be identified and safeguarded in the north east of the site for retail and community uses. The location should be indicated in the submitted masterplan. This area should also include public space and landscaping. If the site is not required for these purposes due to less than anticipated development, its designation may be reassessed as part of future Local Development Plan reviews.
- Flatted development with retail uses on the ground floor may be acceptable.
- The traditional stone farm buildings should be retained and incorporated into masterplan design proposals.
- Several clearly defined residential character areas will be expected.
- The well-established hedgerow opposite existing dwellings on Main Street and other existing hedgerow features and field boundaries should be retained where possible.
- Site layout and landscaping requires to be designed to mitigate adverse visual impact on existing housing.
- The masterplan must identify and provide mitigating measures to protect, adjacent environmentally sensitive sites including Gartcosh LNR, SINCS and the Bothlin Burn.
- A buffer zone incorporating native plants, trees and scrub will be required between development (including house curtilages and roads) and the LNR. This buffer zone will be a minimum of 20m wide with an appropriate green infrastructure function. Sensitive footpath or SUDS proposals in this buffer area may be acceptable. The NLC Greenspace Development service will advise regarding this issue. It would be for the developer to provide a reasoned justification at PPP stage regarding why any buffer extents as shown in the Finalised Draft should be reduced. Justification will be required relating to the potential impact on the Gartcosh LNR, and particularly its population of protected Great Crested Newts for the buffer to be either extended or reduced. To avoid the long term isolation of Gartcosh LNR by development, connectivity of green infrastructure to other greenspace areas should be considered when creating buffer zones.

Proposed use: Residential/retail/community facilities.

- Developers should incorporate elements of the Seven Lochs Green Infrastructure study proposals (Collective Architecture 2013) into their design. The masterplan submission should indicate which elements of the proposals have been incorporated into site design.
- Site footpath/footway access should provide links to the Croftfoot Farm site and to existing residential areas.
- The preferred measure for delivery of equipped play is for the developer of this site to make developer contributions to the existing play area at the Glenboig Community Park (Marnoch Drive). Additionally a play area for under 11's should be located at a centrally located site within the Garnqueen Farm development area.
- Alternatively developers will be required to provide on-site provision and private factoring of maintenance and management elements.
- The area between the boundary of the Garnqueen Farm CGA site and the railway, whilst not part of the CGA within the North Lanarkshire Local Plan may be incorporated into the Planning Permission in Principle masterplan as part of the site due to its potential as a habitat network corridor. The developer will be expected to indicate within the PPP what measures will be implemented to improve the integrated green infrastructure function of this area.
- The green corridor associated with the location of the high pressure pipeline should not be enclosed and segregated from residential areas by high fencing and other non sensitive boundary treatments but should be part of the functional integrated green infrastructure.
- PPP applications, masterplans and/or detailed applications will require be accompanied by a great crested newt protection plan. (Scottish Natural Heritage should be consulted regarding the content of these plans).
- The masterplan should consider the provision of additional newt ponds located within the southern corridor area along the railway line and potentially within the buffer zone adjacent to the LNR to provide an ecological linkage between these areas.

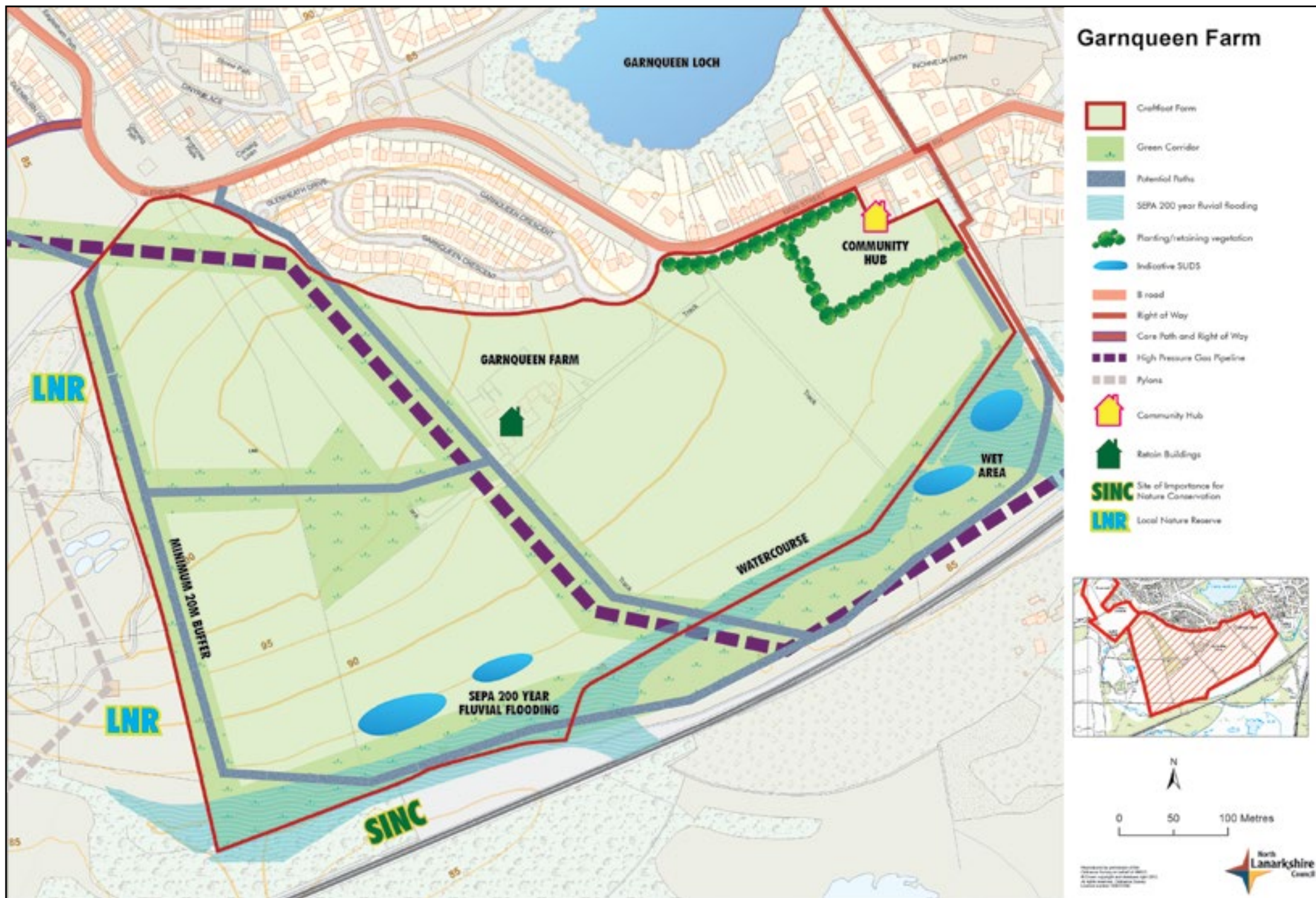


Figure 13 Garnqueen Farm [click to download](#)

Glenboig

11.3.2 Croftfoot Farm (4ha)

Indicative capacity - 75 dwellings.

- (a) This smaller development area is located west of Marnoch bounded on the east and north by the B804 and is a key gateway to Glenboig.
- (b) Coal Authority reports indicate that the site is in the likely zone of influence from 4 seams of coal last worked in 1981. However developers should implement their own site investigations to confirm ground conditions.

Area Specific Design Requirements

Proposed use: Residential

- Sensitive landscape planting at site edges is required to mitigate the visual impact of development at this key gateway.
- Mature trees within the site are to be retained where possible as part of the site development.
- 'The Duck's Walk' is identified as Core Path 145/Right of Way SM24. This route to the Gartcosh Nature Reserve and Business Park is to be protected and kept free of obstruction both during and after construction.
- Site footpath/footway access should provide potential links to the North Marnoch and Garnqueen Farm sites.
- The low lying area forming the banks of the Bothlin Burn will be safeguarded from development to protect its landscape and habitat value and due to potential flood risk.
- Development overlooking the Bothlin Burn should be sensitively planned with a setback area from the low lying land.
- Pedestrian access to the Local Nature Reserve will require careful and sensitive design. NLC Greenspace Development should be contacted regarding this matter.
- The preferred measure for equipped play delivery is for the site developer to make a developer contribution to the existing play area at the Glenboig Community Park (Marnoch Drive) and to a proposed under 11's play area in the Garnqueen Farm site.
- Alternatively developers will be required to provide on-site provision and private factoring of maintenance and management elements.
- If the development site is likely to have an impact on the Local Nature Reserve the PPP application, masterplan and/or detailed applications will require to be accompanied by a great crested newt protection plan. Scottish Natural Heritage (SNH) should be consulted regarding the content of these plans.

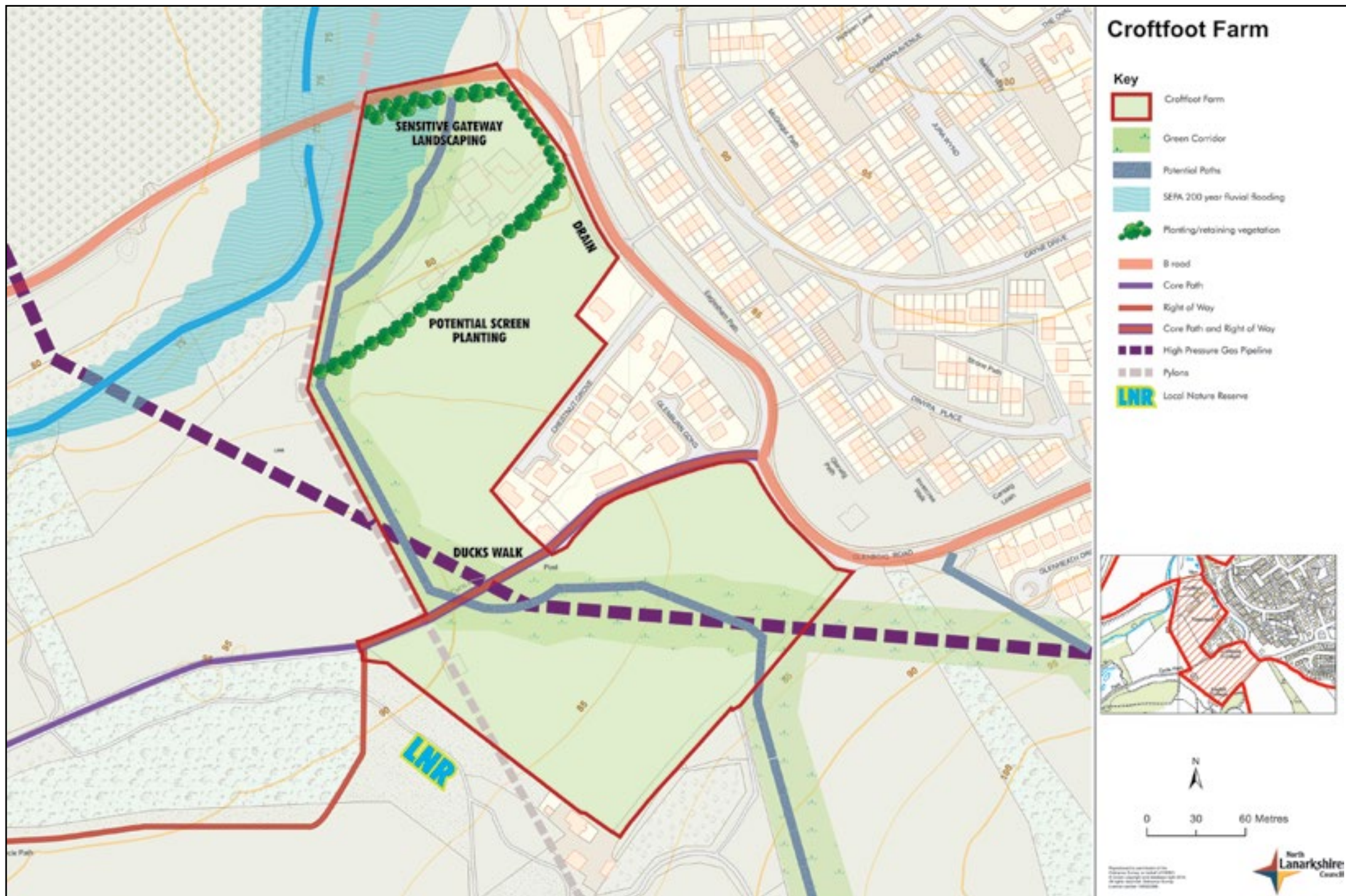


Figure 14 Croftfoot Farm [click to download](#)

Glenboig

11.3.3 North Marnoch (10.8 ha)

Indicative Capacity 250 dwellings

- (a) This area consists of three fields, separated by well-established tree belts or hedgerows. The sloping topography and northerly aspect of the site offers the opportunity for an innovative layout and design. There are no existing buildings within the site but several houses and cottages are located adjacent to the southwest of the site. The Coal Authority has indicated that the site is in the likely zone of influence from 4 seams of coal last worked in 1981.

Area Specific Design Requirements

Proposed use: Residential

- The layout must provide good pedestrian/cycle access links across the site and to adjoining residential areas and the wider path network.
- Existing trees and hedgerows should be retained and incorporated into the masterplan design where possible.
- Boundaries with existing adjacent properties and the primary schools are to be sensitively designed and landscaped to minimise adverse visual impact.
- The site is visible from a number of locations including the southbound M73 and acts as a gateway when entering Glenboig along the B804.
- Structure planting and tree planting within the development will be expected to minimise visual impact. Tree planting should not however take place along the boundary with Inchneuk Moss SINC located to the north-west of the site which should be protected by a buffer zone of 25m. SUDS features within this zone could enhance the wetland habitat.
- A green infrastructure corridor including access and landscaping/habitat provision will be expected to link through the site from east to west.
- Glenboig Woodland SINC and Core Path 151 at the eastern site boundary. Sensitive development design and landscape planting will be required at this location.
- A Right of Way (Scottish Rights of Way Society SM3) runs along the southern edge of the site, This route is to be protected and kept free of obstruction both during and after construction.
- Due to access issues from Marnoch to the primary schools, the site layout for Marnoch should give careful consideration regarding how the primary schools may be accessed by vehicular and pedestrian traffic from the site.
- NLC Greenspace Development should be contacted regarding green infrastructure corridors and the nature of buffer zones.
- The preferred method for equipped play delivery is for the site developer to make a developer contribution to the existing play area at the Glenboig Community Park (Marnoch Drive).
- Alternatively developers will be required to provide on-site provision and private factoring of maintenance and management elements.

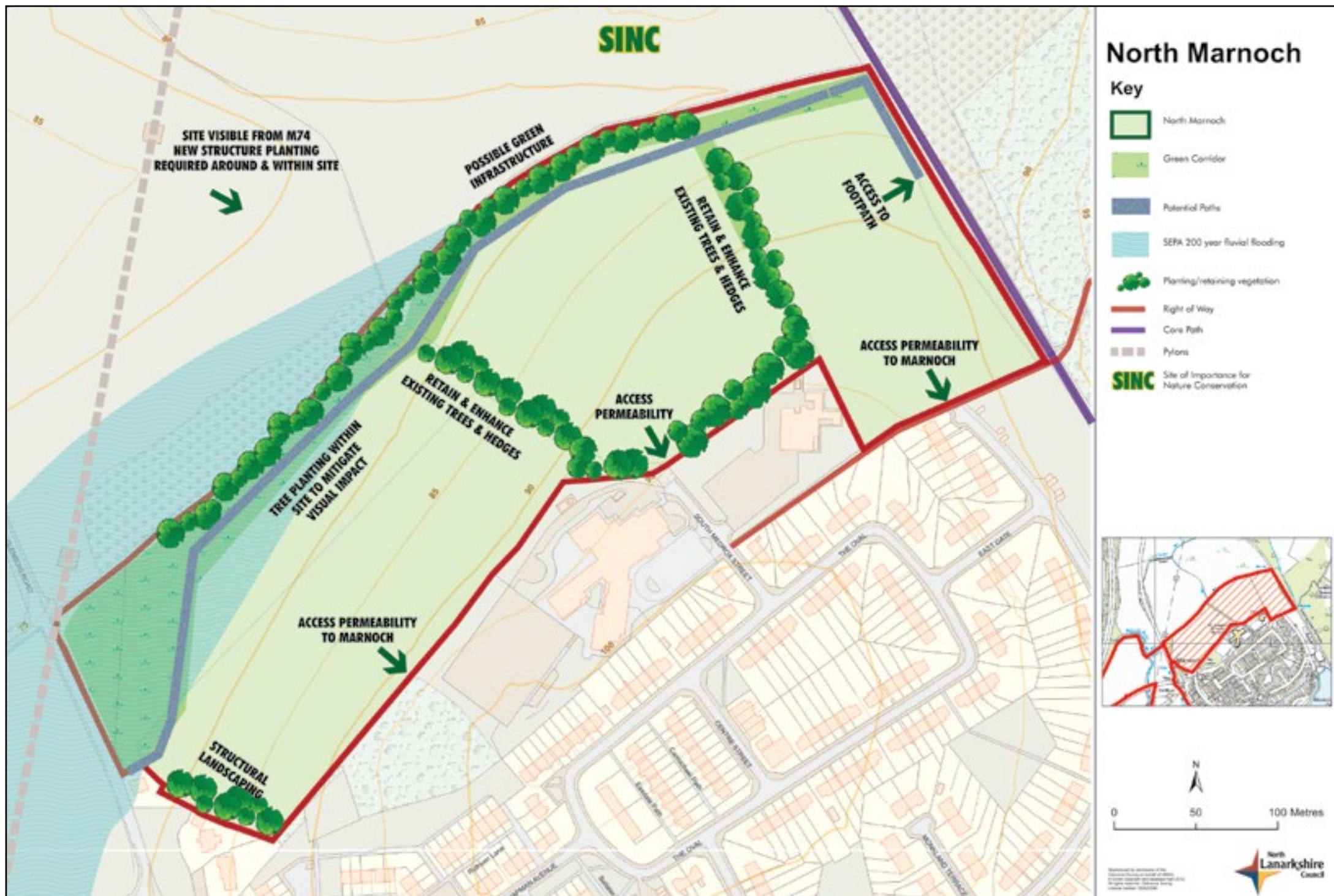


Figure 15 North Marnoch [click to download](#)

Glenboig

11.4 Glenboig –Community Aspirations and Engagement

- 11.4.1** Glenboig has active community groups who, in the past have attracted various sources of external funding to the benefit of the local community including the Glenboig Village Park.
- The Glenboig Neighbourhood House community group have an aspiration to provide new football pitches on an area of land immediately west of Inchneuk Road. This area is currently identified as being within the Village Park. This group is currently seeking grant funding from external funders to deliver the proposal. We would encourage developers to investigate the feasibility and potential funding of this proposal as part of any developers' community fund.
- 11.4.2** The Neighbourhood House is also in the process of taking responsibility for the management and potential future ownership of Glenboig Community Centre and is seeking to improve facilities at the Centre. We would encourage developers to consider supporting the community group in their proposals.



12 Implementation

12.1.1 As a major long term development project delivering what will effectively be a new settlement the CGA will take many years to reach its projected final scale. This will require co-operation, co-ordination and planning by many different parties, landowners, developers, the local authority and other public and private agencies and service providers.

12.1.2 This requires a phasing and implementation strategy for the development and provision of infrastructure and community facilities to ensure the gradual co-ordinated growth of the CGA.

12.1.3 Due to the scale of land allocated for the CGA it is proposed that plans are prepared and are then submitted as each phase of the site becomes ready for development. The Strategic Development Framework will provide guidance and will set out the key strategic issues and the phasing and design principles under which the submitted masterplan and each phased area will be developed.

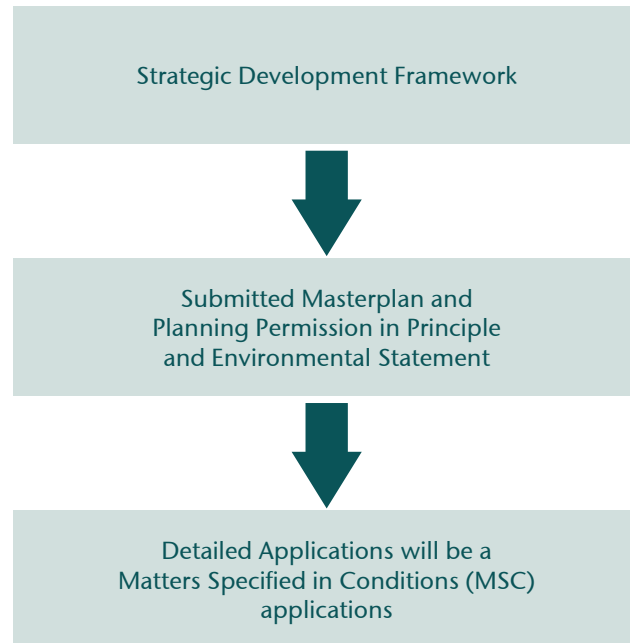
12.1.4 This approach will then allow each phased masterplan to respond to changes over time. A series of planning applications with individual plans for each phase will indicate character and design elements for each phase but will be required to comply with the guidance and requirements of the Strategic Development Framework and Planning Permission in Principle. All planning applications will be subject to pre-submission discussions and statutory consultation processes.

12.1.5 It is proposed that subsequent sub phases beneath each masterplan are submitted as Matters Specified in Conditions applications. The proposed approach is shown on the next page. Implementation strategies within the masterplan will be designed to:

- Ensure the impact of development on existing and new residents is minimised in terms of physical impact and duration, utilising careful management of the development process to prevent adverse impacts.
- Ensure early provision of key elements of new residential areas e.g. strategic landscape planting in advance of major phases of development.
- Ensure development phases are of an appropriate scale, can be completed within a reasonable timescale and do not result in partially completed, or prolonged on-site development periods, which adversely affect the residential environment of new or existing residents.
- Ensure that development incorporates green infrastructure and renewable energy options.

12.1.6 The time in which to submit future Matters Specified in Conditions (MSC) applications, will need to be extended beyond the three years minimum to respond to the long term nature of Community Growth Area development. MSC applications may require to be assessed in relation to the Environmental Impact Assessment Regulations. Where there are additional environmental impacts not already accounted for there will be a requirement for an Addendum Environmental Statement.

Proposed Approach to Submission of Applications.



12.1.7 The Council will require developers to enter into legal agreements to ensure satisfactory phasing and timing of delivery of shared CGA infrastructure and other community facilities. These agreements will set out the phasing and timing of development and will establish threshold points to ensure infrastructure, community facilities and amenities are developed when and where necessary. Developers should also refer to the use of Planning Processing Agreements as project management tools as recommended by the Scottish Government.

12.1.8 The Council will ensure legal agreements are in place prior to approving any planning permissions for the area comprising the masterplan.

12.1.9 The finalised masterplan submission will include an implementation schedule outlining timing and scale of development. This will include projections of housing completion rates, transportation infrastructure upgrade requirements and delivery triggers, dates for provision of recreational facilities, play areas, landscaping and open space. This schedule must be agreed in advance with the planning authority prior to submission of the finalised version of the masterplan. There will be provision within agreements between the planning authority and developers for reviews where development is delayed or does not progress as anticipated. Agreements under Section 75 agreements of the Town and Country Planning Act 1997 or other legal agreements may be used where required.

12.1.10 Developers should note that whilst an application for MSC can be submitted at any time after the submission of a PPP application the developer does so at their own risk as amendments to the PPP proposal may affect the MSC application and proposals.

Implementation

Phasing Strategy

- 12.1.11** Implementation of the development will have to take account over the timescale of the development, of issues such as economic changes, rates and scale of development, mechanisms for infrastructure funding and timing of infrastructure works, future housing demand and changes in national and regional planning policy. Therefore whilst there is a need for future flexibility there is also a need for controlled, phased implementation of the development.
- 12.1.12** The long-term vision and phasing for the CGA will require to be maintained over a significant period of at least 10 to 15 years to prevent uncoordinated development.
- 12.1.13** The proposed phasing programme aims to integrate infrastructure with the planned growth of the settlement, its landscape and buildings in a planned logical manner, releasing areas that can best be served by existing infrastructure and are closest to existing services first.
- 12.1.14** As further areas are released for development infrastructure upgrades will be required. It is anticipated that these infrastructure requirements will be identified by developers in the masterplan based on existing transport assessments and future re-assessment of transport infrastructure requirements as phases of development are released.
- 12.1.15** Phasing will be subject to review based on successful and timely delivery of infrastructure elements and timing of completion of early phases. The responsibility will therefore be on developers to complete agreed phases prior to receiving consent for subsequent phases.
- 12.1.16** S.75 agreements and other legal agreements will require to be agreed regarding delivery of related infrastructure elements before planning consents are granted and issued.
- 12.1.17** Further discussions will be required as the sequence of developments progress and in response to consultation comments at each stage of implementation.
- 12.1.18** The proposed phasing strategy contained in figure 16 indicates the proposed direction and stages of phasing to ensure that development proceeds in a planned and efficient manner and does not leave areas isolated or neglected as development proceeds.
- 12.1.19** The direction and scale of development is indicative only and may be subject to change based on developer's ability to deliver key phases of housing and key infrastructure elements required.

Implementation

12.1.20 Completion of phases and consent to begin future phases will be linked to developers successfully meeting and providing the infrastructure, landscaping and community facilities required for each phase.

Key principles will be to:

- Commence construction where development can benefit from existing infrastructure and where existing and new residents can benefit from any new facilities.
- Ensure development follows a planned sequence and does not release or result in isolated areas of development or isolation of areas of development land.
- Provide landscaping and community facilities simultaneously to development phases.
- Provide transport infrastructure upgrades and transport service improvements as required.

In relation to phasing the Masterplan will include:

- When key infrastructure is required and will be constructed.
- Provide information on approximate number of houses, anticipated time for completion of sub-phases and general indication of house type mix.
- Identify where and when in phasing process structural planting and other amenity and open space features will be provided.

12.1.21 The phasing of the development should be in a logical sequence. Whilst the developer may submit a phasing pattern it is for the planning authority to determine whether the phasing sequence is acceptable. Certain areas will not be phased until later years of the development due to their isolated or sensitive locations.

12.1.22 The specific requirements, phasing and funding of infrastructure elements will be discussed in more detail as part of the planning application process for submission of masterplans. As part of that process planning conditions and legal agreements will identify from transport assessments implemented by developers when and where key transport infrastructure is required and should be provided.

Glossary

Abbreviations and Explanation of Terms Used

AQMA	Air Quality Management Area These are areas where local concentrations of pollutants are monitored to ensure they do not breach safety guidelines.	GCVGNP	Glasgow and Clyde Valley Green Network Partnership A partnership which brings together the eight regional authorities as well as Forestry Commission Scotland, Scottish Government Housing and Regeneration Directorate, Scottish Enterprise, Scottish Natural Heritage and other partners to deliver environmental and associated benefits in the Glasgow and Clyde Valley areas.	LDP	Local Development Plan Local authorities are required to replace their existing Local Plans with new style Local Development Plans. These new plans aim to simplify the process and make it easier to engage with the development plan process. The Local Development Plan Scheme provides details of timetable for preparation of the North Lanarkshire Local Development Plan.
CGA	Community Growth Areas Areas identified in the 2006 Glasgow and Clyde Valley Joint Structure Plan for additional development land to address future demand for around 19,000 new houses.	GCVJSP	The Glasgow and Clyde Valley Joint Structure Plan 2006 The previous Strategic Development Plan for the Glasgow and Clyde Valley Area.	LEAP	Local Equipped Area for Play A equipped play area serving local needs, usually for less than 100 dwellings.
DIA	Drainage Impact Assessment An assessment of the existing and future infrastructure needs for drainage of foul and surface water.	GCVSDP	Glasgow and Clyde Valley Strategic Development Plan 2012 The current Strategic Development Plan for the Glasgow and Clyde Valley Area, approved in May 2012. The Plan sets out a development strategy over the next 20 years of where new development should be located and a policy framework to help deliver sustainable economic growth.	LNR	Local Nature Reserve Local nature reserves are areas of at least locally important natural heritage, designated and managed by local authorities to give people better opportunities to learn about and enjoy nature close to where they live.
				MSC	Matters Specified in Conditions An application to a planning authority for approval, consent or agreement required by a condition imposed within a grant of Planning Permission in Principle.

Glossary

MUGA	Multiple Use Games Area A multisport games area which can be used for basketball, 5-a-side football and other sports rather than general childrens play.	NPF	National Planning Framework Sets out locational strategy for Scotland's development until 2030.	SEPA	Scottish Environment Protection Agency The key environmental regulatory organisation in Scotland dealing with pollution and flooding related matters.
NLLP	The North Lanarkshire Local Plan 2012 The current Local Plan for the North Lanarkshire Area which identifies locations for developments and planning policies which should be applied when assessing development proposals.	PAC	Pre Application Consultation A process which legally requires to carry out a public consultation exercise in a local community prior to submitting development proposals.	SINC	Site of Interest for Nature Conservation SINCs are local nature conservation designations which promote awareness to planners and developers of where there are natural feature of merit. In this way they provide an early indication of sensitive sites and the need to develop with particular sensitivity and provide opportunities to enhancing the local environment.
NEAP	Neighbourhood Equipped Area for Play An equipped play area serving a larger residential area and consisting of both equipped play equipment and open space areas.	PAN	Planning Advice Note A series of Scottish Government guidance documents which provide advise on various land use planning issues. Eg. Housing Design.		
NIA	Noise Impact Assessment An assessment of noise levels over and above background levels and its impact on the surrounding area and properties.	PPP	Planning Permission in Principle A planning permission which confirms the future use or development type for an area of land. Detailed matters related to the planning permission may be confirmed in Matters Specified In Conditions.	SPG	Supplementary Planning Guidance The North Lanarkshire Local Plan contains a range of land use policies. Many of these are supported by a range of Supplementary Planning Guidance documents which provide detail and guidance relating to the Local Plan Policies.

Glossary

SPP	Scottish Planning Policy (SPP) is a statement of Scottish Government policy on specific land use issues.	SNH	Scottish Natural Heritage Agency funded by the Scottish Government whose purpose is to promote care for, protection of, and improvement to natural habitats.
SUDS	Sustainable Urban Drainage Systems A range of techniques for managing the flow of water runoff from a site by treating it on site and so reducing the load on conventional piped drainage systems. Measures can include the use of ponds, filter trenches or porous pavements.	TA	Transport Assessment An assessment of the impact on transport and traffic as a result of a development proposals. Transport Assessment also contain measures designed to reduce impact eg. Improved walking and cycling infrastructure and the use of park and ride at railway stations.
S.75	Section 75 Agreement A legal agreement under S.75 of the Town and Country Planning (Scotland) Act 1997. The most common use is to secure developer contributions towards measures to address the impact of a development eg. Financial contributions to address impacts on local school capacity.	WIA	Water Impact Assessment An assessment of the current drinking water supply capacity and how future development may impact upon this.

Appendices

Appendix 01 Planning Policy Context

Scottish Planning Policy (June 2014)

The SPP provides a consolidated statement of national policy. Whilst the SPP should be considered as a whole, key policy areas contained within the SPP which are particularly relevant to the CGA are listed below.

- Sustainability (Sections 27 – 29).
- Placemaking (particularly sections 41 – 46).
- Valuing the Natural Environment (Section 194).
- Maximising the Benefits of Green Infrastructure (particularly section 232).
- Managing Flood Risk and Drainage (Section 264 – 268).
- Promoting Sustainable Transport and Active Travel (Section 270, 286, 287 – 291).
- Supporting Digital Connectivity (Sections 298 – 300).

Planning Advice Notes

Further guidance and information on design principles and creating successful places is available to developers in Scottish Government's Planning and Advice Notes (PANs). Key PANs which should be referred to in relation to the development of the CGAs are:

- PAN 3 (2010) Community Engagement
- PAN 44 (1994) Fitting New Housing Development in to the Landscape
- PAN 65 (2008) Planning and Open Space
- PAN 67 (2003) Housing Quality
- PAN 68 (2003) Design Statements
- PAN 77 (2006) Designing Safer Places
- PAN 78 (2006) Inclusive Design
- PAN 83 (2008) Masterplanning

Developers should also refer to the masterplanning and design principles promoted within the following Scottish Government reports on the Sustainable Scotland Communities Initiative:

- Scottish Sustainable Communities Initiative – 2 years on (March 2011)
- Green Infrastructure Design and Placemaking (November 2011)

Community Engagement

Scottish Government policy requires that meaningful engagement with the public takes place throughout the development of planning proposals to enable community views to be considered. Advice on the minimum requirements for consultation and community engagement can be found in [PAN 3 \(2010\) Community Engagement](#).

North Lanarkshire Local Plan (NLLP) Context

The following policies in the [North Lanarkshire Local Plan \(2012\)](#) are of particular relevance to the Community Growth Area. Developers should take account of these policies when developing the masterplan.

- Policy DSP 3 Impact of Development
- Policy DSP 4 Quality of Development
- Policy NBE 2 Promoting the Natural and Built Environment

Supplementary Planning Guidance

Developers are expected to take cognisance of the range of Supplementary Planning Guidance (SPG) outlining NLC's development requirements. The following SPGs are of particular relevance to the development of the CGA.

- [SPG 01 Landscaping](#)
- [SPG 13 Affordable Housing](#)
- [SPG 15 Good Design Toolkit](#)
- [SPG 16 Community Engagement](#)
- [SPG 17 Accessibility for All](#)
- [SPG 20 Biodiversity and Development](#)

Developers should note that some of the Supplementary Planning Guidance may be more relevant to detailed planning submissions than a Planning Permission in Principle.

Appendices

Appendix 02 SDF Checklist

The SDF sets a series of policy testing criteria, in the form of a Checklist, against which applications for Planning Permission in Principle, masterplans and supporting documents will be assessed.

The Checklist should be used by developers during preparation of their submissions to ensure that they comply with the requirements of the SDF.

The same Checklist will be used by North Lanarkshire Council to assess future CGA submissions.

The following is a full and comprehensive list of what documents may be required to be submitted as part of the PPP application, detailed discussions at the pre-application stage will confirm the scope of the application.

The checklist is not exclusive and other requirements within the SDF and other material considerations may also be taken into account in assessing masterplan submissions.

See also Section 5.3.2 – 5.3.3 of the SDF.

Checklist Part 1 – Submission Documents.

Developers' submissions are required to comply with the Gartcosh/Glenboig Community Growth Area, Strategic Development Framework Document 2013.

SDF – Masterplan Checklist Part 1	Yes	No	Comments
Documents and Information to be submitted: Either as individual documents or as integral part of the CGA Masterplan submission			Document lodged: Date: Lead Consultant
Masterplan			
Design & Access Statement			
Development Site Appraisal			
Masterplan Delivery Strategy and Infrastructure Statement			
Environmental Statement			
Environmental Statement (Non Technical Summary)			
Strategic Transport Assessment			
Landscape and Visual Impact Assessment			
Landscape Strategy			
Open Space and Landscape Management Statement			
Community Engagement Report (Complying with NLC Supplementary Planning Guidance ¹⁶)			
Noise Impact Assessment Report			
Water Impact Assessment			
Drainage Impact Assessment			
Surface Water Management Strategy			
Flood Risk Assessment			
Habitat and Species Surveys			
Sustainability Statement			

Checklist Part 2 – Content of Documents.

The Content of Documents checklist is intended as a guide to developers of the development and design issues to be considered and to guide developers in indicating how they have addressed the SDF guidance. The Checklist will also be used by case officers assessing PPP applications and MSC proposals to assess how the proposals meet the SDF requirements.

The Masterplan & accompanying Statements will be assessed against the following criteria

SDF – Masterplan Checklist Part 2. The Masterplan & accompanying Statements will be assessed against the following criteria:	Yes	No	Comments
Masterplan and Design and Access Statement			
Does the design capitalise on the specific qualities of the site / unique location?			
Does the masterplan/design statement exhibit a high level design quality and design principles?			
Does the proposed form of development take full advantage of climatic conditions, orientation & aspect?			
Does the masterplan/design statement apply density levels as indicated in the Strategic Development Framework?			The masterplan should indicate proposed densities and this should be applied to subsequent phases.
Does the masterplan/design statement provide for design detailing along key routes and at key locations/gateways?			Refer to Section 8.2 of the Strategic Development Framework
Does the masterplan/design statement set out the key design principles required to create Character Areas?			
Is it evident that the masterplan is based on a thorough site analysis which takes account of setting and site opportunities and constraints?			
Has a standard design been proposed or has an approach which supports the national planning policy “placemaking” approach been proposed?			Proposals will be assessed regarding the level of support to the national placemaking policy agenda. (See sections 5.1 to 5.6 of the SDF for details).
Does the masterplan integrate with its wider context and existing urban/residential areas?			
Does the masterplan demonstrate a high level of integration between its constituent parts?			
Does the masterplan integrate with adjacent masterplans?			The masterplan and individual development phases must demonstrate integration with other areas of the Community Growth Area and do not adversely impact on future proposals for areas outwith the applicants control.

SDF – Masterplan Checklist Part 2.		Yes	No	Comments
The Masterplan & accompanying Statements will be assessed against the following criteria:				
Are areas proposed for community facilities well located to serve residents?				
Are there safe, convenient access routes to new & existing community facilities?				
Have public spaces been well located for convenience of access, to take account of climatic conditions and for passive surveillance purposes.				
Are the public realm and gateway proposals sufficient for a development of the scale of the Community Growth Area? If not how can they be improved?				
How does the masterplan submission intend to ensure the public realm and gateway proposals are achieved within individual phases and at a strategic level?				
Does the masterplan submission/design statement deliver the site specific requirements in sections 10 and 11 of the SDF? To what extent?				Where proposals diverge from those required in the site specific sections of the SDF the developer will be required to provide a reasoned justification for this within submitted masterplan documents. (Refer to SDF Section 9.0.2)
Delivery Strategy and Infrastructure Statement				
Phasing.				
How delivery would be achieved by different parties on a phased basis e.g. If the applicant transfers land to further developers.				
How land will be made available for development over the life of the project.				
Details of mechanisms in place to ensure delivery of aspirations & the vision over the life of the project.				
Does the infrastructure statement provide sufficient detail of when in the delivery process key infrastructure will be provided?				Where transport assessments are not concluded at time of adoption of the Finalised Strategic Development Framework, developers will be required to submit details of key infrastructure delivery as part of the transport assessment submission.
Landscape and Visual Impact Assessment				
Have important views into and from the site been maintained?				
Have important long-range views into the site been protected from adverse development impact or suitably mitigated by landscaping proposals?				

SDF – Masterplan Checklist Part 2.		Yes	No	Comments
The Masterplan & accompanying Statements will be assessed against the following criteria:				
Have key landscape features and habitat been retained within the site design?				
Landscape Strategy:				
How the landscape has set the context of the development and become an integral part of the design?				
Does the landscape framework capitalise on positive existing features?				
Do site boundary treatments ensure visual integration with the surrounding landscape or urban context?				
Have potential landscape species types and locations been indicated in the Landscape strategy?				
Have sufficient levels of landscaping and landscape planting been proposed for public areas and along key routes and at key locations within the site?				
Has a variety in landscaping and in particular trees been proposed to assist in defining different character areas?				
Open Space and Landscape Management				
How do the landscape proposals for external spaces take account of orientation, climate and topography to benefit the setting of the development and reduce its carbon footprint?				
How well does the landscape management plan support maintenance of landscaped areas throughout phased delivery & completion of the entire development area.				
Sustainability Statement				
Do the proposals allow for change of use to adapt to changing needs?				The physical structure of the house type and site layout is capable of adaption to meet the needs of different users e.g. housing for varying needs, accessibility requirements, and inclusive design.
Do the proposals ensure a wide range of house types, market sectors and tenures?				
Does the masterplan make proposals or service facilities available during development construction for broadband provision and other digital telecommunications technology?				Refer to section 7.10.10 of the Strategic Development Framework and to the Scottish Government's Step Change project (2012) for details.

SDF – Masterplan Checklist Part 2.		Yes	No	Comments
The Masterplan & accompanying Statements will be assessed against the following criteria:				
Create good connections to the public transport network?				Dwellings should be located within 400m of a public transport route e.g. Bus route. Convenient and direct pedestrian/cycle access to rail facilities should be provided.
Provide good internal connections around the site?				Routes should be direct and subject to passive surveillance (within view of housing). They should not be secluded, isolated or have the potential to attract anti-social behaviour.
Make provision for waste management and in large developments for neighbourhood level recycling?				Developers advised to discuss the operational requirements and requirement for neighbourhood level recycling with the Council's Waste Management Service.
Use renewable energy sources?				
Take advantage of microclimate (wind, shelter, solar gain)?				
Propose measures to protect and enhance environmental assets within and adjacent to the site?				
Propose measures within buildings, urban form or green corridors to support North Lanarkshire Biodiversity Action Plan priority species and habitats?				
Propose measures to integrate green corridors and open space within and through the development site.				
Incorporate green infrastructure design elements from strategic to neighbourhood and street level.				Refer to Green Infrastructure: Design and Placemaking (Scottish Government 2011) and the Glasgow and Clyde Valley Green Network Seven Lochs studies referred to in the Strategic Development Framework.

Appendices

Appendix 03 Planning Policy Context

Affordable Housing North Lanarkshire Local Plan Policy

HCF3 Assessing Affordable Housing Development.

The Council will seek the provision of a proportion of affordable housing in the Cumbernauld Sub-Market Area as indicated below

- a) On-site provision of affordable housing at the rate of 25% for all new housing developments with an overall site capacity of 20 or more units not already included in the Housing Land Supply 2008
- b) For sites of 5 to 19 dwellings, the Council will seek payment of a commuted sum, in lieu of site provision, of a value equivalent to the cost of providing the percentage of serviced land required by the Affordable Housing Policy

- c) In the interests of integrated and sustainable communities there is a need to develop a range of types of affordable housing. The Council's preference is for the proportion of social rented housing to other forms of affordable tenure to be in the ratio 80:20. However, the forms of affordable housing will be considered in relation to the circumstances of each site
- d) The Affordable Housing Policy does not apply to sites of four units or less. However where there is a small proposal that is part of a phased development of a larger site which would be the subject of an affordable requirement, an affordable element will be required at an appropriate stage in the development of the site as a whole
- e) In all cases planning applications should clearly set out the proposed mechanisms for contributing to assessed local affordable housing need Supplementary Planning Guidance

HCF 3 Assessing Affordable Housing Development is a material consideration in determining applications for planning permission.

Contact:

Development Section
Housing & Social Work Services
North Lanarkshire Council
4th Floor, Dalziel Building
7 Scott Street
Motherwell ML1 1SX

Phone: (01698) 274139

Fax: (01698) 403005

E-mail: lhs@northlan.gov.uk

Appendix 04

Open Space And Equipped Play Provision Guidance

When submitting proposals for any new housing development consideration should be given to the provision of open space and equipped play space. This Appendix provides guidance to the issues to consider regarding location and interaction with nearby residents.

If developers apply this guidance to residential proposals, this will help the Council reach an early decision on a proposed development.

Location and Accessibility

Play areas should be located towards the centre of the housing development on the main pedestrian desire routes. Play areas should also be located away from major access or distributor roads, watercourses with steep embankments and overhead services installations.

Play facilities should be sited sufficiently distant from housing to prevent nuisance (25 metres minimum from plot boundaries is recommended) but close enough to allow for passive supervision. 25 m from the dwelling rather than the plot boundary is the minimum that is considered acceptable.

Specific Needs

Play areas should provide an attractive range of facilities in order to encourage their continued reuse. In this respect play equipment should provide for a range of play activities e.g. Swinging, Sliding, Climbing, Balancing, Rocking and Imaginative.

Consideration should also be given to the needs and requirements of the 11 to 15 year old age group and parents accompanying children to play area. All play areas are required to be dog proof and should be designed with fencing and a dog grid or outward opening, self-closing gate.

Notes for Guidance

Any equipped play area proposals will be assessed by the Play Services Team of Culture NL Ltd.

Initial submissions should be submitted to:
Planning and Regeneration Service
Fleming House
Tryst Road
Cumbernauld G67 1JW

This information can be made available
in a range of languages and formats,
including large print, braille, audio,
electronic and accessible formats.

如果你需要用其他语言或者其他格式表示这些信息，请与我们联系
以便讨论你的要求。

Jeżeli potrzebujesz tą informację w innym języku lub formie, proszę,
skontaktuj się z nami, żeby przedyskutować Twoją potrzebę.

اگر آپ کو دوسری زبان میں یہ معلومات درکار ہو تو براہ مہربانی ہم سے مندرجہ ذیل پتہ پر رابطہ کریں

North Lanarkshire Council
Environmental Services
Fleming House
2 Tryst Road
Cumbernauld G67 1JW
t. 01236 632622
e. CGA@northlan.gov.uk

www.northlanarkshire.gov.uk/gartcoshglenboigcga