north lanarkshire local plan
policy document

North Lanarkshire Council

Contents

*Certified and true copy of the North Lanarkshire Local Plan
adopted by North Lanarskhire Council 28 September 2012*

Signed

*Executive Director of Environmental Services
North Lanarkshire Council*

Getting started

Welcome

The Local Plan sets out the Policies and Proposals to achieve North Lanarkshire's development needs over the next 5-10 years.

North Lanarkshire is already a successful place and we want that to continue. We have the land resource available and we want it put to good use. That is what this Local Plan is about.

Councillor J. Coyle
Planning and Transportation Committee Convenor
North Lanarkshire Council

A more successful and sustainable North Lanarkshire needs economic growth, but not at the expense of communities or the environment. That is why this Local Plan has policies identifying the development sites we need for economic growth. It is also why this Local Plan has policies ensuring the development of sites will benefit our communities and safeguard our environment.

We do not need to settle for poor quality development. The people of North Lanarkshire deserve better than that. We think this Local Plan will deliver the results we are looking for. It sets out a clear vision for North Lanarkshire's physical development. It aims to achieve sustainable growth through making sure we have the right amount of development in the right places, developed to the right quality, and for the benefit of the communities they affect.

Getting started

Relationship with the Community Plan

The Community Plan and Land Use

The Council works in partnership in the community interest through the North Lanarkshire Community Plan. Scottish Planning Policy states planning's role in this is to be the main means of delivering those aspects of community planning that impact on the development and use of land. The Local Plan is, therefore, to promote land use change in the community interest for a North Lanarkshire that is a more successful and a better place to live.

The Community Plan Vision

The Community Plan (2011-2014) sets out the North Lanarkshire Partnership's vision for the area as a place where:

- people want to live because of the range, quality, and affordability of housing; the safety of communities; the quality and accessibility of the natural environment; and the quality of amenities and services in the area
- people live well because health, well-being, and life chances are as good as those elsewhere in Scotland

- people choose to do business because support for new and existing businesses, business sites, the transport network, and the quality of workforce are second to none in Scotland
- people participate in learning at all ages and stages of life to achieve their full potential
- people have a fair chance in life and where factors that limit opportunities are overcome

- particularly our children and young people are safe, nurtured, healthy, achieving, active, respected, responsible, and included

Getting started

How the Local Plan Contributes

The use, development and improvement of land and the means of transportation between buildings, uses and activities will make a substantial contribution to realising the Community Plan vision. The Local Plan is the spatial strategy in pursuit of the vision. Therefore, it needs to have the same values and principles that guide the Community Plan. The Community Plan's principles are also those that underpin the Structure Plan and national planning guidance.
They each seek economic growth, social integration, and environmental protection. These are principles that shape the Local Plan's Strategy.
The overall aim of the Local Plan is the regeneration and sustainable growth of our communities. This balances a range of fundamental economic, environmental and social aspirations:

- providing appropriate land supplies to meet expected demands
- encouraging enterprise, initiative and diversity
- making efficient use of resources and infrastructure
- safeguarding and improving environmental assets
- seeking to minimise environmental impact
- promoting high quality design
- taking account of safety, health and well-being
- promoting social and environmental justice
- ensuring the preparation and implementation of the Plan are inclusive

For further details of how the Local Plan connects with the Community Plan, please see **Appendix 1 Delivering the Community Plan**.

Index of Policies

The Development Strategy:

- sets out an over-arching Development Strategy Aim for the plan

- lists four Development Strategy Area Priorities where the greatest degree of change is planned

- applies four Development Strategy Policies to all applications for planning permission regardless of the type, scale or location of proposed development

Getting started

Index of Policies

The Topics:

- set out Policies that apply to specific land uses:

  Protecting policies protect existing areas from inappropriate development

  Promoting policies identify development sites for specific land uses

  Assessing policies deal with planning applications for specific land uses

- Protecting and Promoting policies are site specific

- Assessing policies are about types of development

Navigating the Local Plan

Section 1
What the Local Plan is

1.1 North Lanarkshire's Land Use Plan

North Lanarkshire Local Plan (the Local Plan) is a land use plan. Land use refers to the ways land or buildings are used. Houses, offices, shops, recreational open space, and agriculture are examples of different kinds of land use. Land use planning is about making sure that:

- there is enough of the different land uses in an area for it to be a successful place
- facilities are in the right locations for people to access them
- development does not harm the environment

Making sure the right developments take place in the right locations to meet an area's needs is too important to leave to chance. It is the Council's task as the Planning Authority for North Lanarkshire to produce a Local Plan to do this.

The Local Plan assesses what kinds of development the area needs over the next 5-10 years. It sets out Policies and Proposals for the development and use of land. These guide day-to-day decisions on planning applications, identify effective opportunities for development, and encourage investment.

1.2 Its Part in the Development Plan

The Glasgow and the Clyde Valley Joint Structure Plan 2006 Third Alteration (the Structure Plan) gives a longer-term vision for development of the wider Clyde Valley region.

The Local Plan's detailed Policies need to be consistent with the Structure Plan's general vision. Together, the Local Plan and the Structure Plan form the Development Plan for North Lanarkshire.

Where the Structure Plan generally looks 20 years ahead, the Local Plan addresses the next 5-10 years. Within that period, there will be annual monitoring of the effectiveness of Policies on land for business and industry, housing, and retail development. There will be a 5-yearly cycle of formal review of the Plan.

Navigating the Local Plan

Section 2
What the Local Plan contains

2.1 The Local Plan's Two Elements

The **Policy Document** (known formally as the Written Statement) has:

- an Introduction section explaining what the Local Plan is, what it contains, how to use it, and the process leading to the plan's adoption
- a Development Strategy section setting out an overall vision for the physical development of North Lanarkshire. This describes an Aim for the Local Plan, four Area Priorities where the pace and scale of change will be most significant, and four Policies that apply to every application for planning permission
- four Topics setting out Policies that apply only to particular types of development (such as housing or retail) or to particular locations (such as existing industrial areas or town centres)

The Proposals Maps show:

- new Proposals introduced by the Local Plan
- existing development opportunities
- where the Policies apply

2.2 Other Related Documents

Environmental Report
The Environmental Report covers environmental matters in the detail required by the European Directive on Strategic Environmental Assessment. It assesses the plan against environmental factors. These meet the legal requirement to have a Strategic Environmental Assessment (SEA) of the Local Plan.

Technical Reports
The following Technical Reports are material considerations and cover background information and analysis that the Local Plan draws upon:

- **TR NLC 01** A8/M8 Corridor
- **TR NLC 02** Community Growth Areas
- **TR NLC 03** Green Belt Review
- **TR NLC 04** Industrial and Business Land Review
- **TR NLC 05** Wind Farm Search Area Review
- **TR NLC 06** Opencast Coal Search Area Review
- **TR NLC 07** Housing Background Report
- **TR NLC 08** Affordable Housing

CD-ROM
The CD-ROM contains the Policy Document, Proposals Maps, Environmental Report and Technical Reports.

Supplementary Planning Guidance
The Local Plan sets out a policy framework. It does not deal with matters of detail that may change to keep pace with good practice. For example, achieving good quality design is a proper objective for land use policy. It is, therefore, appropriate for the Local Plan to have a policy relating to design quality. Detailed aspects of design advice, however, are needed to implement the Policy. It is more appropriate to cover such matters through Supplementary Planning Guidance (SPG). Where there is relevant SPG, this is noted in the Policy. The Council will update SPG when necessary and make the guidance available through the Council website www.northlanarkshire.gov.uk/spg.

Navigating the Local Plan

Section 3
How to use the Local Plan

3.1 How to Use the Policy Document

The Development Strategy has four Policies that apply to all applications for planning permission. They deal with the amount and location of development, the impact on communities, and quality of development. The Development Strategy also identifies those places expected to see the greatest degree of change over the 5-10 year life of the plan, and how the Council proposes to achieve it. The Development Strategy is the part of the plan to answer:

- What is the Council's aim for all development?
- What Policies will apply to applications for planning permission?
- Which places will see the greatest change?

The Topics set out the aims for particular types of development and the Policies to achieve them. The Topics are the part of the plan to answer:

- What are the Council's objectives for development?
- What Policies will apply to particular types of development?
- What existing development opportunities and new Proposals for particular types of development are there?

3.2 How to Use the Proposals Maps

Proposals Maps show where Policies apply, and where existing development opportunities and new Proposals are. The Development Strategy Policies (DSPs) apply to all development in all areas. They are not site-specific. Topic Policies are specific. They apply to particular areas or types of development, for example protecting an area from development or promoting an area for development. The Proposals Maps are the part of the plan to answer:

- Where are the development opportunities?
- Where are the protected assets and areas?
- Where do particular Policies apply?

Navigating the Local Plan

3.3 How the Council deals with planning applications

The council makes decisions on applications for planning permission in line with the Development Plan, unless there are other material considerations that should be taken into account. The Development Plan comprises the Strategic Development Plan (covering the Glasgow and the Clyde Valley area) and the Local Plan. The application of the Local Plan is outlined below.

The four Development Strategy Policies (DSPs) apply to all planning applications. The DSPs dealing with the amount and location of development show how planning applications will be assessed for consistency with the Council's concern to see an appropriate amount of development in appropriate places. The DSPs dealing with impact and quality of development show how the Council intends to deal with the effects of development on communities and ensure a good quality of development.

Planning applications will also relate to a particular place and to a particular type (or types) of development. This is the purpose of the Topic Policies.

The Proposals Maps show what Topic Policies apply to particular areas.

In dealing with applications for planning permission, the Council will consider the proposed development in terms of the following:

- Firstly, consistency with the four Development Strategy Policies and any related Supplementary Planning Guidance
- Secondly, consistency with the Topic Policy (or Policies) relevant to the application site, as indicated on the Proposals Maps, and any related Supplementary Planning Guidance
- Finally, any other material considerations

Introducing the Local Plan

Section 4
The Local Plan Process

4.1 Consultation Draft Plan

The Consultation Draft, published July 2007, put forward a new development strategy for all of North Lanarkshire for the first time. Representations raised no fundamental concerns about the general direction of the Development Strategy that indicated any need for a radical departure from the proposed Development Strategy.

4.2 Finalised Draft Plan

Having established the validity of the development strategy in the Consultation Draft, the Council concentrated on a series of studies and other work to bring the Local Plan up to a level of detail appropriate for a Finalised Draft. As a result, the Finalised Draft accompanied by Technical Reports was published in April 2009.

4.3 Examination and Adoption

The Finalised Draft Local Plan was sent to the Directorate of Planning and Environmental Appeals in September 2010, with the Examination commencing in October 2010. Hearing sessions looking at unresolved issues were held in February 2011. The Council received the completed Report of Examination in January 2012 and progressed to adoption.

4.4 The Next Plan

This Local Plan will be replaced by a Local Development Plan tied in to the Strategic Development Plan timescale. A Local Development Plan Scheme outlining the Local Development Plan process is updated annually and published on the Council website.

Development Strategy

Section 1
Introduction

1.1 The Importance of a Development Strategy

The Development Strategy sets a vision for the development of land and buildings in North Lanarkshire over the next 5-10 years. If the Development Strategy is clear, then development can take place with confidence. A clear Development Strategy states what is expected of development and how the Council will deal with applications for planning permission.

The Strategy does not go into detail for every type of development and every area. It deals with headline issues, areas of greatest change and significance, and the fundamental aspects of development that are important for the future of North Lanarkshire.

1.2 Identifying the Development Strategy

Getting the right Policies demands a proper understanding of the issues. The Development Strategy therefore has the following sections:

Survey Context
This section summarises the key characteristics of North Lanarkshire that the Development Strategy needs to address.

Policy Context
This section summarises the key national, regional and local policy guidance of partners and other agencies that the Development Strategy needs to address.

Issues
This section brings together the main points of Survey Context and Policy Context, identifying what it is that Policies need to address.

Policy
The Policies show how the Council as Planning Authority intends to address the issues over the 5-10 year life of the Local Plan.

Development Strategy

Section 2
Survey Context

2.1 Physical Character of North Lanarkshire

Most of North Lanarkshire lies within the basin of the River Clyde and its tributaries, notably the Kelvin and the North and South Calder Waters. The exceptions are the areas of higher ground in the Kilsyth Hills to the north and the Central Scotland Plateau to the east.

There is a rich natural and cultural heritage. Key natural resources include the Kilsyth Hills and parts of the Clyde and Kelvin Valleys. Outstanding man-made features include the Forth and Clyde Canal, Monkland Canal, and the Antonine Wall World Heritage Site. There are nature conservation sites of European significance and a wide variety of historic buildings and conservation areas. In contrast to the areas of great scenic and natural heritage value, however, vacant and derelict land accounts for over 10% of the urban area.

The rapid growth of the towns of Airdrie, Bellshill, Coatbridge, Kilsyth, Motherwell, and Wishaw was based on coal, steel, and manufacturing industries. In contrast, Cumbernauld, a New Town designated in 1955, experienced steady planned growth from a small village in the 1960s to North Lanarkshire's largest town in the 1990s. Substantial provision for industry accompanied its housing growth.

Although North Lanarkshire has the fourth largest population of Scotland's 32 local authority areas, there is no dominant town centre providing a single focus for retail and town centre activities. There have been significant economic changes in recent times, with a major shift to service industries.

Taking advantage of North Lanarkshire's strategic transport links and the benefit of Enterprise Zone status, new sources of employment have developed, particularly along the A8 corridor. These developments have changed the area's land and buildings, transforming former industrial areas into other uses, particularly housing and open spaces. The scale of vacant and derelict land is a major challenge. It is also a resource for future redevelopment.

Summary

- The scale of vacant and derelict land makes regeneration a priority
- Good quality environments need to be protected
- Poorer quality environments need to be enhanced

Development Strategy

2.2 Continuing Restructuring

North Lanarkshire is continuing to undergo a process of considerable change. Economically and socially, the area has very strong links to Glasgow and the other communities of the Clyde Valley. However, improving communications have also brought important links to Edinburgh and communities in the East of Scotland.

Population at the 2001 Census was 321,067. The 2011 Census data was not available for publication of the Local Plan. The National Records of Scotland mid-year estimate for 2011 indicates an increase to 326,320. Population is projected to increase to 331,890 by 2020. In common with the rest of Scotland, there is a trend towards an ageing population structure. The trend towards smaller households is to continue, leading to a steady rise in the number of households during the plan period. There were 143,440 households in 2008, projected to rise to 154,830 by 2018 and to 159,860 by 2023.

North Lanarkshire's extensive supply of land for business and industry and its central position relative to Scotland's main transport infrastructure has enabled economic restructuring towards service industries and a more knowledge-based economy. Accessibility by a variety of means of transport is becoming increasingly important. Key industrial and business development areas linked with the A8/ M8 corridor include EuroCentral, Newhouse, and Strathclyde Business Park. They offer major employment opportunities to surrounding communities, but access is limited other than by private car. Planned key transportation infrastructure improvements at the A8 offer further opportunities to connect communities with areas of economic activity.

Changes in the provision of education, health and recreational facilities are set to continue. A major programme of school building across North Lanarkshire continues. Opening of a regional sports facility and relocation of Motherwell College have taken place at Ravenscraig.

Town centres have also been changing, reflecting national trends towards larger units, particularly among the major national supermarket chains, and increasing competition in comparison shopping from centres outside, but close to North Lanarkshire. In addition to a new town centre, planned redevelopment at Ravenscraig is to deliver 3,500 houses, over 60 hectares of industrial and business development, and open spaces.

Summary

- Meeting the needs of a stabilising population and changing household formation will require more housing, offering greater choice and quality
- There is continuing potential to gain a competitive economic advantage from North Lanarkshire's central location relative to Scotland's major transport infrastructure
- Integrating community facilities with housing areas achieves balanced communities that meet their residents' needs
- Town centres need to be protected and improved

Development Strategy

2.3 Scale and Distribution of Development Opportunity

Technical Report TR NLC 07 Housing Background accompanying this plan indicates that the existing Housing Land Supply, supplemented by the urban expansion Community Growth Areas of South Cumbernauld, Gartcosh-Glenboig and South Wishaw have enough capacity to meet housing development needs to 2018, although the examination process identified an issue in the Cumbernauld Housing Sub-market Area. Similarly, Technical report TR NLC 04 Industrial and Business Land Review accompanying this plan shows that there is a 20-year supply of land for industry and business. Nevertheless, the scale of development aspirations expressed through submissions and representations to this Local Plan far outstripped the growth in land supplies needed to maintain economic growth consistent with the Structure Plan.

Housing development submissions amount to more than 5 times the current Housing Land Supply and are equivalent to over 50% of the existing number of households in North Lanarkshire. The current Industrial Land Supply is adequate to meet the needs for the next 20 years in numerical terms and yet industrial and business development submissions exceed 500 hectares.

The A8/M8 corridor has been the focus of intense development pressure. The Housing Background Report and Industrial & Business Land Review provided a land supply context for considering development pressures in the corridor, resulting in Technical Report TR NLC 01 A8/M8 Corridor Study finding no requirement for significant land release.

North Lanarkshire has over 1,300 hectares of vacant and derelict land. Over 90% of this resource is urban and yet over 80% of the land subject to housing development submissions is either undeveloped urban open space, or in the green belt outside urban areas. A similar proportion of the land subject to industrial and business development submissions is in the green belt within the A8/M8 corridor between the Baillieston and Newhouse interchanges.

Parts of North Lanarkshire have suffered from being poorly perceived. The scale of development proposed during the Local Plan process nevertheless indicates that there is a desire to develop in North Lanarkshire.

Developments can enhance an area. They can, however, have an impact on the infrastructure of surrounding communities. The impact could be in the form of increased demands on educational or community facilities, or the need to upgrade utilities infrastructure to accommodate the development. Managing development pressure also entails managing impacts of development on communities.

Summary

- Development pressures are not necessarily aligned with communities' social and environmental needs
- There is a need for criteria to determine the amount and location of development
- There is a need for analysis to determine community infrastructure priorities

Development Strategy

2.4 Development Quality

The Council's design initiative Designing North Lanarkshire found that although there are significant assets that can be enhanced, much of the overall quality of the urban area is undistinguished. There is scope to further improve development quality through the Council's development projects and those of its partners and through the process of dealing with planning applications. Development quality also relates to issues such as the correlation between poor air quality and adverse effects on human health. For example, development should take account of Air Quality Management Areas and the Council's Air Quality Action Plan. In all development the main aim should be to maintain or improve the quality of the environment for people.

Summary

- There is a need to raise the quality of design and development

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Development Strategy

Section 3
Policy Context

3.1 National Planning Policy and Priorities

Improving the quality of development and environment in the Glasgow and the Clyde Valley Metropolitan Area is part of the strategy in the National Planning Framework and Regeneration Policy Statement. Lanarkshire is a key economic development zone in the National Planning Framework and the Regeneration policy statement identifies spatial priorities for regeneration.

The principal planning policy context for Local Plans is the Scottish Government's Scottish Planning Policy (SPP). It states that the aim for planning is to ensure that development is sustainable. That means that the locations and characteristics of developments should balance economic, social, and environmental objectives. Development planning should contribute to economic growth, encourage regeneration, and enhance the quality of the natural and built environment.

SPP emphasises the importance of design and the benefits of promoting design quality. SPP states that Local Plans should also identify areas likely to see major change and indicate what is required to ensure co-ordinated action that might be needed through masterplanning.

Previous Scottish Planning Policies (SPPs) and National Planning Policy Guidelines (NPPGs) have been consolidated within the single SPP. Those important for the Development Strategy are:

Page 9 Economic Development, requires a range of industrial and business development sites in sustainable locations.

Page 14 Housing, requires sufficient housing development sites to meet needs in sustainable locations contributing to integrated, good quality residential environments.

Page 37 Renewable Energy, requires Local Plans to have a positive stance on renewable energy. The target is for 50% of Scotland's electricity and 11% of heat demand to be generated from renewable resources by 2020. These targets are not a cap.

Page 40 Flooding and Drainage requires that the potential of land to flood should be considered during the preparation of the Local Plan.

Page 11 Town Centres and Retailing requires the role of town centres as community focal points to be protected and promoted.

Page 26 Landscape and Natural Heritage requires protection of sites important for biodiversity and support for enjoyment and understanding of natural heritage.

Page 34 Transport requires development to

Development Strategy

promote the accessibility hierarchy of walking, cycling, public transport and, lastly, private car. Page 32 Green Belts requires long-term continuity of the green belt.

Planning Advice Note 49 states that Local Plans should set out detailed policies and specific proposals for the development and use of land to guide decisions on applications for planning permission. A Local Plan needs to provide a stable and consistent framework for making investment

decisions with confidence.

Summary

- National planning policy requires the continuing regeneration of North Lanarkshire
- Consistent sustainable principles are economic growth, accessible locations, safeguarding the environment, good quality development, and mitigating impact of development
- Area priorities need to be explicit
- There needs to be planned development but also a mechanism to consider unplanned developments that come forward
- There is a national planning policy context for addressing the environmental performance qualities of new development

Development Strategy

3.2 Regional Planning Policy

SPP states that the Local Plan must conform to the Structure Plan and it should identify areas of major change. The relevant Structure Plan for North Lanarkshire is the Glasgow and the Clyde Valley Joint Structure Plan 2006 Third Alteration. The Structure Plan's overall sustainability objectives are the same as those of SPP.

The Structure Plan aims to integrate environmental action with economic and social regeneration. That means focussing on re-using urban brownfield land so that a Green Network of significant environmental assets is protected and enhanced.

The Structure Plan First Alteration 2003 established the potential for redevelopment of the Ravenscraig site to create a new Town Centre. Ravenscraig is a Metropolitan Flagship Initiative.

The Structure Plan Third Alteration 2006 seeks to increase the pace of development, in line with its Agenda for Sustained Growth. While the focus is to continue urban renewal, expected growth will need planned urban expansion in the period 2011/18.

The Structure Plan supports three Community Growth Areas at Gartcosh and Glenboig, South Cumbernauld, and South Wishaw. These areas have potential to integrate growth with infrastructure improvements.

EuroCentral, Strathclyde Business Park, and Newhouse are all strategic Industrial and Business locations in the A8/M8 corridor.

There are sensitive areas between communities along the corridor. They form part of the Green Belt and include the North Calder Valley, a key part of the green network. Given the scale of activity and the sensitivity of the area, the Third Alteration recommends a study to assess the corridor's long-term development potential.

Technical Report TR NLC 01 A8/M8 Corridor accompanying this Local Plan identifies that there is sufficient business, industrial and housing land already allocated to satisfy short and medium term demand. There is, therefore, no need for significant development outside the urban area in the corridor.

Summary

- The same sustainable development principles underpin national and regional planning policy
- Re-using urban brownfield land protects and enhances the Green Network of significant environmental assets
- The Structure Plan aims to increase the pace of development
- Ravenscraig has town centre Metropolitan Flagship Initiative status
- A8/M8 Corridor Study established there is no need to identify significant development opportunities outside the urban area in the A8/M8 Corridor between Newhouse and Bargeddie

Development Strategy

3.3 Local Policy

The North Lanarkshire Partnership Community Plan (2011-2014) is the principal local policy document for the Council. It addresses economic performance, environmental quality and social inclusion issues. In that respect it has the same sustainability principles as the national and regional planning policy framework outlined above in sections 3.1 and 3.2. Appendix 1 Delivering the Community Plan details how the Local Plan addresses Community Plan principles.

The Council's Economic Regeneration Framework aims to make town centres safe, attractive, accessible focal points for their communities. Town Centre Action Plans support this by promoting diversification and improvements to infrastructure and built environment.

The Regeneration Framework identifies regeneration priorities for the Council. Such priorities need not be of a strategic level of significance such as the Ravenscraig Flagship Initiative, or represent on-going commitments covering the 5-10- year term of the Local Plan such as town centres renewal. In any given year, there are local regeneration priorities that, whilst not enduring for the 5-10 year term of the Local Plan, are cumulatively significant. The Council will undertake, with partners, an assessment of the potential of Coatdyke/Rochsolloch, Hattonrigg/ Mossend, and Park Street/Scott Street.

Three Community Growth Areas for housing-led urban expansion to meet housing demands post-2011 in North Lanarkshire are Structure Plan priorities. They are Gartcosh and Glenboig, South Cumbernauld, and South Wishaw.

Designing North Lanarkshire is the Council's design initiative, giving a North Lanarkshire context to the Scottish Government's Designing Places policy statement. It draws attention to the importance of design in new development and seeks to raise design standards.

Summary

- There is a local policy context for the principles of sustainable development
- Town Centre Action Plans reflect the priority status of town centres
- Local regeneration priorities can be as cumulatively significant as individual strategic priorities such as Ravenscraig
- Community Growth Areas will address a significant proportion of medium-term housing growth needs
- The Council now has a local policy context for championing improved design in development

Development Strategy

Section 4
Issues

4.1 Development Strategy Aim

The Local Plan should give clear guidance for the future development of land and buildings, and be compatible with national and regional policy. Section 2.1 Physical Character of North Lanarkshire highlights the scale of vacant and derelict land, indicating regeneration is required. Section 3.1 National Planning Policy and Priorities reinforce this by stating the national importance of Lanarkshire's regeneration and establishes the sustainability principles of national planning policy. Section 3.2 Regional Planning Policy shows those principles also underpin regional planning policy and that the Structure Plan intends to increase the pace of development.

Summary

- The Local Plan Aim should reflect a policy context that stresses the need for regeneration of communities and growth that is sustainable

4.2 Development Strategy Area Priorities

Section 3.1 National Planning Policy and Priorities shows that the Local Plan needs to have clear area priorities. Sections 2.2 Continuing Restructuring, 3.2 Regional Planning Policy, and 3.3 Local Policy indicate that these priorities are:

- Town Centres
- Ravenscraig
- Community Growth Areas
- Local Regeneration Priorities

4.3 Development Strategy Policies

Area Priorities alone will not deliver sustainable growth. All development should contribute to that aim. Section 2.3 Scale and Distribution of Development Opportunity shows the need to achieve a distribution of development more consistent with social and environmental considerations than would be the case through market forces alone. Sections 3.1 National Planning Policy and Priorities, 3.2 Regional Planning Policy, and 3.3 Local Policy indicate the appropriateness of sustainable development principles and the need to ensure that North Lanarkshire provides sufficient development land to support economic growth in accessible locations that will not harm the environment. The quality of development and the pressures it can put on a host community can affect both the environment and community integration.

Development Strategy

Summary

- It is important that the Development Strategy not only considers the amount and location of development, but also addresses the impacts on communities and quality of development

4.4 Development Strategy Vision

The Development Strategy looks to achieve regeneration and sustainable growth through delivering the right amount of development in the right places, developed to the right quality, and for the benefit of the communities they affect. This is a vision for North Lanarkshire where the future development of land and buildings leads to sustainable growth. This means that the developments needed to help the economy to prosper can also make our communities more inclusive, and that they can take place without

Development Strategy

harming our environment.

Section 5
Policy

DSA Development Strategy Aim
The Local Plan Aim is to promote regeneration and sustainable growth of our communities.

DSAP Development Strategy Area Priorities

Area Priority	Approach
1 Town Centres	• Implement Town Centre Action Plans (TCAPs)
2 Ravenscraig	• The Major Developments Team to co-ordinate Council involvement in statutory approvals and projects for redevelopment of Ravenscraig
3 Community Growth Areas: - Gartcosh and Glenboig - South Cumbernauld	• The Development Plans Team to produce Strategic Development Frameworks, with sites subject to detailed testing of development capacity • Landowners and developers to bring forward masterplans • Where appropriate, Strategic Development Frameworks masterplans and concept statements will be adopted as Supplementary Guidance *Supplementary Planning Guidance DSAP 3 Community Growth Area Concept Statements are a material consideration in determining applications for planning permission.*
4 Local Regeneration Priorities - Coatdyke/Rochsolloch - Hattonrigg/Mossend - Park Street/Scott Street	• Co-ordinate feasibility studies, masterplans, statutory approvals and project implementation to deliver local regeneration projects

Development Strategy

The following development opportunities and regeneration priorities are of strategic significance for North Lanarkshire:

DSP1 **Amount of Development - all Development Strategy Policies (DSP1-4) apply to all applications for planning permission**

A   Planned land supplies
The following resources meet current demands and will be reviewed to keep pace with Strategic Development Plan reviews of supply and demand:
1   Housing Land Supply 2   Industrial Land Supply 3   Opencast Coal Search Areas 4   Existing hard rock quarries

B   Potential additions to planned land supplies
Additions to land supplies for the following combinations of land use/ threshold need to be justified in terms of supply and demand:

Land Use	Threshold/Location	Demand Assessment Criteria
1 Housing	10 units on greenfield or non-urban brownfield locations	minimum 5-year housing land supply at all times
2 Retailing	2,000 sqm comparison or 1,000 sqm convenience outside RTC1 A Town Centres	impact on RTC1 A Town Centres
3 Office Class 2	2,000 sqm outside Policy RTC1 A Town Centres	10-year marketable industrial/business land supply
4 Business Class 4	2,000 sqm outside Policy EDI1 B1 and EDI1 B2 industrial/business areas	10-year marketable industrial/business land supply
5 Industrial Class 5/6	2,000 sqm outside Policy EDI1 A and EDI1 B2 industrial/business areas	10-year marketable industrial/business land supply
6 Construction Minerals	2 ha or 50,000 tonnes outside areas within/adjacent to operational sites	10-year supply in Strategic Development Plan Area

Developments not justified by supply and demand assessments are Development Plan departures and require to be justified in terms of both need and benefit under Structure Plan Strategic Policy 10. The thresholds will apply to the individual components of a mixed use scheme.

Development Strategy

DSP2 Location of Development - all Development Strategy Policies (DSP1-4) apply to all applications for planning permission

A   Proposed additions to planned land supplies
proposed additions to existing land supplies are consistent with the Plan's locational criteria.

B   Potential additions to planned land supplies
Applications for planning permission for new development may be granted if they are consistent with the following locational criteria as expanded in Supplementary Planning Guidance DSP2 Location of Development:

1	Urban Regeneration	using brownfield urban land and existing urban infrastructure and services
2	Green Belt	maintaining clearly defined urban/ rural boundaries
3	Environmental Assets	including safeguarding locations, habitats or species of recognised importance and protecting and enhancing watercourses
4	Accessibility	supporting the hierarchy of walking/cycling/public transport/private transport
5	Community	enhancing social inclusion and integration by improving access to community facilities
6	Town Centres	safeguarding vitality and viability of RTC1 A Centre Network by supporting their diversification and improving their environment
7	Health and Safety	avoiding locations liable to flooding, pipeline routes or areas subject to hazardous development exclusion zones

Developments not consistent with locational criteria are Development Plan departures and require to be justified in terms of both need and benefit under Structure Plan Strategic Policy 10.

Supplementary Planning Guidance DSP2 Location of Development is a material consideration in determining applications for planning permission

DSP3 Impact of Development - all Development Strategy Policies (DSP1-4) apply to all applications for planning permission

Where development either on its own, or in association with existing developments, will place additional demands on community facilities or infrastructure that would necessitate new facilities or improvements in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities. Contributions will relate to the development concerned, including in nature, scale and kind. Where these cannot be secured by planning conditions or other appropriate means, the Council will expect developers to enter into an obligation under section 75, or provide an alternative, equally binding undertaking.

Supplementary Planning Guidance DSP3 Impact of Development is a material consideration in determining applications for planning permission.

Development Strategy

DSP4 **Quality of Development - a**ll Development Strategy Policies (DSP1-4) apply to all applications for planning permission

Development will only be permitted where high standards of site planning and sustainable design are achieved.   **Where appropriate, proposals will need to demonstrate that:**
1   **an appraisal has been carried out of the existing character and features of the site and its setting - including: ground stability and contamination, identity, connections, landscape, biodiversity, heritage or amenity value**   2   **existing rights of way or features of natural or historic environment interest (including stone buildings) will be safeguarded or enhanced - including: archaeological, historic environment, landscape features and wildlife interests**   3   **the proposed development takes account of the site appraisal and any evaluation of design options, and achieves a high quality development in terms o**f:

a   establishing a clear vision for the site with design principles which lead to the creation of a distinct, successful place addressing:
     siting; overall layout; density; form; scale; height; massing; proportion; detailing; colour; materials, and open space issues
 b   providing a safe, inclusive, convenient and welcoming development addressing:
     personal safety, security and crime prevention; adaptability; safe, secure, and convenient access into and through the development that is attractive to pedestrians, cyclists, and people with disabilities; integration with public transport, green networks and wider links; access for cars, where required, being safe for all road users, and appropriate parking or traffic calming being well located and integrated
 c   addressing energy, resources and waste issues in order to create a sustainable development with a low ecological footprint including:
     reducing energy need; encouraging sustainable construction; promoting health and wellbeing; reducing waste and resources used through effective storage collecting and composting of waste and recyclable materials, and measures which reduce CO_2 emissions and encourage low and zero-carbon approaches
 d   mitigating any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality Management Areas
 e   ensuring that water body status is protected and, where possible, enhanced:
     status includes physical characteristics, so proposals such as culverting will only be considered where no other practical option exists. Foul water should connect to the public sewer - alternatives to this will only be permitted where no public system exists and the alternative does not pose an environmental risk. Sustainable Urban Drainage Systems should be adopted within site design and appropriate details require to be submitted with any planning application and
 f   integrating successfully into the local area and avoiding harm to the neighbouring amenity by relating well to the existing context and avoiding adverse impact on existing or proposed properties through overlooking, loss of privacy or amenity, overshadowing, or disturbance

4   **adequate provision has been made for the development and maintenance of landscaped open space areas and for linking to and enhancing open spaces and green networks**
Generally it will be appropriate to demonstrate compliance with the objectives of policy DSP4 through submission of design and access statements in line with relevant Scottish Government Planning Advice Notes. The Council will set out its expectations in Supplementary Planning Guidance.

Economic Development and Infrastructure

Section 1
Introduction

1.1 Economic Development and Infrastructure in Land Use Planning

Scottish Planning Policy (SPP) requires land use planning to promote sustainable economic development.

Whereas in the wider sense economic development covers a range of activities including house construction and retail developments, in land use terms it relates principally to land and buildings for industry and business.

This topic also covers economic infrastructure such as the transportation and utilities networks needed to allow development to take place, together with waste development, renewables development and mineral extraction, including construction materials and opencast coal.

1.2 Identifying Economic Development and Infrastructure Policies

Identifying the right Policies demands a proper understanding of the issues. The Economic Development and Infrastructure Topic therefore has the following sections:

Survey Context
This section summarises the key characteristics of North Lanarkshire's economy and infrastructure.

Policy Context
This section summarises the key national, regional and local policy guidance of partners and other agencies.

Issues
This section brings together the main points of Survey Context and Policy Context, identifying what it is that Policies need to address.

Policy
Setting out how the Council intends to address North Lanarkshire's economic development and infrastructure issues over the 5-10 year life of the Local Plan by:
• protecting areas important for economic development and infrastructure
• promoting development and
• assessing planning applications

Economic Development and Infrastructure

Section 2
Survey Context

2.1 Economy in Transition

North Lanarkshire's revitalised economy remains in transition. While there have been setbacks, particularly in the manufacturing sector, there has been innovation and high-growth business start-ups. Strength in the local learning infrastructure, and links with higher education institutions in the wider region, have contributed to this success.

Oxford Economics (2010) reported that North Lanarkshire's biggest industries in terms of jobs are Health (17%), Distribution (17%), Business Services (14%) and Manufacturing (11%). Manufacturing is projected to decline to 8% of the workforce by 2021. Over the same period employment in Business Services is predicted to increase to 17% of the workforce.

Companies that make use of environmental resources in a sustainable way have experienced considerable growth. Examples include renewable energy generation and waste recycling.

There has been a significant growth in the development of hotels in recent years, particularly in locations that are well placed for the major road network, both close to the A8 and at Strathclyde Park.

2.2 Land and Property for Economic Development

The Industrial Land Supply 2011 indicates that North Lanarkshire had 346 out of 905 hectares of marketable industrial and business land within the Structure Plan area. Major locations are Ravenscraig, Gartcosh, EuroCentral, Strathclyde Business Park, and northwest Cumbernauld.

2.3 Transportation Infrastructure

North Lanarkshire's road and rail networks have an east-to-west bias, with towns linked to Glasgow in a radial pattern. The 3 major trunk road routes of A8/M8, with the A8 to be upgraded to motorway during 2013/17, the recently upgraded M80, and M74, linked by the M73, both of which will be improved along with the grade separation of the Raith Interchange during 2013/17, connect North Lanarkshire to the rest of Scotland and the UK.

The Council's existing 25 stations provide access to the rail network with improved access proposed through provision of additional Park & Ride car parks adjacent to these stations. New stations at Plains, Abronhill, Glenboig and Ravenscraig are proposed along with major improvements to Motherwell station and transport interchange.

Croy Station's expanded park and ride gives external rail links to Glasgow, Edinburgh, Stirling, Perth and beyond. Motherwell Station has rail links to Edinburgh, Glasgow and England.

Economic Development and Infrastructure

The opening of the Airdrie Bathgate line provides improved connections to Edinburgh and the east from Coatbridge and Airdrie as well as improved services to Glasgow and the west. Additional P&R provision is proposed for Airdrie and stations to the west of Airdrie to cater for additional demand. The improvements to the operation of the Caledonian Line via Shotts have also significantly improved connections to Edinburgh and the Lothians, with the fast service stopping at Bellshill and Shotts where new P&R car parks have been provided.

The Strathclyde Partnership for Transport Regional Transport Strategy (RTS) identifies key projects associated with the delivery of the RTS. For North Lanarkshire these include improvements to journey times of the West Coast Main Line to London, electrification of the Whifflet line, A8 Baillieston to Newhouse upgrade to motorway, A73 Corridor Improvements, A725/M74 Raith Interchange Improvements and Public Transport Interchange improvements at Motherwell station.

Transport Scotland's Edinburgh Glasgow Improvement Programme will electrify the Glasgow to Edinburgh via Croy line and Cumbernauld to Glasgow line with provision of a turn back facility at Croy allowing additional services to be provided from Croy to Glasgow.

These connections, along with improvements to the A73 corridor and its access to the A8/M8, will greatly improve accessibility in North Lanarkshire's rural east.

2.4 Utilities Infrastructure

Scottish Water is addressing the problems of an ageing water and sewerage infrastructure by taking a more strategic approach to planned development priorities. Whilst river flooding has not been a major problem, localised flooding occurs.

Waste management in the past has been almost entirely about landfill. In supporting more sustainable practices, the Council has secured funding from the Scottish Government's Strategic Waste Fund to help achieve national recycling and composting targets.

There is development pressure for further commercial wind farms following the area's only large-scale site at Blacklaw Farm. North Lanarkshire has potential for other forms of renewable energy developments such as biomass heat production installations and woodfuel produced from forestry co-products. There are increasing telecommunications apparatus demands.

2.5 Minerals

There is a long history of mineral extraction, with hard rock quarrying in particular prevalent in the eastern part of North Lanarkshire. There are several recently restored or active open cast coal sites, whilst peat extraction has also taken place in areas on occasion. Opencast coal extraction and hard rock quarrying are expected to continue. Opencast coal development can exploit undisturbed deposits or former shallow mine workings. There are coal reserves north east of Airdrie, at Shotts, and at Morningside. Shotts and Morningside were recently identified as a preferred area in the Southern Area Local Plan, although operators currently seek a wider area of search.

Economic Development and Infrastructure

Section 3
Policy Context

3.1 National Policy

The National Planning Framework identifies Gartcosh, Ravenscraig, and EuroCentral as key regeneration locations.

Scottish Planning Policy emphasises the need to safeguard employment land, improve the effectiveness of land hindered by constraints and identify specialist sites to satisfy demand. Page 47, Minerals expects Local Plans to safeguard mineral resources, provide a 10-year supply of construction minerals, and to set out the criteria for assessing mineral extraction proposals.

Scottish Government targets for electricity generated from renewable sources is 50% by 2020. In support of this, Page 37, Renewable Energy requires Local Plans to encourage all renewable technologies and to provide Supplementary Planning Guidance.

Page 44 Waste Management requires Local Plans to encourage reduction, re-use and recovery of waste, and to deal with proposed waste management sites. The national recycling and composting target is 55% by 2020.

Page 50 Surface Coal Mining expects the market to determine the amount of opencast coal extraction. It also recognises that communities and the environment need to be protected, and that restoration of opencast sites can improve derelict or despoiled land. Local Plans should allow the opportunity for coal and other minerals to be extracted, but in a way which protects the environment and communities.

Page 34 Transport promotes integrating transport with land use development. Planning Advice Note 79 Water and Drainage advises Councils to co-ordinate development with infrastructure.

Page 52 Communications Infrastructure aims to enable the telecommunications industry to expand in support of economic competitiveness.

Economic Development and Infrastructure

3.2 Regional Policy

The Structure Plan requires a minimum 10-year potential bank of land for business and industry within the structure plan area, including a 5-year supply of readily marketable sites.

The Local Plan has to safeguard national and international transport links, promoting the economic role of the key international transport facilities of Euro-freight Terminal at Mossend, and Gartsherrie Container Terminal (including Kilgarth).

The Local Plan should promote service industry development in the Strategic Business Centres of Cumbernauld and Motherwell Town Centres, and identify potential in other Town Centres. It should safeguard good quality marketable land in the Strategic Industrial and Business Locations of Cumbernauld, Gartcosh, and Newhouse/ Eurocentral.

The Local plan has to identify brownfield development opportunities in Core Economic Development Areas at Ravenscraig, Gartcosh, and Airdrie/Coatbridge. The Industrial Land Supply does that. Technical Report TR NLC 04 Industrial and Business land Review identifies a surplus of land for industrial development. There is therefore no need for additional sites.

The Structure Plan promotes a Central Corridor of Growth linking communities to centres of employment and services. The North Lanarkshire links in this Corridor are Cumbernauld to Glasgow, and Ravenscraig/Motherwell/Wishaw to Glasgow. Cumbernauld/Airdrie/Ravenscraig/M74 and Coatbridge/Bellshill/Hamilton/East Kilbride are also Circumferential Corridors.

The Structure Plan includes a requirement to identify an opportunity for a Motorway Service Area (MSA) on the Robroyston/Stepps Corridor. Land at the Hornshill junction on the M80 to the north of Stepps has been allocated on the proposals map for this purpose.

The Glasgow and the Clyde Valley Area Waste Plan aims to control waste generation, reduce environmental impact, improve resource efficiency, and maximise the economic opportunities arising from waste. To support these aims the Council has secured funding from the Scottish Government's Strategic Waste Fund but there will still be a need for residual waste treatment, whether through Energy from Waste Treatment plants and/or continued use of landfill and landrise sites. The

Council is developing a Waste Management Contract to deal with residual municipal waste, but land use implications are unknown at this stage.

The Structure Plan identifies potential areas of search that should be the focus for investment in significant wind farm developments (over 20MW). These areas are based on the continuing importance of protecting areas of sensitivity including strategic environmental resources and the immediate environment of communities.

There is currently a 10-year supply in the market area for construction minerals. The Structure Plan identifies no need for further areas of search. There is a presumption against new extraction of construction minerals, other than extensions to existing sites.

Strategic Policy 8 identifies broad search areas for opencast coal extraction in locations at the northeast of Airdrie, Shotts and Morningside. The Structure Plan expects the Local Plan to examine and, where appropriate, define these broad search areas in more detail. There is a presumption against any opencast coal extraction outside the defined broad search areas.

Economic Development and Infrastructure

3.3 Local Policy

Scottish Enterprise Lanarkshire's Changing Gear emphasises the importance of an integrated and sustainable transport infrastructure, and of helping businesses meet their location and property needs. It identifies scope to enhance the visitor potential of the area and the potential for commercial opportunities in recycling, green technology, and new environmental products and services.

The Industrial and Business Land Review highlighted issues with some long-term vacant industrial sites and lack of small business and industrial premises. The Council, in conjunction with partners, will undertake an assessment of the long-term potential of Orchardton Woods, Coatdyke/Rochsolloch, Hattonrigg/Mossend, Park Street /Scott Street, and Flemington Industrial Estate.

The Council's Public Access Strategy promotes opportunities for outdoor access, identifying how walking, cycling, and riding can have a positive impact on everyday lives.

Whereas the Structure Plan identifies search areas for wind farms over 20 megawatts, Local Plan Technical Report TR NLC 05 Wind Farm Search Area Review identifies development zones for wind farms below that strategic level of significance, primarily on the basis of landscape. SPG 12 Assessing Applications for Wind Farms sets out assessment criteria for all wind farm developments, addressing issues of scale, impact, community benefit, and restoration.

Motherwell Station could support significant office and commercial developments and connect to Ravenscraig by improved walking and cycling links. A study to examine improvements is under way.

Economic Development and Infrastructure

Section 4
Issues

4.1 Economic Development and Infrastructure Issues

1 The Local Plan has to meet land supply needs for economic development by providing sufficient industrial and business locations and development opportunities. This demands an appropriate and effective Industrial and Business Land Supply to meet market needs and protection of mineral resources.

2 Future development opportunities should make efficient use of resources by linking to existing infrastructure capacity and addressing infrastructure constraints, and the Local Plan needs to set out how applications for planning permission will be dealt with.

4.2 Topic Policy Objectives

The Policies that protect, promote, and assess development in support of Economic Development and Infrastructure issues are:

EDI1
Protecting Economic Development Areas and Infrastructure
Responds to Issue 1 by:
- protecting existing industrial and business locations
- safeguarding mineral development opportunities

EDI2
Promoting Economic Development and Infrastructure
Responds to Issue 1 by:
- identifying industrial and business development opportunities
Responds to Issue 2 by:
- identifying strategic transport infrastructure projects

EDI3
Assessing Economic Development and Infrastructure Proposals
Responds to Issue 2 by setting out the assessment criteria for determining planning applications for:
- minerals development
- waste development
- utilities development

Economic Development and Infrastructure

Section 5
Policy

EDI1   Protecting Economic Development Areas and Infrastructure

A   Industrial and Business Areas
The Council will support the continuing industrial and business character of existing industrial and business areas, where appropriate, including existing waste management facilities by considering:
1   ancillary development and changes of use in all existing industrial and business areas against the terms of Supplementary Planning Guidance EDI1 A criteria, including: • extent to which there is a surplus in the land supply for industry and business • potential undermining of the attractiveness as a location for industry and business • specific locational requirement for the proposal • whether the proposal would result in significant economic benefit to the Plan area • existence of suitable alternative sites • impact on travel patterns and accessibility by public transport • whether the development would re-use vacant or under-utilised industrial land *Existing waste management facilities are indicated on the proposals map with a "W". Supplementary Planning Guidance EDI1 A Ancillary Development and Change of Use of Industrial and Business Areas is a material consideration in determining applications for planning permission.* 2   alternative development potential (ADP) studies for: • Orchardton Woods • Flemington Industrial Estate

Economic Development and Infrastructure

B Strategic Locations for Business and Industry		
The following locations are strategic locations for industry and business. Development proposals in these locations will be assessed against the following criteria:		
Type	**Location(s)**	**Criteria**
1 Strategic Business Centres (SBC)	• Cumbernauld Town Centre, Motherwell Town Centre (as defined by Policy RTC1 A Town Centres)	• Support for office, service, education, and cultural facilities
2 Strategic Industrial and Business Locations (SIBL)	• Cumbernauld North West, Former Lanarkshire Enterprise Zone (Airbles, Calder, Dunalistair, Excelsior Park, Mossend, Shawhead, Tannochside), Gartcosh, Newhouse and Newhouse West (including Eurocentral), Ravenscraig, Righead/Bellshill/Strathclyde Business Park	• Protected from non-industrial uses, particularly Use Classes 1, 2, 3, and 9. Any change subject to assessment against all other Plan Policies
3 High Amenity Locations (HAL)	• Gartcosh, Ravenscraig, Chapelhall	• Medium Sized (10-30ha) industrial sites
4 Tourism Development Areas (TDA)	• Campsies (potential Regional Park), Forth & Clyde Canal (Millennium Link), Strathclyde Park, Summerlee (Coatbridge)	• Consideration of tourist-related development subject to assessment against all other Plan Policies
5 International Transport Facilities (ITF)	• Euro-freight Terminal/Mossend, Gartsherrie/Kilgarth rail freight facility	• Support for the capacity and effectiveness of the international transport network and docks, rail freight facilities and road links

C   Mineral Resources
Proposals for development that would potentially sterilise valuable mineral resources will be assessed against the relevant criteria of the Supplementary Planning Guidance EDI3 B. There will be a presumption against proposals not justified in relation to the criteria.
Supplementary Planning Guidance EDI3 B Assessing Planning Applications for Minerals is a material consideration in determining applications for planning permission.

Economic Development and Infrastructure

EDI2   Promoting Economic Development and Infrastructure

A   Industrial and Business Areas
The Council will support industrial and business land development by maintaining a 10-year land supply of quality marketable industrial land (including a 5-year supply of readily available sites) and promoting the development of the Industrial and Business Land Supply sites listed in Schedule EDI 2A of the Area Action Plans and shown on the Proposal Maps.
B   Transport Development
The Council supports the transport infrastructure improvements listed in Schedule EDI2 B of the Area Action Plans.
C   Mineral Resources
The Council will seek to satisfy market demands for minerals by: 1   Directing proposals for extraction of all kinds of construction minerals (such as crushed rock aggregate and sand and gravel) to extension areas within or adjacent to existing operations identified on the proposals map and in schedule EDI2 C in the Area Action Plans 2   Directing any new proposals for opencast coal extraction to the search area identified on the proposals maps *Supplementary Planning Guidance EDI3 C Assessing Planning Applications for Minerals is a material consideration in determining applications for planning permission.*

Economic Development and Infrastructure

EDI3 Assessing Economic Development and Infrastructure Proposals

A   Utilities Development
The Council supports in principle recycling centres, all forms of renewable energy generation and telecommunications proposals, subject to:

1 Recycling Centres	• convenience to the public; visual amenity, noise and other disturbance; traffic/highway safety, and ability of vehicles to operate safely
2 Wind Farms	• criteria in SPG EDI 3A2, addressing issues of scale, cumulative impact, community benefit and restoration. It may be necessary to undertake a detailed assessment (e.g. EIA and/or AA) to demonstrate no likely significant effect or no adverse effect on the site's integrity for development proposals outwith a Natura 2000 site a detailed assessment of development located several kilometres away from the boundary of a Natura 2000 site, particularly where there is connectivity between the proposed development and the designated site *Supplementary Planning Guidance EDI 3A2 Assessing Applications for Wind Farms is a material consideration in determining applications for planning permission.*
3 Telecommunications	• there being no reasonable possibility of sharing facilities or using existing buildings or structures, and development being sited and designed to reduce visual and environmental impact

B   Mineral Resources
Applications for mineral extraction will be assessed against Supplementary Planning Guidance EDI 3B criteria addressing supply, environmental, social, and economic impacts, and other criteria (including restoration, monitoring, and compliance)
Proposals not justified in relation to the criteria will be refused
Supplementary Planning Guidance EDI 3B Assessing Planning Applications for Minerals is a material consideration in determining applications for planning permission.

Economic Development and Infrastructure

EDI3   Assessing Economic Development and Infrastructure Proposals

C   Waste Development

Applications for waste management facilities will be supported where they:

- are located within:
    - i.   an existing or previous waste management facility
    - ii. industrial, business or storage and distribution land (EDI 1A land) or a site allocated in the development plan
    - iii. contaminated or degraded land
- deliver additional capacity as required in Zero Waste Plan Annex B
- comply with EU Waste Framework Directive, the National Waste Plan (Scotland's Zero Waste Plan), Regional Guidance and issues of need and impact
- show consideration of sustainable transportation of waste
- are located close to users of heat and power, in the case of Energy from Waste/Advanced Thermal Treatment facilities

Additional guidance is contained within Supplementary Planning Guidance EDI 3C Assessing Planning Applications for Waste Development addressing EU, national and regional guidance and issues of need and impact.

Retail and Town Centres

Section 1
Introduction

1.1 Retail and Town Centres in Land Use Planning

Town centres are the hearts of settlements, providing a range of activities and services. Where most areas are characterised by only a few uses or even a single use, such as residential areas and industrial areas, town centres are places for working, visiting, living, and being entertained.

The performance of a town centre reflects the vibrancy of a settlement and the wider community it might serve. Despite the variety of activities that can take place in town centres, they are underpinned by retailing. This topic provides the local land use policy context for managing change in this dynamic sector of the economy.

1.2 Identifying Retail and Town Centre Policies

Identifying the right Policies demands a proper understanding of the issues. The Retail & Town Centres Topic therefore has the following sections:

Survey Context
This section summarises the key characteristics of North Lanarkshire's town centres and retailing.

Policy Context
This section summarises the key national, regional and local policy guidance of partners and other agencies.

Issues
This section brings together the main points of Survey Context and Policy Context, identifying what it is that Policies need to address.

Policy
Setting out how the Council intends to address North Lanarkshire's retailing and town centres issues over the 5-10 year life of the Local Plan by:
• protecting North Lanarkshire Centre Network
• promoting Town Centre intervention
• assessing planning applications

Retail and Town Centres

Section 2
Survey Context

Town Centre	Town Floorspace %	Convenience Retail %	Comparison Total %	Total Retail %	Service %	Leisure %	Community and Other %	Vacant %
Cumbernauld	147,000	11	22	33	32	10	14	12
Motherwell	121,000	6	20	26	37	16	12	9
Coatbridge	95,000	16	29	45	30	13	3	9
Airdrie	88,000	12	16	28	33	16	12	11
Wishaw	59,000	17	20	37	32	14	9	8
Bellshill	46,000	23	14	37	25	10	25	3
Kilsyth	10,000	20	17	37	29	10	1	23

(Note: figures rounded to nearest %)

2.1 North Lanarkshire Town Centres

North Lanarkshire does not have a dominant centre. There are 8 centres (Ravenscraig and the 7 existing town centres). The summary statistics above from the Council's most recent (2011) floorspace survey show that retail continues to play a significant role in each centre. Capacity Studies undertaken in conjunction with the Structure Plan indicate no strategic need for additional retail. Some centres in North Lanarkshire have a level of vacancy requiring action.

2.2 Competition

The Centres are self-sufficient in terms of convenience shopping for food and everyday purchases. For comparison shopping such as clothes and electrical equipment, however, two factors relating to competition hamper the ability of North Lanarkshire to retain expenditure within its boundaries.

First, North Lanarkshire has a large number of main town centres relative to population. This makes it difficult for any single town centre to dominate spending and to attract consistent developer investment.

Second, this competitive disadvantage is compounded by the proximity of retail locations that can command expenditure from large catchment populations. The centres of Glasgow (City Centre, Forge, Fort and Silverburn), East Kilbride, Hamilton, Falkirk, Stirling, Livingston, and Braehead are all within 30km of North Lanarkshire and Edinburgh is within 50km.

Competition with other areas and among centres within North Lanarkshire makes it difficult for any existing North Lanarkshire centre to reach a size sufficient to attract retailing investment that the level of population might otherwise justify.

Retail and Town Centres

Section 3
Policy Context

3.1 National Policy

The main national planning policy context for town centres and retailing is within Scottish Planning Policy (Page 11). It sets a commitment to promote town centres as community focal points and to protect their vitality and viability through:

- identifying a network of centres and drawing wide boundaries to define them
- the principle of the sequential approach, meaning that the order of preference for retailing and commercial leisure uses is:
  - centres
  - edge-of-centre locations
  - recognised commercial centres
  - and lastly out-of centre locations
- having criteria for assessing proposed developments that are located outside the framework of preferred sites
- encouraging planning authorities to adopt a proactive approach towards town centre change and improvement

3.2 Regional Policy

The Glasgow and the Clyde Valley Joint Structure Plan 2006 Third Alteration (the Structure Plan) seeks to reinforce urban renewal through safeguarding a network of town centres. The Structure Plan First Alteration 2003 established the potential for redevelopment of Ravenscraig to create a new town centre within that network.

Ravenscraig's town centre role will focus on comparison shopping and commercial leisure, with only a limited amount of convenience shopping floorspace. Its development has implications for existing centres, particularly neighbouring Motherwell and Wishaw, both of which are identified as renewal priorities. Motherwell's role, like that of Cumbernauld, is to accentuate its strong business, administration, and civic functions. Motherwell and Cumbernauld Town Centres are identified as Strategic Business Centres, suitable for further office development, in accordance with the Structure Plan. However, office development is appropriate in all Town Centres identified in the North Lanarkshire Network.

3.3 Local Policy

The Council's Economic Regeneration Framework identifies 3 objectives for revitalising town centres:
- create focal points for economic, community, recreation and cultural activity
- create safe, attractive and quality urban areas
- ensure town centres are accessible to shoppers and visitors

SPP recommends that Councils have Town Centre strategies to deliver a range of improvements. The Council is developing Frameworks to guide the growth and change of the town centres in line with Scottish Government Policy. These Frameworks will agree priorities and targets which will form the basis of the Town Centre Actions Plans over the next 10 years. The Action Plans will focus on deliverable actions and achieving sustainable outcomes. They will include policies as well as physical infrastructure proposals.

Retail and Town Centres

Section 4
Issues

4.1 Retail and Town Centres Issues

1 Town centres are important for communities, being the focus for many activities such as shopping, entertainment, and civic functions. Although town centres accommodate a variety of uses, retailing is the main function. A healthy town centre therefore benefits from a healthy retail focus. It is therefore important for sustainable growth that the retail role of town centres is reinforced by Policies in the Local Plan.

2 Town centres need to provide a wider range of activities than just shopping. This is particularly true of centres in North Lanarkshire that have difficulty competing for retail catchment expenditure as a result of competition between centres within the area and competition with bigger centres within a 50 km radius. It is therefore important for sustainable growth that North Lanarkshire commercial locations are encouraged to diversify and that their environments are enhanced to improve their competitive position.

4.2 Topic Policy Objectives

The Policies that protect, promote, and assess development in support of Retail and Town Centre issues are:

RTC1
Protecting the North Lanarkshire Centre Network
Responds to Issue 1 by:
- identifying a network of town centres and retail locations
- supporting retailing at those locations
  Responds to Issue 2 by:
- encouraging a range of uses within each type of centre within the network of centres

RTC2
Promoting Town Centre Action
Responds to Issues 1 and 2 by:
- providing a policy mechanism for Action Plans to improve town centres

RTC3
Assessing Retail and Town Centre Development
Responds to Issue 1 by:
- setting out assessment criteria for development outside Town Centres
  Responds to Issue 2 by:
- providing a mechanism for assessing any conflict between neighbouring uses and subsequent loss of amenity

Retail and Town Centres

Section 5
Policy

RTC1 Protecting the North Lanarkshire Centre Network

The Council will protect the network of centres as the continuing focus of retail, leisure, civic, and community uses. Appropriate Use Classes for each are:

Group	Locations	Catchment / Role	Appropriate Use Classes (i) (v)
A Town Centres	Ravenscraig (ii), Motherwell, Cumbernauld, Airdrie, Coatbridge, Bellshill, Kilsyth, Wishaw (iii)	Larger and medium towns, with emphasis on comparison and convenience retail	1, 2, 3, 4, 7, 8, 9, 10, and 11. Other uses: court of law, transportation, health care, open space, urban realm and civic function
B Commercial Centres			
1 Retail Parks:	Airdrie, Caledonian, Locks Street, and Westway	Edge and out-of-centre locations for comparison retail or leisure	1, 3, and 11
2 Other:	Birkenshaw Trading Estate, B&Q Coatbridge, and B&Q Motherwell	For sale of Class 1 bulky goods only (iv)	1
3 Leisure Parks:	M&D's, Showcase, and Auchenkilns	Leisure use only	3, 7 and 11
C Neighbourhood and Local Centres	(refer to Proposals Map and Schedule RTC 1 for list)	Smaller settlements and suburban centres	1, 2, 3, 9, and 10

(i)   Identifying acceptable uses in each of the Groups does not imply permitted change between those uses. Changes of use, along with potentially ancillary uses, will be subject to assessment against legislation and other Policies in the Plan.

(ii) Ravenscraig only: beyond Council-wide role for leisure.

(iii) Wishaw only: encourage change of use into residential in the western part of Wishaw Town Centre in response to Ravenscraig

(iv) Bulky goods: normally transportable only by car/delivery, or requiring large, flat display areas. Covers individual items or large collective purchase of smaller items.

(v) Uses refers to the Town & Country Planning (Use Classes) (Scotland) Order 1997: 1 Shops, 2 Financial, Professional and Other Services, 3 Food & Drink, 4 Business, 7 Hotels & Hostels, 8 Residential Institutions, 9 Houses, 10 Non-residential institutions, 11 Assembly & Leisure

Retail and Town Centres

RTC2 Promoting Town Centre Action

The Council will continue to develop a series of Town Centre Action Plans as follows:

1	Renewal and Safeguarding Priorities:	• Cumbernauld, Motherwell
2	Other Town Centres:	• Airdrie, Bellshill, Coatbridge, Kilsyth, Wishaw

The process for developing the Town Centre Actions Plan would normally include carrying out town centre health checks, developing a vision for each town centre and engaging with stakeholders.

RTC3 Assessing Retail and Commercial Leisure Development

A Development Outside the Centre Network

Proposals for convenience floorspace over 1,000sqm gross or comparison/commercial leisure floorspace over 2,000sqm gross that are not in the RTC 1 Centre Network will be considered against the assessment criteria listed below:

1   Location of Development: Applicant to demonstrate to the Council's satisfaction the location's suitability in terms of the sequential approach to testing suitability for retail and leisure development: first preference is to locate in town centres, followed by edge-of-centre sites, then by Commercial, Neighbourhood/Local Centres and only then by out-of-centre sites at locations that are, or can be easily made, accessible by a choice of modes of transport.
Out-of-centre retail development justified under the sequential test must be:
- • proven by the applicant to integrate with surrounding land uses and avoid sporadic development
- • in locations that are readily accessible by a variety of transport modes, not predominantly private car

2   Impact of Development: Evidence of no significant adverse impact on:
- • vitality, viability, and environment of the RTC 1 Centre Network
- • Town Centre Action Plans
- • the road network

Any such proposal will only be considered favourably if it complies with all of the criteria. In addition, all proposals for retail and leisure developments in excess of 2,500sqm gross outside a defined town centre require to be supported by a full Retail Assessment.

Retail and Town Centres

RTC3 Assessing Retail and Commercial Leisure Development

B   Bad Neighbour Development
Planning permission will only be granted for potential Bad Neighbour developments where it can be demonstrated by the applicant that amenity would not be adversely affected. Assessment of proposals will also take account of the cumulative impact of such developments.

Bad Neighbour uses are defined in Statutory Instrument 1992 No. 224 (S.18) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 Schedule 7, in particular paragraph 12 (5) (b) (4), (7) and (8). Typical examples potentially found within centres are:

- Amusement Arcades
- Bingo Hall / Casino
- Cinema / Theatre
- Gymnasium
- Hot Food Takeaway
- Mobile Snack Vans
- Pubs and Night Clubs
- Skate Rink / Pool

Housing and Community Facilities

Section 1
Introduction

1.1 Housing and Community Facilities in Land Use Planning

North Lanarkshire has to retain and attract population to be a successful place. This means there has to be enough housing in appropriate locations and in good quality environments to meet housing needs and anticipated demand. Ensuring housing opportunities exist is a key land use concern.

Providing sufficient housing will ensure there are places to stay. Places to live, however, need more than just housing. They need a mix of different uses that makes a community. It is important that residential areas have community facilities integrated within them. Community facilities can be buildings such as schools, community centres, libraries, sports centres, and provision for local shops and health surgeries. They can be formal and informal open spaces such as parks, sports pitches, play areas, woodland walks, and open areas of grassland.

1.2 Identifying Housing & Community Facilities Policies

Identifying the right Policies demands a proper understanding of the issues. The Housing & Community Facilities Topic therefore has the following sections:

Survey Context
This section summarises the key characteristics of North Lanarkshire's housing and community facilities.

Policy Context
This section summarises the key national, regional and local policy guidance of partners and other agencies.

Issues
This section brings together the main points of Survey Context and Policy Context, identifying what it is that Policies need to address.

Policy
Setting out how the Council intends to address North Lanarkshire's housing and community facilities issues over the 5-10 year life of the Local Plan by:
• protecting residential amenity and community facilities
• promoting development
• assessing planning applications

Housing and Community Facilities

Section 2
Survey Context

2.1 North Lanarkshire's Housing

North Lanarkshire has a wide variety of housing types and locations across its built-up and rural areas. Demand continues to grow across the Council area for further housing opportunities for all types of houses in urban areas with continuing pressure in Green Belt and rural locations driven by high quality rural settings and expansion of central belt commuting.

Improved transport and changing work patterns, together with greater flexibility over where people choose to live, have meant that land for new housing has to take account of these changing demands, whilst addressing sustainability and regeneration objectives.

2.2 Housing Land Supply

The Structure Plan recognises 3 Housing Sub Market Areas (HSMAs) for assessing supply and demand for land for housing in North Lanarkshire. These are Cumbernauld, Airdrie & Coatbridge and Motherwell.

The Council monitors the Housing Land Supply on an annual basis, maintaining a rolling 7-year land supply.

2.3 Scale and Distribution of Development Opportunity Relative to Housing Land Needs

Local Plan housing development submissions and representations were made for over 300 different sites across North Lanarkshire. They sought development of more than 75,000 houses. That is more than three times the capacity of the Housing Land Supply and is equivalent to more than 50% of the number of households in North Lanarkshire.

Over 80% of the capacity on Local Plan submission sites related to greenfield or Green Belt land. Analysis of the distribution of Housing Land Supply found there was no issue of imbalance in the distribution of existing housing development opportunities, with the exception of the Cumbernauld HSMA. The task for meeting housing land needs in the short-term up to 2011 was therefore to maintain the focus on urban regeneration where suitable opportunities are available.

2.4 Community Facilities

Providing facilities and amenities such as schools, community centres, libraries, sports centres, and health surgeries is a main function of the North Lanarkshire Partnership. The Council and its partners manage the facilities in their control so that they meet the requirements of the area.

Housing and Community Facilities

Section 3
Policy Context

3.1 National Policy

Scottish Planning Policy (SPP) page 14, Housing has the following objectives:

- construction of well-designed, good-quality housing in sustainable locations
- allocation of a generous supply of land to meet identified housing requirements across all tenures, including affordable housing
- the creation of high-quality places, which support the development of sustainable communities

The Local Plan needs to provide enough land able to meet housing needs for at least five years and to identify further sites with potential to meet medium-term needs and include a specific allocation for new affordable housing where there is an identified need. Planning Advice Note 74 Affordable Housing (PAN 74) sets out the procedure for addressing affordable housing needs.

SPP page 30, Open Space and Physical Activity requires the Local Plan to assess local needs for sporting and recreational facilities.

3.2 Regional Policy

Structure Plan Policy requires available housing opportunities to meet a continuing 5-year owner-occupied land supply, choice in terms of size and type of housing in each market area, and any need for social rented to be identified in the Local Plan and Local Housing Strategy. The Structure Plan Third Alteration 2006 identifies the following shortfalls in the period up to 2011 in each SMA:

- Cumbernauld   400
- Airdrie & Coatbridge 250
- Motherwell   300

The Structure Plan also requires a further 12,100 houses for the period 2011 to 2018. Strategic Policy 1 Strategic Development Locations prioritises investment in support of urban renewal, identifying Community Growth Areas for urban expansion. These areas are to meet a significant amount of the demand for housing land in the medium-term between 2011 and 2018.

Indicative figures for the housing capacities of these areas in North Lanarkshire are:

- South Cumbernauld 2,000
- Gartcosh:Glenboig   3,000
- South Wishaw   900

Addressing the shortfall requires additional sites to be brought forward. There are three elements to this:

- through planning permissions granted between April 2004 and March 2008
- additional proposals in Finalised draft using Development Strategy Policy 2 Location of Development (DSP 2) to assess Local Plan housing development submissions in terms of their fit with the Community Plan and wider sustainable development objectives
- implementing the recommendations made by Reporters

Housing and Community Facilities

The additional proposed housing capacity is:

SMA	Capacity	Sites
Cumbernauld	1,669	19
Airdrie and Coatbridge	48	3
Motherwell	1,150	13

In line with Structure Plan Policy, the Plan also provides for three Community Growth Areas in Cumbernauld South, Gartcosh and Glenboig, and South Wishaw. There is no potential for further urban expansion at this time.

3.3 Local Housing Strategy

The Council's Local Housing Strategy (LHS) acts in partnership with the Local Plan to address housing requirements. It identifies priority areas for affordable housing and regeneration initiatives. There is a particular need for affordable housing in the Cumbernauld Sub Market Area (SMA). Joint working to co-ordinate the LHS with the Local Plan has brought forward an Affordable Housing Policy to secure 25% of future capacity in that area for affordable housing.

The close link between the LHS and the Local Plan is developed through a monitoring and evaluation framework containing indicators for assessing the effectiveness of both the LHS and Local Plan policy.

Housing and Community Facilities

Section 4
Issues

4.1 Housing and Community Facilities Issues

1 The Local Plan has to meet housing demands by providing sufficient housing development opportunities, including meeting affordable housing needs. This demands a generous Housing Land Supply in the short-term, but also an indication of where the future supply will come from.

2 Housing market balance and housing choice are important for successful areas. Good places to live also need to have a mix of community facilities. The Local Plan not only needs to provide housing development opportunities but also protect valued community facilities and promote new facilities that communities need.

4.2 Topic Policy Objectives

The Policies that protect, promote, and assess development in support of Housing and Community Facilities issues are:

HCF1
Protecting Residential Areas and Community Facilities
Responds to Issue 2 by:
• preventing the development of inappropriate uses in residential areas.
• identifying community facilities to be retained.

HCF2
Promoting Housing Development and Community Facilities
Responds to Issue 1 by:
• identifying housing land supply sites
• identifying three Community Growth Areas for urban expansion to meet medium-term needs
Responds to Issue 2 by:
• identifying areas where additional community facilities are required

HCF3
Assessing Affordable Housing Development:
Responds to Issue 1 by:
• identifying a requirement for 25% affordable housing on future housing development sites within the Cumbernauld SMA

Housing and Community Facilities

Section 5
Policy
HCF1 Protecting Residential Amenity and Community Facilities

A Residential Areas

There is a presumption against developments detrimental to residential amenity in primarily residential areas. Developments of an ancillary nature may be acceptable (e.g. guest houses, children's nurseries, medical surgeries or retail for local needs) subject to impact on residential amenity and provision for servicing and parking.

B Community Facilities

The Council will maintain community well-being in residential areas by protecting those community facilities shown on the proposals map.

1 Community Facilities
2 Town Parks and Community Parks

Playing fields and sports pitches should not be re-developed except where:
- The proposed development is ancillary to the principle use of the site as a playing field
- The proposed development involves a minor part of the playing field which would not affect its use and potential for sport and training
- The playing field which would be lost would be replaced by a new playing field of comparable or greater benefit for sport and in a location which is convenient for its users, or by the upgrading of an existing playing field to provide a better quality facility either within the same site or at another location which is convenient for its users and which maintains or improves the overall playing field capacity in the area; or
A playing field strategy prepared in consultation with SportScotland has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision

Housing and Community Facilities

HCF2 Promoting Housing Development and Community Facilities

A   Sites for (Short-term) Housing Development

The Council will satisfy housing demand in the period up to 2011 through:

1   Housing Land Supply sites (listed in Schedule HCF 2A1)

2   additions to Housing Land Supply (listed in Schedule HCF 2A2)

B   Locations for (Medium-term) Housing Development

The Council will satisfy a significant proportion of housing demand in the period 2011 to 2018 through planned urban expansion in the Community Growth Areas subject to the criteria in Supplementary Planning Guidance (including Concept Statements, Strategic Development Frameworks and Masterplans).

	Community Growth Area	**Indicative Capacity**
1	Gartcosh and Glenboig	3,000
2	South Cumbernauld	2,000
3	South Wishaw	900

Sites will be subject to detailed testing of development capacity. The Council has produced Concept Statements and will prepare Development Frameworks. Landowners and developers to bring forward masterplans. Where appropriate, Development Frameworks, masterplans and concept statements will be adopted as Supplementary Guidance.

To be in accordance with the development plan, proposals for South Cumbernauld and South Wishaw Community Growth Areas must demonstrate that they will not adversely affect the integrity of European sites.

Further information and guidance on this issue, including details of the required assessment process and mitigation, can be found in the associated Supplementary Planning Guidance.

BB Further locations for housing development

The sites listed in schedule HCF 2BB, provided that any primary school capacity constraints can be addressed.

C   Community Facilities (New Schools)

The Council will enhance the community well-being of residential areas by supporting the development of the new schools listed in Schedule HCF 2C.

Housing and Community Facilities

HCF3 Assessing Affordable Housing Development

A   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 ration 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.

Natural and Built Environment

Section 1
Introduction

1.1 Natural and Built Environment in Land Use Planning

To achieve its aim of Sustainable Growth, the Local Plan needs to ensure that economic growth is not at the expense of the environment. The economy and the environment are not mutually exclusive. Preserving and enhancing the quality of the natural and built environment contribute to the attractiveness of North Lanarkshire as place in which to invest, work and live.

Looking after the environment is not only good for the economy. The benefits of improving and creating environmental assets will be felt by North Lanarkshire communities today and in the future.

1.2 Identifying Managing the Environment Policies

Identifying the right Policies demands a proper understanding of the issues. The Natural and Built Environment Topic therefore has the following sections:

Survey Context
This section summarises the key characteristics of North Lanarkshire's environment.

Policy Context
This section summarises the key national, regional and local policy guidance of partners and other agencies.

Issues
This section brings together the main points of Survey Context and Policy Context, identifying what it is that Policies need to address.

Policy
Setting out how the Council intends to address North Lanarkshire's environment management issues over the 5-10 year life of the Local Plan by:
- protecting assets
- promoting improvements and
- assessing planning applications

Natural and Built Environment

Section 2
Survey Context

2.1 The Natural Environment

The State of the Environment Report (SoER) established a baseline of environmental assets, highlighting the diverse natural environment with varied landscapes, habitats and areas of open space. Making these locations accessible is important in terms of sustainable communities that can experience benefits of the countryside in terms of health, wellbeing and understanding of the natural environment.

The range of natural environment assets includes the following habitats where Statutory protection is given:

- 1   Special Protection Area
- 4   Special Areas for Conservation
- 13   Sites of Special Scientific Interest
- 1   Area of Great Landscape Value

North Lanarkshire lies within the Central Scotland Forest (CSF). Its programme of tree planting and environmental improvements is helping to form an attractive mosaic of woodland and farmland, towns and villages, shelter belts and hedgerows, and lochs and reservoirs across a wider area.

Recreation is an integral part of the Forest concept, and a strategic network of woodland corridors leading to larger wooded recreational areas provides valuable opportunities for long-distance walking, cycling and riding routes.

2.2 The Built Environment

The Council's design initiative Designing North Lanarkshire found that whilst there are significant assets that can be enhanced, much of the overall quality of the North Lanarkshire urban area is at present undistinguished.

The range of built environment assets includes the following where Statutory protection is given:

- 1   World Heritage Site
- 28   Scheduled Monuments
- 2   Gardens and Designated Landscapes
- 307 Listed Buildings

There are seven Conservation Areas where the architectural or historic character is worthy of preservation and enhancement. Any development within a conservation area should retain the features that contribute to its character.

The two canals within North Lanarkshire, the Forth & Clyde and Monkland Canals were constructed in the 18th Century to transport goods and materials for industry. They are now primarily leisure routes linking communities with the wider countryside.

Recognising that encouraging art in the environment can greatly enhance the experience and enjoyment of buildings and public spaces, the Council has included artworks in town centre improvement projects. There is potential to extend this initiative to all major developments, helping to attract investment by creating a more positive image of North Lanarkshire.

Natural and Built Environment

2.3 Regeneration

The 2011 Vacant and Derelict Land Survey shows North Lanarkshire continues to have more vacant and derelict land than any other Local Authority in Scotland, 477 sites totalling 1,440 hectares. The State of the Environment Report baseline indicates that there is more vacant and derelict land in the urban area (12%) than there is parkland and open space (10%).

Despite the significant resource of vacant and derelict land, development pressure continues to focus on non-urban land around settlements. Local Plan submissions sought development designations on approximately 3,500 hectares of greenfield and Green Belt land, over twice the amount of vacant and derelict land. There is a lack of investment in the countryside, most evident in the lack of maintenance of farm steadings, leading to an increase in abandoned farms and alternative development proposals. Several areas are underused for recreational purposes.

The Central Scotland Forest and the Airdrie Woodlands Initiative have achieved valuable regeneration, contributing to landscape quality and creating recreational and educational resources, but the transition from urban to rural is often abrupt, doing little to enhance the setting of built up areas, or offer recreational access to the countryside.

Natural and Built Environment

Section 3
Policy Context

3.1 National Policy

Scottish Planning Policy (SPP) stresses the importance of environmental quality. It identifies protecting and enhancing the urban and rural environment as a key objective of the planning system.

Landscape and Natural Heritage (page 26) places a duty on Local Plans to protect sites of international, national, regional and local importance. It also promotes enhancing landscape character, woodlands and wetlands, biodiversity, and public access.

Historic Heritage (page 22) says Local Plans should define, protect, conserve and enhance archaeological and historic assets. In addition the Ancient Monuments and Archaeological Areas Act 1979, requires development proposals affecting Scheduled Ancient Monuments to have Scottish Government written consent in addition to planning permission.

Green Belts (page 32) requires Local Plans to define and secure continuity of the Green Belt to prevent coalescence, provide countryside recreation, maintain the setting of towns, and assert long-term defensible boundaries.

Rural Development (page 19) encourages rural diversification to help businesses, land managers and farmers expand or start new enterprises in appropriate circumstances and at an appropriate scale.

The Nature Conservation (Scotland) Act 2004 places a statutory duty on all public bodies to further biodiversity.

3.2 Regional Policy

The Structure Plan continues to support the concept of Green Belt around North Lanarkshire's urban areas and introduces the concept of a Rural Investment Area in the east. Green Belt policy focuses development activity on urban regeneration. Rural Investment Area policy encourages development in and adjoining more remote settlements. It calls for co-ordinated action to address economic regeneration, social inclusion and environmental quality in rural communities.

The Structure Plan promotes a Green Network extending from town centres through to the remoter communities, to increase the rate of urban brownfield development and restore degraded urban fringe. It is recommended that this Green Network be implemented in partnership with the Forestry Commission, Scottish Natural Heritage, Scottish Enterprise, and Scottish Environmental Protection Agency. The objectives for the Green Network are: to improve the competitive position of the area; improve access to green and open space for communities; and enhance biodiversity through a network of linked habitats.

Natural and Built Environment

The Central Scotland Forest is a Metropolitan Flagship Initiative supporting regeneration. Greening projects identified in North Lanarkshire where Central Scotland Forest Trust is a key partner include the Clyde Valley Community Forest, Gartcosh and Glenboig Community Woodland, and Ravenscraig Green Link.

3.3 Local Policy

The Lanarkshire Derelict Land Strategy emphasises the significance of derelict land through a partnership approach. Many derelict sites have little or no chance of being regenerated by market forces alone. Others may be in marketable locations, but have such severe ground problems that remediation is not viable. This can lead to pressure to develop in the Green Belt.

The Council carried out a boundary review to identify long-term Green Belt boundaries for inclusion in the Finalised Draft North Lanarkshire Local Plan. Green Belt should be set within the context of a settlement strategy. Technical reports TR NLC 07 Housing Background and TR NLC 04 Industrial and Business Land Review demonstrate sufficient housing and industrial capacity.

The Green Belt review concluded that the only need for significant Green Belt amendments is to reflect the Community Growth Areas at Gartcosh/ Glenboig, South Cumbernauld and South Wishaw. The Green Belt Review did, however, offer the opportunity to implement small-scale amendments to the urban boundary at individual settlement level.

The Core Paths Plan provides a basic framework of paths sufficient for the purpose of giving the public reasonable access throughout North Lanarkshire. It will link into and support a wider network of paths and all other areas of land and inland water over which access rights are applicable. Core paths may include rights-of-way (although not all rights-of-way are core paths), and other existing routes such as footways, cycle routes, paths established through public path agreements and orders, waterways, and other paths over which access rights are applicable.

The Council carries out Conservation Area Appraisal Studies to review the existing boundaries and the suitability of other areas for designation and protection.

Natural and Built Environment

Section 4
Issues

4.1 Natural and Built Environment Issues

1 There are many good quality aspects to North Lanarkshire's natural and built environments. Protecting and enhancing those environmental assets and encouraging the identification of new ones could enhance their contribution to quality of life.

2 The Local Plan should maintain the approach of redeveloping brownfield land in urban areas to achieve regeneration and tackle North Lanarkshire's vacant and derelict land. The promotion of vacant and derelict land as the prime location for development is the top priority. A strong Green Belt policy will continue to direct development to major urban areas while the Rural Investment Area policy will encourage appropriate development in and around remoter urban areas.

4.2 Topic Policy Objectives

The Policies that protect, promote, and assess development in support of Natural and Built Environment issues are:

NBE1
Protecting the Natural and Built Environment
Responds to Issue 1 by:
- protecting sites of importance for the natural environment and biodiversity
- protecting sites of importance for built environment amenity and their settings

NBE2
Promoting the Natural and Built Environment
Responds to Issue 1 by:
- promoting improvements to the natural environment and biodiversity
- promoting improvements to the built environment
Responds to Issue 2 by:
- maintaining the development focus on brownfield land

NBE3
Assessing Development in the Green Belt and Rural Investment Area
Responds to Issue 2 by:
- managing development in the green belt
- encouraging appropriate development in the Rural Investment Area

Natural and Built Environment

Section 5
Policy

NBE1 Protecting the Natural and Built Environment

A Natural Environment				
The Council will safeguard sites of importance for natural heritage and biodiversity from development.				
1 International Sites	**a** Special Areas of Conservation	**b** Special Protection Areas		
Development likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).				
2 National Sites	**a** Sites of Special Scientific Interest			
Development that affects a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated: the objectives of the designated area and the overall integrity of the area would not be compromised; or any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.				
3 Regional Sites	**a** Regional Scenic Areas	**b** Areas of Great Landscape Value	**c** Regional Parks	
Planning permission will only be granted for proposals potentially affecting Local and Other Sites of Importance listed below if it can be demonstrated to the Council's satisfaction that there will be no adverse impact or that any impacts can be mitigated in environmental terms relevant to the impact.				
4 Local Sites	**a** Sites of Importance for Nature Conservation	**b** Local Nature Reserves	**c** Country Parks	**d** Tree Preservation Orders
5 Other Sites of Importance	**a** Wildlife Corridors	**b** Trees and Woodlands	**c** Watercourses and Wetlands	**d** Flood Plains **e** Core Paths, Public Rights of Way, and access rights
6 Protected Species	Development that significantly affects a species protected by law will only be permitted where an appraisal has demonstrated that the protected species would not be compromised; or any significant adverse affects on the protected species are mitigated through planning conditions or use of planning agreements to: • facilitate the survival of individual members of the species; • reduce disturbance to a minimum; and • provide adequate alternative habitats to sustain at least the current levels of the species locally.			
The Council will produce Supplementary Planning Guidance to clarify these objectives and amplify the criteria to be used in assessing applications. Supplementary Planning Guidance is a material consideration in determining applications for planning permission.				

Natural and Built Environment

NBE1 Protecting the Natural and Built Environment

B   Built Environment
Development should avoid causing harm to the character or setting of the sites listed below. Planning permission will only be granted for such sites where the character and appearance of the site and its setting is preserved or enhanced – including any special interest or features of architectural or historic interest. Additional assessment criteria specific to those sites are listed below.
1   International Sites

a Frontiers of the Roman Empire (Antonine Wall) World Heritage Site	There will be a presumption against development which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site as defined on the Proposals Map.
b Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones	There will be a presumption against development within the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones which would have an adverse impact on the site and its setting, unless: mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact; and there is no conflict with other Local Plan policies.

Natural and Built Environment

NBE1 Protecting the Natural and Built Environment

B Built Environment	
2 National Sites	
a Scheduled Monuments	Development shall preserve archaeological remains in situ and within an appropriate setting. Adverse impact on the integrity of the monument or its setting shall not be permitted unless there are exceptional circumstances.
b The Inventory of Gardens and Designed Landscapes in Scotland	Development shall not impact adversely upon important views to, from and within them, or upon the site or setting of component features which contribute to their value.
c Listed Buildings	The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting. There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting. No listed building should be demolished unless it can be clearly demonstrated: that the building is not of special interest; or that the building is incapable of repair; or that the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or that the repair of the building is not economically viable but that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period. RCAHMS shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.

Natural and Built Environment

NBE1 Protecting the Natural and Built Environment

B Built Environment	
3 Local Sites	
The Council will produce Supplementary Planning Guidance to clarify these objectives and amplify the criteria to be used in assessing applications. Supplementary Planning Guidance is a material consideration in determining applications for planning permission.	
a Conservation Areas	Applications in principle will not normally be considered appropriate. Development shall be consistent with any relevant Conservation Area appraisal or management plan. The designs, materials, scale, and siting of any development shall be appropriate to the character of the conservation area and its setting. Trees which are considered by the Planning Authority to contribute to the character and appearance shall be preserved (or replaced with a new tree if health reasons justify). Where an existing building (listed or not) contributes positively to the character of the Conservation Area, the presumption against demolition shall apply. Demolition should not begin until there is evidence of contracts being let for the approved development.
b Canal Corridors	
c Sites of Archaeological Interest	The aim should be to preserve in situ wherever feasible. The Council will weigh the significance of the archaeological resources and of any impacts upon them and their setting against other merits. An archaeological evaluation report may be required. Where demolition results in damage or destruction, the site shall first be appropriately recorded. The developer may be requested to supply an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording analysis, publication and archiving in advance of development, and, at the developer's expense.
C Advertisement Control	
Applications for advertisement consent will be assessed on the basis of impact on visual amenity, public safety, and cumulative impact of proliferation.	
The Council will produce Supplementary Planning Guidance to clarify these objectives and amplify the criteria to be used in assessing applications. Supplementary Planning Guidance is a material consideration in determining applications for planning permission.	

Natural and Built Environment

NBE2 Promoting the Natural and Built Environment

A Green Network	
The Council will promote the following Green Network of natural environment assets by requiring proposals affecting them to contribute to their enhancement, with particular emphasis on:	
1 Central Scotland Forest	• creation of woodland in support of the Central Scotland Forest Programme and Local Forestry Framework
2 Greening the Urban Fringe	• promoting countryside recreation and improved access on the edge of settlements
	• extensive tree and shrub planting on sites of over 50 units where this would enhance local landscape and nature conservation features
3 Woodland Management and Structure Planting	• existing trees and groupings of trees should be retained and integrated where possible, including street and garden trees.
4 Country Parks Network	• develop the network of Country Parks for tourism and recreation
5 Countryside Access / Public Rights of Way (including the Core Path Network)	• improve the network of countryside access routes, particularly the Core Path Network
	• in promoting new routes, emphasis will be placed upon North Lanarkshire Access Strategy opportunities and opportunities that support and link to the Green Network

Natural and Built Environment

B Built Environment	
The Council will promote the following built environment improvement initiatives by requiring proposals affecting those sites or their settings to contribute to their enhancement:	
1 Lighting Strategy	• guidance under development
2 Conservation Areas	• Design Statements should include a character appraisal as part of any development or design brief
	• development shall be consistent with any relevant Conservation Area appraisal or management strategy - which will be prepared for each Conservation Area and subject to local public consultation
	• the Council will review the boundaries of the existing Conservation Areas and potential for other areas worthy of designation
3 Listed Buildings	• the Council will maintain the Sites & Monument Register including Listed Buildings & Buildings at Risk - seeking an early List Review
	• the Council will help and advise owners of Listed Buildings in looking after their assets - but will also take action where necessary (including serving Repairs Notices and Building Preservation Notices) to preserve buildings of architectural or historic interest
4 Canal Corridors	• the Council will work in partnership with Scottish Canals, other agencies, adjoining authorities, riparian owners, and the private sector to improve the environment
The Council will produce Supplementary Planning Guidance to clarify these objectives and amplify the criteria to be used in assessing applications. Supplementary Planning Guidance is a material consideration in determining applications for planning permission.	

C   Vacant and Derelict Land Regeneration
The Council promotes the re-use of vacant and derelict land through a programme of reclamation and identification of appropriate new uses. Prior to planning permission, developers are required to investigate known or suspected contaminated sites, identifying the contamination and remedial measures.

Natural and Built Environment

NBE3 Assessing Development in the Green Belt and Rural Investment Area

The Council will protect the character and promote development in the Green Belt and the Rural Investment Area by restricting development to acceptable types and operating assessment criteria as follows:

A   Green Belt
1   Types of acceptable development: • proposals necessary for agriculture, forestry or horticulture • telecommunications, generation of power from renewable sources, or other appropriate rural uses, including opencast coal extraction, subject to assessment of proposals against Scottish Planning Policy, Structure Plan and other Local Plan policies • limited extension or alteration of existing buildings, provided it does not result in disproportionate additions over and above the size of the original buildings and extensions are of appropriate scale, design, and materials • facilities for outdoor recreation, education and tourism that are compatible with an agricultural or natural setting
2   Impact criteria for assessing acceptable development: • have a positive economic benefit • minimise any adverse environmental impacts • do not pose undue infrastructure implications • have a specific locational need • be of a suitable scale and form for the location • applications include a landscape assessment and high quality enhancement scheme which reinforces the rural character and provides a buffer to the development • adherence to Scottish Planning Policy, Structure Plan and other Local Plan policies, particularly, in the case of opencast coal extraction, policies EDI 2C and EDI 3B • developments must demonstrate that they will not adversely affect the integrity of European sites • adherence to the criteria of SPG on Development in the Green Belt and the 'Site Assessment Guide' provided in the SPG on Biodiversity and Development will be material considerations in determining applications for planning

Natural and Built Environment

NBE3 Assessing Development in the Green Belt and Rural Investment Area

A Green Belt
3 Other assessment criteria relating to new development:
• design and siting of any new development must have regard to PAN 72 Housing in the Countryside and PAN 73 Rural Diversification
• businesses to be supported by detailed and financially robust Business Plans
• houses associated with a new business will only be considered once that business has been operational for a minimum period of 18 months and is deemed viable on inspection of detailed financial accounts
• new housing will be subject to occupancy conditions, or legal agreement
• no assumed permission for a replacement house if an agricultural house is sold separately from the business
• supporting information from an independent agricultural expert to justify the need for any additional dwellings on farm units
4 Other assessment criteria relating to proposals to restore, renovate, and convert redundant buildings in the Green Belt:
• the existing buildings are of vernacular interest, with external walls and roof substantially complete
• development would not lead to effective demolition and reconstruction of the building
• the building is no longer capable of reasonably beneficial use for the purpose for which it was designed or last used, and can accommodate the proposed conversion
• the proposed use will be compatible with its location and adjoining uses, and extensions are of appropriate scale, design and materials
The Council will produce Supplementary Planning Guidance to clarify these objectives and amplify the criteria to be used in assessing applications. Supplementary Planning Guidance is a material consideration in determining applications for planning permission.

Natural and Built Environment

NBE3 Assessing Development in the Green Belt and Rural Investment Area

The Council will protect the character and promote development in the Green Belt and the Rural Investment Area by restricting development to acceptable types and operating assessment criteria as follows:

B   Rural Investment Area
1   Types of acceptable development: • developments considered appropriate in the Green Belt (and meeting NBE 3A assessment criteria) • up to 4 housing units • business, industry or tourism up to 1,000 sqm gross floorspace, demonstrating economic benefit

2   Impact criteria:
• Developments considered acceptable under Policy NBE 3B1 will be assessed under the criteria set out under Policies NBE 3A2 and NBE 3A3
• Developments of up to 4 housing units, business, industry or tourism up to 1,000sqm gross floor space will be assessed against the following criteria
   a   enhance an existing cluster of development and acceptable in terms of design, scale, access and countryside integration
   b   enhance natural heritage value (e.g. through new planting or removal of intrusive features)
   c   respect natural boundaries (road, tree line, watercourse) and include works to reinforce and enhance boundaries and buffers
   d   accord with the aims of Central Scotland Forest Strategy
   e   avoid loss of prime agricultural land (Classes 1, 2 and 3.1)
   f   respect local amenity (if adjoining industrial or business uses are proposed)
• Where relevant, Policy NBE 1 will be applied to development proposals in order to protect the natural and built environment. All developments must demonstrate that they will not adversely affect the integrity of European sites
• Adherence to the criteria of SPG on Development in the Rural Investment Area and the 'Site Assessment Guide' provided in SPG on Biodiversity and Development will be material considerations in determining applications for planning permission

Supplementary Planning Guidance NBE 3A Green Belt and NBE 3B Rural Investment Area are material considerations in determining applications for planning permission.

Delivering the Community Plan

The use, development and improvement of land and the means of transportation between buildings, uses and activities will make a substantial contribution to realising the **Community Plan** vision. In this Local Plan the overall aim is the regeneration and sustainable growth of our communities. This will be achieved by balancing a range of fundamental economic, environmental and social aspirations:

- Providing appropriate land supplies to meet expected demands
- Encouraging enterprise, initiative and diversity
- Making efficient use of resources and infrastructure
- Safeguarding and improving environmental assets
- Seeking to minimise environmental impact

- Promoting high quality design
- Taking necessary account of safety, health and well-being
- Promoting social and environmental justice
- Ensuring the processes in developing and complementing the plan are inclusive

The following sections indicate how these aims contribute to the Strategy.
Plan mechanisms include Policies, Proposals, implementation of projects and monitoring arrangements.

a. Providing Appropriate Supplies of Land

CONTRIBUTION TO STRATEGY

Ensuring there is an adequate land supply for major land uses is fundamental to delivery of the strategy. The Structure Plan has assessed expected demand for the major uses of housing and business and industry based on ambitious but feasible targets for economic growth. It is one of the key requirements of the plan that this level of demand is planned for and that requirements for other types of land use are also met.

PLAN MECHANISIM

- The plan provides land supplies for housing and industry to meet Structure Plan requirements for the appropriate periods under policy DSP 1
- A mechanism will be established to monitor the demand and supply and, if necessary, seek adjustments through the Structure Plan or Strategic Development Plan
- Proposals for development additional to the planned supply will be assessed in terms of policies DSP 1 and DSP 2
- Development contrary to the plan will be assessed in terms of its impact on the planned supplies and proposals under policy DSP 1

Delivering the Community Plan

b. Encouraging Enterprise, Initiative and Diversity

CONTRIBUTION TO STRATEGY

There are major opportunities for economic development in the regeneration priorities of Ravenscraig and Gartcosh. The wide range of other opportunities includes town centres, particularly those that are Strategic Business Centres, other Strategic and Industrial, and Business Locations, Safeguarded High Amenity Locations, Tourism Development Areas and International Transport Facilities. There should be scope to assess specific locational needs, for example for tourist-related development, and outdoor sports or renewable energy. Special consideration should be given to rural business needs, including extractive industries that can only locate where resources are available.

PLAN MECHANISIM

- The plan safeguards the economic development of Ravenscraig and Gartcosh as key priorities
- The supply of land for business and industry provides for a range of business in terms of scale, type, and locations including mixed use developments
- The Plan promotes improvements to infrastructure
- A mechanism will be established to monitor demand and supply, and if appropriate seek adjustments through the Structure Plan
- Policy DSP 2 provides for locational need to be considered in assessing development outside the established and proposed areas for business and industry
- The network of town centres provides opportunities for diversified roles under Policy RTC 1
- Policy DSP 4 encourages innovative design

c. Making Efficient Use of Resources and Infrastructure

CONTRIBUTION TO STRATEGY

Considerable investment has been made in our communities. This includes facilities such as schools, health and leisure facilities and infrastructure such as roads, transport and water services. Our town centres provide a focus for shopping, leisure and civic purposes. Our communities continue to provide opportunities for development, particularly through a large legacy of vacant and derelict land. The strategy will therefore be supported by giving preference to locating development where best use can be made of existing resources and infrastructure.

PLAN MECHANISIM

- Planned developments have been located as far as possible where existing resources and infrastructure are available under policy DSP 2
- The Green Belt around the communities will be safeguarded in order to direct planned growth to the most appropriate locations to support regeneration
- New proposals for development will be assessed in terms of the locational criteria in policy DSP 2
- The Council and its partners will continue to guide resources towards the improvement of our existing community infrastructure. Particular priorities will be given to the major regeneration sites of Ravenscraig and Gartcosh, the 7 existing town centres and other neighbourhood centres, and facilitating the re-use of derelict land

Delivering the Community Plan

d. Safeguarding and Improving Environmental Assets

CONTRIBUTION TO STRATEGY

North Lanarkshire has a wide range of environmental assets, many of which are of national or international significance, as well as contributing immeasurably to the local environment. Additionally there are valued landscapes, parks, other open spaces, individual and groups of buildings that help define the character of the area. These assets need to be safeguarded and opportunities taken to improve them where this is desirable.

PLAN MECHANISIM

- The plan proposals reflect the valued assets and policies that are included in the plan to ensure continued safeguarding under policy NBE 1
- The Council and its partners will continue to guide resources towards improvement of our historic environment and green network of parks and other open spaces

e. Minimising Environmental Impact

CONTRIBUTION TO STRATEGY

The scale of development expected for the plan period is significant (in housing terms alone, provision is made for around 1,500 houses per year). It is vital to the strategy that the environmental impact of this development is reduced through location, accessibility, energy efficiency, renewable energy and the minimisation and management of waste and pollution.

PLAN MECHANISIM

- Proposals for development in addition to the planned land supply will be assessed in terms of the locational policy DSP 2
- All development proposals will be assessed in terms of the criteria for sustainable design and construction under policy DSP 4
- Policy DSP 2 criteria have accounted for environmental impact in guiding Plan proposals

f. Promoting High Quality Design

CONTRIBUTION TO STRATEGY

Attractive communities to live in, work in and visit are distinctive, with a range of buildings types and user-friendly open spaces. They are of a size, scale, density, design and layout that complement the distinctive local character of the community. High standards should be sought for all new development.

PLAN MECHANISIM

- All development proposals will be assessed in terms of the design criteria in policy DSP 4

Delivering the Community Plan

g. Taking Necessary Account of Safety, Health and Well-being

CONTRIBUTION TO STRATEGY

Safety is a fundamental consideration for all development and includes safety relating to storms and flooding, fire and explosion, transport and crime. The plan can contribute to health and well-being of communities by improving air, water and soil quality, providing opportunities for walking and cycling, and by relating housing to community facilities.

PLAN MECHANISIM

- Land supplies in the plan have been located with regard to safety criteria under policy DSP 2
- Accessibility to community facilities has been a factor in determining locations for housing proposals under policy DSP 2
- All proposals for additions to the supply will be considered in terms of the location criteria in policy DSP 2
- All development proposals will be considered in terms of the design criteria in policy DSP 4

h. Promoting Social and Environmental Justice

CONTRIBUTION TO STRATEGY

The Scottish Government's Regeneration Statement has recognised that particular parts of North Lanarkshire require prioritisation of resources to support regeneration. The plan provides the opportunity to identify where certain physical improvements can be made. In some of our communities access to affordable housing is limited by availability of opportunity. In identifying locations for development it will be appropriate to consider environmental impacts on communities, including cumulative impacts of a range of developments.

PLAN MECHANISIM

- Costs arising from developments should be borne by those who benefit from the proposals and not by other communities or future generations
- The Council and its partners will continue to guide resources towards improvement of our regeneration priorities - Ravenscraig, Gartcosh, town centres, and other neighbourhood centres
- In appropriate locations provision will be made for affordable housing under policy HCF 3
- Where impact assessments indicate mitigation is required to address negative impacts on communities or that there will be burdens on existing infrastructure, the extent to which such costs are being borne by the developer will be material to the acceptability of the proposal. These will be assessed under policy DSP3

Delivering the Community Plan

i. Ensuring the Preparation and Implementation of the Plan are Inclusive

CONTRIBUTION TO STRATEGY

Including the community in the preparation of the plan is a statutory requirement. To ensure the plan has the widest possible support will, however, require consultation to be comprehensive and effective. It is also vital that communities are included in monitoring and review of the plan. A consultation strategy will be implemented throughout the preparation of the plan and views expressed will be taken into account at each stage.

PLAN MECHANISIM

- Effective consultation will take place on any significant proposals which are contrary to the plan
- Monitoring of the plan will be reported to Local Area Partnerships and communities will be consulted on any plan reviews

Glossary Of Planning Terms

Adopted a Local Plan's fully operational status after completion of the consultation and public examination process

Affordable Housing housing of a reasonable quality that is affordable to people on modest incomes - in some places the market can provide some or all of the affordable housing that is needed, but in other places it is necessary to make housing available at a cost below market value to meet an identified need with the support of subsidy

Brownfield Land land which has previously been developed – may encompass vacant or derelict land, land occupied by redundant or unused buildings, and developed land within the settlement boundary where further intensification of use is considered acceptable – a brownfield site should not be presumed to be suitable for development, especially in Green Belt and other countryside areas

Capacity estimated amount of development a site can reasonably accommodate (e.g. the number of houses) unless exact figures are known following planning permission

Constrained Housing Land Supply that part of the established housing land supply which is not assessed as being effective

Comparison Goods categories of mainly durable goods consumers are likely to compare across outlets (e.g. furniture, electrical equipment)

Convenience Goods categories of mainly disposable goods consumers are unlikely to compare across outlets (e.g. food, newspapers)

Contaminated any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that significant harm is being caused or there is a significant possibility of such harm being caused; or pollution of controlled waters is being, or is likely to be caused

Derelict requiring restoration before re-use

Effective Housing Land Supply the part of the established housing land supply that is expected to be free of development constraints in the 7-year period covered in the housing land audit and will therefore be available for the construction of housing

Established Housing Land Supply the total housing land supply, including both constrained and unconstrained sites - includes the effective housing land supply, plus the remaining capacity of sites under construction; sites with planning consent; sites in adopted Local Plans; and other land and buildings with agreed potential for housing development

Examination a formal process to examine unresolved objections to the Local Plan's Policies and Proposals

European Sites Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are designated by EU member states under European Legislation known as the Habitats and Birds Directives. They are also known as Natura sites. SPAs are designated under the Birds Directive, to protect birds which are rare or vulnerable in Europe, as well as migratory birds which are regular visitors. SACs are designated under the Habitats Directive to protect, conserve and manage natural habitats of wild fauna and flora

Green Belt an area of land designated for the purposes of managing the growth of a town or city in the long term

Greenfield land which has never previously been developed, or fully restored formerly derelict land which has been brought back into active or beneficial use for agriculture, forestry, environmental purposes, or outdoor recreation

Glossary Of Planning Terms

Housing Market Area a geographical area which is relatively self-contained in terms of housing demand; i.e. a large percentage of the people moving home or settling in the area will have sought a dwelling only in that area

Land Use the way land is used, e.g. housing, industry or open space

Listed Building building of recognised architectural or historic importance

Local relating to North Lanarkshire or Lanarkshire only

Material Considerations factors other than planning policy that are relevant to the decisions on planning applications

Monitoring process of assessing the effectiveness of policy

Natura 2000 sites Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are designated by EU member states under European Legislation known as the Habitats and Birds Directives. They are also known as Natura sites. SPAs are designated under the Birds Directive, to protect birds which are rare or vulnerable in Europe, as well as migratory birds which are regular visitors. SACs are designated under the Habitats Directive to protect, conserve and manage natural habitats of wild fauna and flora

Plan-wide applying to all of North Lanarkshire, not just to a part of it

Proposals development opportunities identified in the Local Plan

Regeneration bringing land or buildings back into beneficial use

Regional relating to a wider area than North Lanarkshire or Lanarkshire

Representation a development proposal or policy suggestion submitted following publication of the Consultation Draft Local Plan

Rural outside the urban area

Statutory relating to an Act of Parliament

Strategic fundamental to meeting the overall aim of the Local Plan

Submission request to identify a site in the plan as a development opportunity

Sustainable contributing to economic, social, and environmental objectives

Urban relating to the built-up area of settlements

Vacant land/buildings once used and now unoccupied, but not derelict

Windfall sites additional to the identified supply

Schedules

Schedules

The Local Plan safeguards and promotes sites for development through the following policies:

EDI2	A	Industrial and Business Sites
EDI2	B	Transport Development
EDI2	C	Mineral Resources
HCF2	A1	Sites for (Short-term) Housing Development
HCF2	A2	Additions to Housing Land Supply
HCF2	B	Community Growth Areas
HCF2	BB	Further Locations for Housing Development

The policies make reference to schedules featuring the individual sites. The schedules are reproduced in this appendix.

Lists

The Local Plan protects locations from inappropriate development through the following policies:

EDI1	B	Strategic Locations for Business and Industry
RTC1	A	Town Centres
RTC1	B	Commercial Centres
RTC1	C	Neighbourhood and Local Centres
HCF1	B2	Town Parks and Community Parks
NBE1	A1	Natural Environment – International Sites
NBE1	A2	Natural Environment – National Sites
NBE1	A3	Natural Environment – Regional Sites
NBE1	A4	Natural Environment – Local Sites
NBE1	B1	Built Environment – International Sites
NBE1	B2	Built Environment – National Sites
NBE1	B3	Built Environment – Local Sites

Contact Details

The following pages contain tables detailing the responsible authority and, where relevant, internet details and Council contacts for each of the schedules of development sites and lists of protected locations.

Schedules

EDI1 Protecting Economic Development Areas and Infrastructure

Reference	Asset	Responsible Authority / Web address	Council Contact Details
EDI1 B2	Strategic Locations for Business and Industry	North Lanarkshire Council http://www.northlanarkshire.gov.uk/industrial-land	Development Plan Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632622 Email: PENLLP@northlan.gov.uk

EDI2 Promoting Economic Development and Infrastructure

Reference	Asset	Responsible Authority / Web address	Council Contact Details
EDI2 A	Industrial and Business Sites	North Lanarkshire Council http://www.northlanarkshire.gov.uk/industrial-land	Development Plan Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632622 Email: PENLLP@northlan.gov.uk
EDI2 B	Transport development	North Lanarkshire Council http://www.northlanarkshire.gov.uk/index.aspx?articleid=11674	Roads, Strategy and Sustainable Transport, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01698 274260 Email: lts@northlan.gov.uk
EDI2 C	Mineral Resources	North Lanarkshire Council http://www.northlanarkshire.gov.uk/localplan	Development Plan Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632622 Email: PENLLP@northlan.gov.uk

RTC1 Protecting the North Lanarkshire Centre Network

Reference	Asset	Responsible Authority / Web address	Council Contact Details
RTC1 A	Town Centres	North Lanarkshire Council http://www.northlanarkshire.gov.uk/localplan	Development Plan Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632622 Email: PENLLP@northlan.gov.uk
RTC1 B	Commercial Centres		
RTC1 C	Neighbourhood and Local Centres		

Schedules

HCF1 Protecting Residential Amenity and Community Facilities

Reference	Asset	Responsible Authority / Web address	Council Contact Details
HCF1 B2	Town Parks and Community Parks	North Lanarkshire Council http://www.northlanarkshire.gov.uk/index.aspx?articleid=6768	Land Management Section, Environmental Services Old Edinburgh Road, Bellshill ML4 3JS Telephone: 01698 506318 Email: urbanparksdevelopment@northlan.gov.uk

HCF1 Promoting Housing Development and Community Facilities

Reference	Asset	Responsible Authority / Web address	Council Contact Details
HCF2 A1	Sites for (Short-term) Housing Development – Housing Land Supply	North Lanarkshire Council http://www.northlanarkshire.gov.uk/housing-land	Development Plan Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632622 Email: PENLLP@northlan.gov.uk
HCF2 A2	Sites for (Short-term) Housing Development – Additions to Housing Land Supply	North Lanarkshire Council http://www.northlanarkshire.gov.uk/localplan	
HCF2 B	Locations for (Medium-term) Housing Development	North Lanarkshire Council http://www.northlanarkshire.gov.uk/communitygrowth	
HCF2 BB	Further Locations for Housing Development	North Lanarkshire Council http://www.northlanarkshire.gov.uk/localplan	
HCF2 C	New Schools	North Lanarkshire Council http://www.northlanarkshire.gov.uk/index.aspx?articleid=5310	Schools & Centres 21 Project Administrator, Learning and Leisure Services Municipal Buildings, Kildonan Street ML5 3BT Telephone: 01236812742

Schedules

NBE1 Protecting the Natural and Built Environment – Natural Environment – International Sites

Reference	Asset	Responsible Authority / Web address	Council Contact Details
NBE1 A1a	Special Areas of Conservation	Scottish Natural Heritage http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/international-designations/sac/	Greenspace Development, Environmental Services Palacerigg House, Palacerigg Country Park, Cumbernauld, G67 3HU Telephone: 01236 780636 Email: Greenspace@northlan.gov.uk
NBE1 A1b	Special Protection Areas		

NBE1 Protecting the Natural and Built Environment – Natural Environment – National Sites

Reference	Asset	Responsible Authority / Web address	Council Contact Details
NBE1 A2a	Sites of Special Scientific Interest	Scottish Natural Heritage http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/international-designations/sac/	Greenspace Development, Environmental Services Palacerigg House, Palacerigg Country Park, Cumbernauld, G67 3HU Telephone: 01236 780636 Email: Greenspace@northlan.gov.uk

Schedules

NBE1 Protecting the Natural and Built Environment – Natural Environment – Regional Sites

Reference	Asset	Responsible Authority / Web address	Council Contact Details
NBE1 A3a	Regional Scenic Areas	North Lanarkshire Council	Development Plan Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632622 Email: PENLLP@northlan.gov.uk
NBE1 A3b	Areas of Great Landscape Value		
NBE1 A3c	Regional Parks	Scottish Natural Heritage http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/local-designations/regional-parks/	Greenspace Development, Environmental Services Palacerigg House, Palacerigg Country Park, Cumbernauld G67 3HU Telephone: 01236 780636 Email: Greenspace@northlan.gov.uk

NBE1 Protecting the Natural and Built Environment – Natural Environment – Local Sites

Reference	Asset	Responsible Authority / Web address	Council Contact Details
NBE1 A4a	Sites of Importance for Nature Conservation	North Lanarkshire Council http://www.northlanarkshire.gov.uk/index.aspx?articleid=15269	Greenspace Development, Environmental Services Palacerigg House, Palacerigg Country Park, Cumbernauld G67 3HU Telephone: 01236 780636 Email: Greenspace@northlan.gov.uk
NBE1 A4b	Local Nature Reserves	North Lanarkshire Council http://www.northlanarkshire.gov.uk/index.aspx?articleid=23327	
NBE1 A4c	Country Parks	North Lanarkshire Council http://www.northlanarkshire.gov.uk/index.aspx?articleid=20271	Countryside Visitor Services, Environmental Services Palacerigg House, Palacerigg Country Park, Cumbernauld G67 3HU Telephone: 01698402060 Email: strathreception@northlan.gov.uk
NBE1 A4d	Tree Preservation Orders	North Lanarkshire Council http://www.northlanarkshire.gov.uk/localplan	Development Implementation Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632636 Email: ESDesign@northlan.gov.uk

Schedules

NBE1 Protecting the Natural and Built Environment – Natural Environment – Other Sites of Importance

Reference	Asset	Responsible Authority / Web address	Council Contact Details
NBE1 A5a	Wildlife Corridors	North Lanarkshire Council http://www.northlanarkshire.gov.uk/index.aspx?articleid=6398	Greenspace Development, Environmental Services Palacerigg House, Palacerigg Country Park, Cumbernauld G67 3HU Telephone: 01236 780636
NBE1 A5b	Trees and Woodlands		
NBE1 A5c	Watercourses and Wetlands		
NBE1 A5d	Flood Plains	SEPA http://www.sepa.org.uk/default.aspx	Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632500 Email: ESDM@northlan.gov.uk
NBE1 A5e	Core Paths, Public Rights of Way, access rights	North Lanarkshire Council http://www.northlanarkshire.gov.uk/index.aspx?articleid=6412	Greenspace Development, Environmental Services Palacerigg House, Palacerigg Country Park, Cumbernauld G67 3HU Telephone: 01236 780636 Email: Greenspace@northlan.gov.ukPublic

Rights of Way - Development Implementation Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632636 Email: ESDesign@northlan.gov.uk |

NBE1 Protecting the Natural and Built Environment – Built Environment – International Sites

Reference	Asset	Responsible Authority / Web address	Council Contact Details
NBE1 B1a	Frontiers of the Roman Empire (Antonine Wall) World Heritage Site	Historic Scotland http://www.historic-scotland.gov.uk/index/heritage/worldheritage/ world-heritage-sites-in-scotland/antoninewall.htm	Antonine Wall World Heritage Site Co-ordinator, Development Implementation Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632636 Email: WeeksT@northlan.gov.uk
NBE1 B1b	Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Buffer Zones		

Schedules

NBE1 Protecting the Natural and Built Environment – Built Environment – National Sites

Reference	Asset	Responsible Authority / Web address	Council Contact Details
NBE1 B2a	Scheduled Monuments	Historic Scotland http://www.historic-scotland.gov.uk/index/heritage/searchmonuments	Development Implementation Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632636 Email: ESDesign@northlan.gov.uk
NBE1 B2b	The Inventory of Gardens and Designed Landscapes in Scotland	Historic Scotland http://www.historic-scotland.gov.uk/index/heritage/gardens.htm	
NBE1 B2c	Listed Buildings	Historic Scotland http://www.historic-scotland.gov.uk/index/heritage/historicandlisted-buildings.htm	

NBE1 Protecting the Natural and Built Environment – Built Environment – Local Sites

Reference	Asset	Responsible Authority / Web address	Council Contact Details
NBE1 B3a	Conservation Areas	North Lanarkshire Council http://www.northlanarkshire.gov.uk/conservation-areas	Development Implementation Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632636 Email: ESDesign@northlan.gov.uk
NBE1 B3b	Canal Corridors	Scottish Canals http://www.scottishcanals.co.uk/	
NBE1 B3c	Sites of Archaeological Interest	Royal Commission of Ancient and Historic Monuments Scotland/North Lanarkshire Council http://www.rcahms.gov.uk/	Development Plan Team, Environmental Services Fleming House, 2 Tryst Road, Cumbernauld G67 1JW Telephone: 01236 632622 Email: PENLLP@northlan.gov.uk
NBE 2C	Vacant and Derelict Land Regeneration	North Lanarkshire Council http://www.northlanarkshire.gov.uk/vacant-land	

Schedules: North Local Area Partnership

EDI2 A	Industrial and Business Sites (comprising Industrial Land Supply 2011)

Site Code	Site Name	Street	Ha
Chryston - Woodhead Industrial Estate			
NLN00375	Site East of Scrap Yard	Station Road	1.97
NLN00405	South site	Woodhead Road	0.51
NLN00404	North East site	Woodhead Road	0.45
NLN00245	Estate West site	Woodhead Road	0.73
Cumbernauld - Blairlinn			
NLN00504	Site South of	Belstane Road	11.24
NLN00461	Site adjacent to 14	Blairlinn Road	0.26
NLN00298	Site West of 8	Limekilns Road	1.32
Cumbernauld - Broadwood			
NLN00377	South site	Carradale Crescent	0.41
Cumbernauld - Carbrain			
NLN00420	East Site	Glencryan Road	2.35
Cumbernauld - Lenziemill			
NLN00431	Site adjacent to 23 L	Lenziemill Road	0.22
NLN00462	Vacant Site adjacent to no24	Telford Road	0.38
Cumbernauld - Orchardton Woods			
NLN00378	Plot 11	Drum Mains Park	1.26
NLN00380	SEL Site South	Drum Mains Park	5.10
NLN00331	SEL East site	Drum Mains Park	3.18
NLN00321	SEL West site	Drum Mains Park	5.22
NLN00396	Plot 1	Little Drum Road	1.78

Site Code	Site Name	Street	Ha
Cumbernauld - Wardpark			
NLN00265	Airport Reserved Site	Duncan Mcintosh Rd	5.56
NLN00468	Site at Corner of Forest Rd &	Dunnswood Road	0.92
NLN00426	Site East of 4	Dunnswood Road	0.13
NLN00242	Land West of	Napier Park	5.27
NLN00446	Land South of OKI Way	Napier Road	2.72
NLN00432	Land East of 1	Napier Road	0.20
NLN00465	Former car park South of No 2	Napier Road	0.63
NLN00512	Power Network Demo Centre	Napier Road	1.15
NLN00428	North of 1-2 Wardpark Place	Wardpark Road	1.52
NLN00513	South of Old Inn's Interchange	Wardpark Road	3.28
NLN00434	West of Wardpark Place	Wardpark Road	2.91
Cumbernauld - Westfield			
NLN00423	Site east of	Deerdykes Ct North	0.88
NLN00419	Site West of 6	Deerdykes Place	0.72
NLN00412	Site North of 2	Deerdykes Place	0.57
NLN00332	Site adjacent to 6	Deerdykes Road	1.65
NLN00410	Site North of 2	Deerdykes Road	1.24
NLN00448	Site South of 6	Grayshill Road	3.40
NLN00334	Land adjacent to 7	Orchardton Road	2.18
NLN00254	Site West of 5	Orchardton Road	1.26
NLN00414	North site	Westfield Place	1.30
NLN00464	Site East of 2-10	Westfield Place	0.52
NLN00463	South Site	Westfield Place	1.17
Gartcosh - Gartcosh Interchange			
NLN00244	East site	Auldyards Road	41.37
NLN00379	Interchange (West)	Craignethan Drive	13.58

Schedules: North Local Area Partnership

EDI2 A	Industrial and Business Sites (comprising Industrial Land Supply 2011)

Site Code	Site Name	Street	Ha
Kilsyth - Burnside Industrial Estate			
NLN00430	South East of 32 Garrell Place	Garrell Place	0.17
NLN00301	Land adjacent to 34	Garrell Place	0.11
NLN00509	Former Sewage Works	Garrell Road	2.52
NLN00467	Brady Transport, South of 20	Garrell Road	0.49
NLN00277	Land South of No 11	Garrell Road	0.32
NLN00302	Land to South of No 38	Garrell Road	1.24
NLN00424	Land to the Rear of No8	Garrell Road	0.18

Site Code	Site Name	Street	Ha
Stepps			
NLN00460	East site	Buchanan Court	0.21
NLN00417	Site South of 2,4 & 7	Buchanan Gate	4.31
NLN00415	East Site	Buchanan Gate	0.58

EDI2 B	Transport Development

Joint Transport Strategy named Schemes

Project Name	Comments
Cumbernauld Bus Station Improvement Study	Improve bus services within Cumbernauld
Cardowan Link road study	Potential future Link to City of Glasgow Council's Gartloch housing/road proposals
Allandale (Castlecary)	Park & Ride Falkirk Council led with SPT. Bannockburn favoured P&R site
Gartloch Road	Upgrade City of Glasgow Council led project, tied to Gartloch Hospital site
Abronhill Rail Station	SPT list of potential sites
Improvements to A73	Aim to reduce congestion and improve access to Public Transport
Hornshill Farm, Stepps	Motorway Service Area (MSA)

Additional Schemes

Project Name	Comments
A/M80 Bus Park & Ride at Crowwood	Consider potential for park and ride following M80 upgrade

Current Studies

Project Name	Comments
Cumbernauld TC Paramics Model	Update of Town Centre Traffic Model

Schedules: North Local Area Partnership

EDI2 C	Existing Operations for extraction of construction materials

Site	Easting	Northing
Beltmoss	272065	679010
Croy	273240	676205
Riskend	272830	679225

HCF2 A1	Sites for (Short-term) Housing Development (comprising Established Housing Land Supply 2010) (Note: Policy HCF 3 Assessing Affordable Housing Development applies to windfall sites in the North Area)

Site Code	Site Name	Area	Capacity	Site Code	Site Name	Area	Capacity
NLSK0424	Old Manse 44 Main St	0.39	12	NLCN0319B	Smithstone 4/5	7.52	175
NLSK0422	93/95 Gartferry Rd	0.08	5	NLCN0476	South Broadwood Stadium	8.34	115
NLCN0367	Barbegs	1.23	16	NLCN0480	South Carbrain Road	0.31	18
NLCN0368	Overcroy	1.48	12	NLSK0300	Eastgate	0.88	16
NLCN0470	Auchenkilns Nursery Ph1	6.16	101	NLSK0400	Mount Ellen Golf Club	3.25	52
NLCN0471	Auchenkilns Nursery Ph2	5.50	100	NLSK0297	Old Gartloch Road South	0.66	9
NLCN0456	Badenheath Park	1.38	34	NLCN0321	17 Register Road	0.14	8
NLCN0392	Blackwood F Ph2	1.30	17	NLCN0473	17-21 Newtown Street	0.69	72
NLCN0477	Carradale Crescent	5.10	69	NLCN0472	25-33 Balmalloch Road	0.13	6
NLCN0385B	Craigmarloch East	0.14	9	NLCN0234	Barrwood Quarry	8.96	166
NLCN0385A	Craigmarloch West	0.16	9	NLCN0455	Cavalry Park	9.93	162
NLCN0434	Kingdom Hall Liddel Rd	1.10	65	NLCN0447	92 Stirling Road	0.27	5
NLCN0481	Craiglinn Park Rd	0.74	12	NLCN0422	Deacons Road Junction	0.15	15
NLCN0343A	Old Glasgow Rd / Longwill Terrace	3.12	110	NLCN0363	Kirklands Crescent	1.27	57
NLCN0468	40 Main Road Condorrat	0.28	4	NLCN0292	Ladeside Drive	1.99	31
NLCN0449	Seafar Allanfauld Road	0.96	20	NLCN0365A	Ladeside Extension	1.30	18
NLCN0457	SEN Carrickstone Park	12.68	262	NLCN0386	The Broch Car Park	0.19	12
NLCN0319	Smithstone 1	5.23	135	NLCN0474	High Barrwood Road	0.27	29
NLCN0459A	Smithstone 3a	2.65	49	NLCN0469	Woodend Farm	2.26	10

Schedules: North Local Area Partnership

HCF2 A1	Sites for (Short-term) Housing Development (comprising Established Housing Land Supply 2010) (Note: Policy HCF 3 Assessing Affordable Housing Development applies to windfall sites in the North Area)

Site Code	Site Name	Area	Capacity	Site Code	Site Name	Area	Capacity
NLSK0205	Cumbernauld Road	0.25	15	**Post2008 Windfall**			
NLSK0401A	South Lochend Avenue	1.58	39	NLCN0484	Seafar House	0.56	20
NLSK0429	219 Muirhead Road	0.13	6	NLCN0491	Broadwood Business Park	0.77	25
NLSK0433	80 Cumbernauld Road	0.17	10	NLCN0467A	Ainslie / Maclehose Road	0.40	12
NLSK0435	Holms Farm	1.34	4	NLCN0492	Adj to Old Mill View	0.07	6
NLSK0436	Moodiesburn House	1.34	86	NLCN0494	Glen Douglas Drive	0.97	18
NLSK0266	Frankfield Loch A	5.90	114	NLCN01004	56 Main Street	0.08	11
NLSK0430	Frankfield Loch B	8.68	133	NLCN0493	Fleming Road	0.27	31
NLCN0478	Cumbernauld Road	0.16	8	NLCN1008	North Road	1.23	29
NLCN0475	28 Larch Road	0.04	7	NLCN1009	St Francis of Assisi Primary School	1.02	25
NLCN0467	Ainslie/Maclehose	2.14	56	NLCN1010	St Patrick's Primary School	1.50	25
NLCN0413	Carbrain Stub Blocks	3.36	76	NLSK1011	Coshneuk Road	0.49	10
NLCN0366	Westfield Road	0.43	10				
NLSK0432	Berryknowe Avenue	0.25	11				

Schedules: North Local Area Partnership

HCF2 A2	Additions to Housing Land Supply

Site Code	Address	Ha	Capacity
	Banton		
NLCN1037	Banton Mill	2.00	54
	Cardowan		
NLSK0437	Cardowan Colliery	3.00	80
	Chryston		
NLSK0439	Lanrig Road	0.80	20
NLSK1038	Lanrigg Holdings	0.70	10
NLSK1039	Lindsaybeg Road	0.80	15
	Croy		
NLCN0488	Croy Quarry	31.23	60
NLCN0489	Girnhall Brae	1.42	35

Site Code	Address	Ha	Capacity
	Cumbernauld		
NLCN1040	Auchenkilns Holdings	0.70	8
NLCN0485	Dobbies Garden Centre	1.94	49
NLCN1041	Eastfield Road	1.00	20
NLCN0487	Land at St Andrew's Drive	6.95	174
	Kilsyth		
NLCN1042	Craigmarloch Nurseries	0.95	8
	Moodiesburn		
NLSK0440	Gartferry Road	2.61	65
NLSK0438	Moodiesburn House Hotel	4.60	115

HCF2 B	Community Growth Areas

Site Code	Address	Ha	Capacity
NLSK0442A	Gartcosh	124.38	2,000
NLMK0442B	Glenboig	59.52	1,000
	Gartcosh and Glenboig	**183.90**	**3,000**

Site Code	Address	Ha	Capacity
NLCN0490A	Cumbernauld	84.50	1,000
NLCN0490B	Cumbernauld	61.04	1,000
	South Cumbernauld	**145.54**	**2,000**

Schedules: North Local Area Partnership

HCF2 BB	Further Locations for Housing Development

Site Code	Address	Ha	Capacity
	Auchinloch		
NLCN1045	Langmuirhead Road	3.00	56
	Chryston		
NLSK1046	Main Street/Gartferry Road	14.80	260
	Moodiesburn		
NLSK0441	Stoneyetts	11.50	345

Site Code	Address	Ha	Capacity
	Muirhead		
NLSK1047	Station Road	5.50	145
	Stepps		
NLSK1048	Buchanan Business Park (potential part of mixed use redevelopment including business and retail uses)	7.40	150

EDI2 A	Industrial and Business Sites (comprising Industrial Land Supply 2011)

Site Code	Site Name	Street	Ha
	Bargeddie		
NLC00275	Air products expansion site	Langmuir Road	2.31
	Coatbridge - Dundyvan Industrial Estate		
NLC00143	West of Southerhouse Path	Dundyvan Road	0.36
NLC00286	East of Dundyvan Way	Dundyvan Road	1.04
	Coatbridge - Greenhill Industrial Estate		
NLC00502	Coatbridge Gasworks	Burnbank Street	3.08
NLC00359	East Site	Coltswood Road	0.59
		Greenhill Industrial Estate	
NLC00518	Site of Former Factory	Roads	1.94

Site Code	Site Name	Street	Ha
	Coatbridge - Kirkshaws		
NLC00280	M8 Interlink Site	Kirkshaws Road	0.49
	Coatbridge - Shawhead Industrial Estate		
NLC00295	Land West of Centrum Park	Hagmill Road	2.16
	Coatbridge		
NLC00134	Former Shanks and McEwan Site	Glasgow & Edinburgh Rd	3.32
NLC00303	Drumpellier Business Park	Glasgow Road	1.64
NLC00470	South Site	Stobcross Street	0.59

EDI2 B	Transport Development

Joint Transport Strategy named Schemes

Project Name	Comments
A8 – A725 – M74 – Raith Interchange	Transport Scotland project – start 2013
A8 – M8 Upgrade	Transport Scotland project – start 2013
Glasgow – Whifflet Rail Improvements	SE Rail Strategy for medium term electrification

Additional Schemes

Project Name	Comments
Integrated Local and Express Bus Services	Transport Scotland study, following CSTCS recommendation along the M8 corridor
A2B Airdrie – Blairhill Stations	Study into potential station improvements between Airdrie and Blairhill

Schedules: Coatbridge Local Area Partnership

HCF2 A1	Sites for (Short term) Housing Development (comprising Established Housing Land Supply 2010)

Site Code	Site Name	Area	Capacity
NLMK0578	Travellers Site	1.63	27
NLMK0482	St Kelvins Church	0.34	8
NLMK0553	Bargeddie Primary	0.38	10
NLMK0593	12 Church Street	0.01	4
NLMK0584	256 Whifflet Street	0.16	10
NLMK0551	288 Main Street	3.08	70
NLMK0582	293 Bank Street	0.13	15
NLMK0544	49-57 Woodside St	0.05	4
NLMK0465	53 Main Street	0.08	7
NLMK0520	59 Colt Terrace	0.07	6
NLMK0588	Alexander Hospital	1.47	75
NLMK0538	Hollandhurst Road	13.21	262
NLMK0589	87 Dundyvan Street	0.14	14
NLMK0556	Columba High	4.09	102
NLMK0410	Culzean Court	0.13	6
NLMK0506A	Home Farm Plots	0.29	5
NLMK0518	Dundyvan Church	0.36	32
NLMK0473A	Dundyvan Phase 2	3.02	67
NLMK0587	Forgemasters	14.02	370
NLMK0411	YMCA Baird Street	0.11	6
NLMK0599	Gallery House	0.34	24

Site Code	Site Name	Area	Capacity
NLMK0221	Paddock Street	8.63	172
NLMK0571	8-10 Mauldslie Street	0.12	5
NLMK0594	Drummore Avenue	0.90	21
NLMK0581	St Monica's Church	0.15	8
NLMK0566	Lorne Pl/ Arran Ave	1.12	20
NLMK0590	Carnbroe Road	0.20	5
NLMK0531	Coats Street	0.22	16
NLMK0540A	St Francis Xavier	0.62	48
NLMK0570	Barrowfield Street	0.13	12
NLMK0420	Wilton Street	0.11	4
NLMK0577	81 Main Street	0.10	10
NLMK0532	Fireclay Works Ph2	5.50	112
NLMK0284A	Fireclay Works Ph1	4.32	97
NLMK0557	Glenboig Primary	0.48	12
NLMK0525	Mollinsburn Road	0.26	5
NLMK0596	9-13 Main Street	0.06	13
NLMK0598	75 Craigend Drive	0.25	10
NLMK0606	159-161 Calder St	0.15	4
NLMK1001	Church Street (7)	0.07	6
NLMK0604	Garnqueen Farm	0.61	7
NLMK0608	Main Street (31)	0.14	6

HCF2 A2	Additions to Housing Land Supply		

Site Code	Address	Ha	Capacity
	Bargeddie		
NLMK0601	Land at Manse Road	0.51	7
	Coatbridge		
NLMK0602	Main Street	1.10	28
NLMK1049	Hollandhurst	0.66	13

HCF2 B	Community Growth Areas		

Site Code	Address	Ha	Capacity
NLSK0442A	Gartcosh	124.38	2,000
NLMK0442B	Glenboig	59.52	1,000
	Gartcosh and Glenboig	**183.90**	**3,000**

Schedules: Airdrie Local Area Partnership

EDI2 A	Industrial and Business Sites (comprising Industrial Land Supply 2011)

Site Code	Site Name	Street	Ha
Airdrie - Brownsburn Industrial Estate			
NLC00170	South west site	Ninian Road	0.40
NLC00459	South East site	Ninian Road	0.30

Site Code	Site Name	Street	Ha
Chapelhall - Chapelhall Industrial Estate			
NLC00284	South West Industrial site	Carlisle Road	1.49
NLC00285	North Site	Moncrieff Road	0.61
Chapelhall - Dunalistair			
NLC00288	Dunalistair West Site	York Road	1.24
NLC00278	Dunalistair North site	York Road	0.93

EDI2 B	Transport Development

Joint Transport Strategy named Schemes

Project Name	Comments
A8 – A725 – M74 – Raith Interchange	Transport Scotland project – start 2013
A8 – M8 Upgrade	Transport Scotland project – start 2013
Improvements to A73	Aim to reduce congestion and improve access to Public Transport

Additional Schemes

Project Name	Comments
Integrated Local and Express Bus Services	Transport Scotland study, following CSTCS recommendation along the M8 corridor
A2B Airdrie – Blairhill Stations	Study into potential station improvements between Airdrie and Blairhill

EDI2 C	Existing Operations for extraction of construction materials

Site	Easting	Northing
Blairhill, Blackridge	288700	665900
Cairneyhill	284850	666295
Hillend	282250	667120

Schedules: Airdrie Local Area Partnership

HCF2 A1	Sites for (Short term) Housing Development (comprising Established Housing Land Supply 2010)

Site Code	Site Name	Area	Capacity	Site Code	Site Name	Area	Capacity
NLMK0526	18-20 Mavisbank St	0.19	22	NLMK0558	St Marys Primary	3.83	96
NLMK0565	2-10 Louden Street	0.07	20	NLMK0508	14 Lauchope Street	0.14	6
NLMK0585	23 Forrest Road	0.08	4	NLMK0546	35-39 Main Street	0.34	12
NLMK0591	257-263 Forrest Rd	0.16	17	NLMK0289	South Chapelhall	5.54	72
NLMK0548	4 Arran Drive	0.25	15	NLMK1013	South Chapelhall	2.25	41
NLMK0568	Carlisle Road	1.21	81	NLMK0560	St Aloysius Primary	1.19	30
NLMK0485	Atlas Works	3.25	200	NLMK0344	Pinwinnie Recovery	8.09	70
NLMK0481	Cairnhill Trading Est	6.26	158	NLMK0279A	Rochsoles Farm	1.16	16
NLMK0186	Chapel Street	0.33	13	NLMK0537	406 Greengairs Rd	0.57	16
NLMK0426	Devonview Street	1.83	20	NLMK0511	85 Greengairs Rd	0.41	8
NLMK0130	2-48 Dunrobin Road	1.74	40	NLMK0280	Rankin Crescent	2.72	55
NLMK0213A	Boots Phase A	3.15	93	NLMK0534	Former Coal Yard	0.76	12
NLMK0213B	Boots Phase B	6.96	139	NLMK0468	105 Main Street	0.33	24
NLMK0213C	Boots Phase C	1.66	82	NLMK0573	167-171 Main Street	0.18	11
NLMK0213D	Boots Phase D	9.28	186	NLMK0348	Adj St David's School	1.26	14
NLMK0213E	Boots Phase E	2.40	75	NLMK0563	Annieshill Farm	1.44	5
NLMK0539	Imperial Works	11.21	131	NLMK0282	Ballochney Gate1	5.14	75
NLMK0539A	Imperial Works	4.22	82	NLMK0282A	Ballochney Carvill1	1.60	62
NLMK0528	Victoria Place	2.48	61	NLMK0282B	Ballochney Gate2	1.42	78
NLMK0272	Lady Anne Crescent	0.18	4	NLMK0282C	Ballochney Gate3	1.29	22
NLMK0110	Minch Way	0.84	22	NLMK0282D	Ballochney Zed	1.8	34
NLMK0552	Rawyards House	1.54	65	NLMK0282E	Ballochney Gate4	1.47	54
NLMK0552A	Rawyards House	0.37	6	NLMK0282F	Ballochney Carvill2	3.72	151
NLMK0253	East Of Main Street	1.58	16	NLMK0542	50 Main Street	1.81	41
NLMK0592	186 Main Street	0.12	29	NLMK0281A	Meadowhead Ph2	0.96	15
NLMK0543	172 Airdrie Road	0.23	4	NLMK0559	Plains Primary	0.55	12
NLMK0276	Former Mill Site	6.05	113	NLMK0561	St Davids Primary	1.58	40
NLMK0567	Glengowan House	0.81	14	NLMK0140	Meikle Drumgray Rd	5.75	137
NLMK0121A	Holm Farm Ph4/5	1.96	36	NLMK0555	Clarkston Primary	0.74	19
NLMK0151	Limelands Ph2	3.65	104	NLMK0554	Chapelhall Primary	1.02	36

Schedules: Airdrie Local Area Partnership

HCF2 A1	Sites for (Short term) Housing Development (comprising Established Housing Land Supply 2010)

Site Code	Site Name	Area	Capacity
NLMK0322	Honeywell Crescent	0.53	20
NLMK0293	Hillrigg	0.81	20
NLMK0600	16-18 Stirling Street	0.05	10
NLMK0597	40 Main Street	0.13	6
NLMK1002	Ninian/Carlisle Rd	1.36	40
NLMK0607	Langdales Farm	0.31	4
NLMK0605	68-78 South Bridge Street	0.07	15
NLMK1003	Albert Primary School	0.33	10

Schedules: Bellshill Local Area Partnership

APPENDIX 3

EDI2 A	Industrial and Business Sites (comprising Industrial Land Supply 2011)

Site Code	Site Name	Street	Ha	Site Code	Site Name	Street	Ha
	Bellshill - Bellshill Industrial Estate				**Holytown - Eurocentral (continued)**		
NLS00437	Chancerygate Centre	Belgrave Street	1.67	NLS00447	Maxim Expansion Site	Parklands Avenue	3.79
NLS00054	North Site	Belgowan Street	2.33	NLS00416	Europoint Office Park Site	Renshaw Place	2.88
NLS00256	Bakery Expansion Site	Mossbell Road	0.64	NLS00023	Eurocentral Plot H	Woodside	4.20
	Bellshill – Hattonrigg			NLS00010	Eurocentral Plot S	Condor Glen	17.18
NLS00311	Hattonrigg C	Reema Road	15.56	NLS00009	Eurocentral Plot F (West)	Brittain Way	4.26
NLS00273	Industrial Site	Reema Road	2.78	NLS00361	Eurocentral Plot X	McNeil Drive	3.24
NLS00258	Hattonrigg B	Reema Road	2.25	NLS00030	Eurocentral Site T	Brittain Way	3.90
	Bellshill – Righead Industrial Estate			NLS00008	Eurocentral Plot R	Woodside	11.92
NLS00262	Land West of no21	Melford Road	1.02	NLS00007	Eurocentral Plots I, J & K	Condor Glen	10.93
NLS00413	Land to West of	Goil Avenue	3.19	NLS00367	Eurocentral Plot Y	Condor Glen	1.31
NLS00418	South site on	Goil Avenue	0.82	NLS00516	Eurocentral Plots B1, B2 & B3	Townhead Avenue	1.11
NLS00451	Site West of 4 Katrine Avenue	Goil Avenue	0.23	NLS00003	Eurocentral expansion site	McNeil Drive	48.25
	Bellshill - Strathclyde Business Park			NLS00406	Land South of Orchard Farm	McNeil Drive	15.32
NLS00266	Site West of Dove Wynd	Dove Wynd	0.71	NLS00362	Eurocentral Eastern Gateway	McNeil Drive	3.95
NLS00506	Site for Office No 10	Phoenix Crescent	0.42		**Newhouse - Newhouse Industrial Estate**		
NLS00260	Site North of Finch Way	Phoenix Crescent	4.57	NLS00440	North West Site	Westfield Road	3.36
NLS00269	WM Grant Expansion Site	Starling Way	2.76	NLS00433	Former car park	Greenside Road	0.29
NLS00243	Adjacent to Viewpark Glen	Starling Way	2.80	NLS00501	Prologis Park East Site	Glasgow and Edinburgh Road	10.98
	Holytown - Eurocentral			NLS00376	Prologis Southwest site	Glasgow and Edinburgh Road	2.88
NLS00017	Eurocentral Site V	McNeil Drive	4.97	NLS00363	North East Site	Glasgow and Edinburgh Road	3.16
NLS00445	Central point East site	Dovecote Road	0.58		**Uddingston - Tannochside Park**		
NLS00436	Central Point West site	Dovecote Road	0.72	NLS00453	Industrial Site	Tannochside Drive	0.84

local plan policy document

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Schedules: Bellshill Local Area Partnership

EDI2 B	Transport Development

Joint Transport Strategy named Schemes

Project Name	Comments
EuroCentral bus based Park & Ride	Potential bus-interchange for A8 – M8 long distance and local services. SPT
A8 – A725 – M74 – Raith Interchange	Transport Scotland project – start 2013
A8 – M8 Upgrade	Transport Scotland project to upgrade A8 to Motorway standard – start 2013
Mossend Rail freight study	Transport Scotland study
Improvements to A73	Aim to reduce congestion and improve access to Public Transport
Holytown Station	Holytown rail service improvements funded by SPT (car park extension)
EuroCentral bus based Park & Ride	Potential bus-interchange for A8 – M8 long distance and local services. SPT

Additional Schemes

Project Name	Comments
Holytown Station	R&R scheme Holytown rail service improvements funded by SPT (car park extension)
M74 to A723, Airbles Rd, Hamilton Rd to Ravenscraig	Spine Road upgrade
M8 Bus park & Ride at Newhouse	Potential bus-interchange for A8 – M8 long distance and local services to Eurocentral and Ravenscraig

HCF2 A1	Sites for (Short term) Housing Development (comprising Established Housing Land Supply 2010)

Site Code	Site Name	Ha	Capacity	Site Code	Site Name	Ha	Capacity
NLMW0708	129 Holytown Road	0.59	56	NLMW0702	Torrance Park	13.44	180
NLMW0736	New Edinburgh Road	0.37	10	NLMW0621	Calder Road	0.72	25
NLMW0704	560 Main Street	0.17	16	NLMW0181	Old Edinburgh Rd	0.20	5
NLMW0386	Old Edinburgh Road	0.11	7	NLMW0768	Woodhead Crescent	0.85	40
NLMW0737	Bellshill Golf Club	0.36	8	NLMW0722	Burnhead Primary	3.25	60
NLMW0690	Miners Welfare	0.18	14	NLMW0722A	Burnhead PS NLC	0.99	40
NLMW0752	34-38 Main Street	0.20	15	NLMW0771	Former Sub Station	2.43	73
NLMW0755	607 Main Street	0.31	28	NLMW0774	Carr Quadrant	0.82	12
NLMW0684	Hamilton Road	0.44	22	NLMW0781	Old Edinburgh Rd	0.07	4
NLMW0739	33-35 Main Street	0.20	10	NLMW0795	599-605 Main Street	0.91	23
NLMW0744	Bo'ness Road	7.24	140				

HCF2 A2	Additions to Housing Land Supply

Site Code	Site Name	Ha	Capacity	Site Code	Site Name	Ha	Capacity
	Bellshill				**Uddingston**		
NLMW0785	Emma Jay Road	0.66	17	NLMW0784	Tannochside Primary	0.38	10
NLMW0769	Liberty Road	1.30	33	NLMW0782	Maryville View	0.36	9
	New Stevenston			NLMW1043	Old Edinburgh Road	5.70	100
NLMW0787	Fullwood Foundry	12.72	318	NLMW0783	Roundknowe Road	3.51	25

Schedules: Motherwell Local Area Partnership

EDI2 A	Industrial and Business Sites (comprising Industrial Land Supply 2011)

Site Code	Site Name	Street	Ha
	Motherwell - Orbiston Industrial Estate		
NLS00409	Site at 17	Meadow Road	0.78
NLS00408	Site North of 5	Rose Street	0.13
NLS00452	West of Dellburn Trading Park	Robb Street	0.35

Site Code	Site Name	Street	Ha
	Motherwell - Flemington Industrial Estate		
NLS00457	Flemington North	Wellington Street	0.73
NLS00469	Flemington South	Wellington Street	0.33
	Motherwell - Ravenscraig		
NLS00458	Ravenscraig Business Quarter	Prospecthill Road	30.31
NLS00455	Single User Campus North	Prospecthill Road	56.41
NLS00521	High density business quarter	Adjacent to Ravenscraig town centre	5.00

EDI2 B	Transport Development

Joint Transport Strategy named Schemes

Project Name	Comments
Motherwell Station transport interchange	NLC/SPT led study, including completion of Motherwell ring road
EuroCentral bus based Park & Ride	Potential bus-interchange for A8 – M8 long distance and local services
A8 – A725 – M74 – Raith Interchange	Transport Scotland project – start 2013
Ravenscraig Rail Station	Project with Ravenscraig Ltd
Improvements to A73	Aim to reduce congestion and improve access to Public Transport

Additional Schemes

Project Name	Comments
M74 to A723, Airbles Rd Hamilton Rd to Ravenscraig	Spine Road upgrade with Ravenscraig Ltd
Ravenscraig Spine Road	A723 (Part B799) to A8 upgrade - no start date
Windmillhill Street, Motherwell	Between Airbles Rd and Orbiston St road widening

Current Studies

Project Name	Comments
Motherwell Ravenscraig	with Ravenscraig Ltd
M74 to A723, Airbles Rd Hamilton Rd to Ravenscraig Spine Road upgrade	with Ravenscraig Ltd
M8 Bus Park & Ride at Newhouse potential bus-interchange for A/M8 long distance and local services to EuroCentral and Ravenscraig	No progress

Schedules: Motherwell Local Area Partnership

HCF2 A1	Sites for (Short term) Housing Development (comprising Established Housing Land Supply 2010)

Site Code	Site Name	Ha	Capacity
NLMW0703	New Stevenston Rd	7.12	91
NLMW0597	Clydesdale Works	12.05	100
NLMW0764	Clydesdale Works	16.98	446
NLMW0757	14 Dalzell Drive	0.31	27
NLMW0709	33-37 Ailsa Crescent	0.06	4
NLMW0436	Camp Road	2.34	27
NLMW0713	Shields Road	0.42	10
NLMW0767	Anderson Street	0.10	4
NLMW0719	Motherwell Bridge	4.35	149
NLMW0608	Muir Street	0.11	5
NLMW0417B	Range Road PhB	7.09	138
NLMW0573C	Ravenscraig Carfin 1	23.25	234
NLMW0573E	Ravenscraig Carfin 3	10.92	150
NLMW0573F	Ravenscraig Carfin 4	11.50	150
NLMW0573A	Cleekhimin 1	7.77	100
NLMW0573B	Cleekhimin 2	5.31	150
NLMW0573K	Meadowhead 1	11.38	392
NLMW0573L	Meadowhead 2	6.49	135
NLMW0573M	Meadowhead 3	14.71	171
NLMW0573N	Meadowhead 4	10.04	165
NLMW0573O	Roman Road	29.66	663
NLMW0573G	Nether Johnston 1	7.80	200
NLMW0573H	Nether Johnston 2	11.13	258

Site Code	Site Name	Ha	Capacity
NLMW0573Q	Ravenscraig 6	10.53	231
NLMW0573I	Roman Road 1	6.49	368
NLMW0573J	Roman Road 2	13.50	367
NLMW0573P	Ravenscraig TC	16.45	550
NLMW0759	Traction House	1.45	151
NLMW0725	New Stevenston PS	0.44	27
NLMW0199A	Treatment Works East	5.78	87
NLMW0199B	Treatment Works West	2.28	31
NLMW0718	High Street	0.11	9
NLMW0711	Etna Industrial Estate	5.11	118
NLMW0743	5 Dalziel Street	0.12	26
NLMW0235	Ritchie Street	0.58	30
NLMW0476	Grange Street Site 2	0.29	12
NLMW0765	Mason Street	0.27	31
NLMW1016	Carfin 1 HA1	1.40	27
NLMW1015	Carfin 1 NLC1	0.91	18
NLMW0540	Shieldmuir St	0.19	20
NLMW0649	73 Coronation Road	0.64	26
NLMW0559	Craigneuk Street	0.84	38
NLMW0770	Motherwell College	7.01	168
NLMW1014	Motherwell College	2.81	68
NLMW0778	20 Church Street	0.17	5
NLMW0779	2 Loanhead Road	0.39	10
NLMW1005	Motherwell Bowling Club	0.22	20

HCF2 A2	Additions to Housing Land Supply		

Site Code	Address	Ha	Capacity
	Motherwell		
NLMW1044	Mill Road/Merry Street	1.49	37

Schedules: Wishaw Local Area Partnership

EDI2 A	Industrial and Business Sites (comprising Industrial Land Supply 2011)

Site Code	Site Name	Street	Ha	Site Code	Site Name	Street	Ha
	Wishaw - Netherton Industrial Estate				**Newmains**		
NLS00282	Site East of 4	Netherdale Road	1.06	NLS00510	Site at No 85	Main Street	0.28
NLS00335	Site West of 5-7	Netherdale Road	0.24		**Shotts**		
NLS00333	Yard at	Netherhall Road	1.03	NLS00435	Foundry Road Site	Foundry Road	0.44
NLS00411	Industrial site on	Netherdale Road	1.20				

EDI2 B	Transport Development

Joint Transport Strategy named Schemes

Project Name	Comments
A8/M8 Upgrade	Start 2013
A71/B7011 Horsley Brae Junction	Development Improvements
Wishaw Hospital Station	Transport Scotland study
Improvements to A73	Aim to reduce congestion and improve access to Public Transport

EDI2 C	Existing Operations for extraction of construction materials

Site	Easting	Northing
Duntilland	284300	663550
Tam's Loup	288500	663945

HCF2 A1	Sites for (Short term) Housing Development (comprising Established Housing Land Supply 2010)

Site Code	Site Name	Ha	Capacity	Site Code	Site Name	Ha	Capacity
NLMW0748	18 Thrashbush Road	0.08	6	NLMW0750	West Main Street	0.40	4
NLMW0477	Branchal Cottage	1.62	12	NLMW0741	Torbothie Road	8.34	168
NLMW0724	Nursery Centre	0.09	4	NLMW0517	Shottskirk Road	0.91	46
NLMW0490	East Gate	0.09	4	NLMW0756	Springhill Farm	0.27	4
NLMW0753	51 Main Street	0.33	21	NLMW0380	155 Netherton Road	0.18	17
NLMW0682	Carlisle Road	1.53	32	NLMW0751	29-43 Young Street	0.07	12
NLMW0732	Arts Schoolhouse	0.08	5	NLMW0716	43-51 Millbank Road	0.21	9
NLMW0607	Wishaw High Rd	3.25	77	NLMW0222	Cambusnethan Street	0.10	8
NLMW0363A	Morningside Road (West) Southern Site	6.95	145	NLMW0763	62-66 Roberts Street	0.05	6
NLMW0363	Morningside Road (West) Northern Site	4.09	133	NLMW0356	Green Farm	9.39	100
NLMW0733	111 Westwood Road	0.13	10	NLMW0761	Caledonian Road	0.26	25
NLMW0746	164 Morningside Road	0.07	9	NLMW0583	Netherton Road	0.24	8
NLMW0738	52 Abernethyn Road	0.24	18	NLMW0143A	Old Manse Road	2.68	58
NLMW0333	89 Bonkle Road	0.93	17	NLMW0209	Pather Farm	9.09	100
NLMW0717	East Of Main Street	14.74	300	NLMW0628	Dimsdale Road	0.36	7
NLMW0364	East Morningside Road	1.47	37	NLMW0728	St Ignatius Primary	0.24	6
NLMW0760	Comliebank Hotel	1.21	12	NLMW0730	Wishaw Academy	0.29	7
NLMW0677	201 Morningside Rd	0.26	4	NLMW0723	Cambusnethan PS	0.62	20
NLMW0734	109 Westwood Road	0.08	6	NLMW0777	Viewfield House	0.67	34
NLMW0371	West Benhar Road	0.65	12	NLMW0773	324 Morningside Road	0.20	4
NLMW0577	Harthill Primary	0.59	25	NLMW0776	Cattery Castlehill Road	0.61	10
NLMW0589	89-125 Main Street	0.18	8	NLMW0775	Glenpark Street	0.15	5
NLMW0383	Wemysshill Ph2	4.62	50	NLMW0804	Greenhill Road	0.72	6
NLMK0572	Bentfoot Farm Forrest Road	0.44	5	NLMW0800	West Main Street	0.09	4
NLMW0758	Benhar Road	0.66	22	NLMW0803	82 Main Street	0.17	14

Schedules: Wishaw Local Area Partnership

HCF2 A1	Sites for (Short term) Housing Development (comprising Established Housing Land Supply 2010)

Site Code	Site Name	Ha	Capacity
NLMW1007	6/18 Kirk Road	0.09	6
NLMW0794	47 Cleland Road	0.25	6
NLMW0797	44 Ryde Road	0.13	8
NLMW0799	204 Alexander Street	0.32	10
NLMW0801	Caledonian Road	0.13	11
NLMW0802	426 Main Street	0.03	6
NLMW1006	Garrion Business Park	7.23	185
NLMW1012	Herbison House	0.96	15

HCF2 A2	Additions to Housing Land Supply

Site Code	Address	Ha	Capacity
	Harthill		
NLMW0788	Paxtane Farm	13.06	327
NLMW0789	St Catherine's Church	0.94	24

Site Code	Address	Ha	Capacity
	Shotts		
NLMW0792	Rosehall Road	1.11	28
	Wishaw		
NLMW0790	Caledonian Road	106	4.23
NLMW0791	Garrion Farm, Garrion Bridge	16	17.99

HCF2 B	Community Growth Areas

Site Code	Address	Ha	Capacity
NLMW0793	Wishaw	84.58	900
	South Wishaw	84.58	900

Notes

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in a range of languages and formats,
including large print, braille, audio,
electronic and accessible formats.

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skontaktuj się z nami, żeby przedyskutować Twoją potrzebę.

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