



Approved: Planning and Transportation Committee 15 June 2016 North Lanarkshire Council Supplementary Planning Guidance





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

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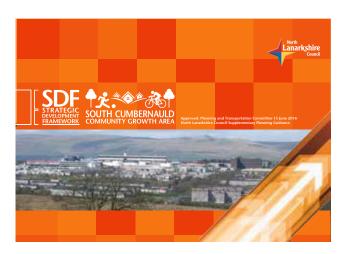
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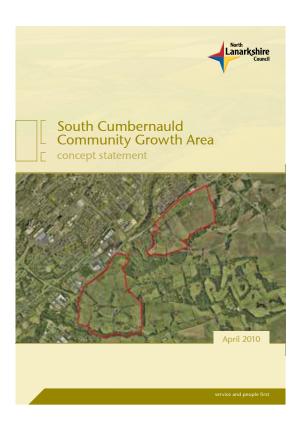


1 Purpose of the Strategic Development Framework

- 1.1 This Strategic Development Framework (SDF) document provides potential developers with necessary information and planning guidance on the form of development and land uses expected within the CGA.
- 1.2 The SDF expands on the guiding principles set out in the South Cumbernauld CGA Concept Statement, approved by North Lanarkshire Council as supplementary planning guidance in April 2010.
- 1.3 The finalised SDF has been approved as supplementary planning guidance.
 Together, the Concept Statement and SDF represent formal guidance to developers and design professionals on the Council's requirements to be addressed in applications for Planning Permission in Principle (PPP) and accompanying CGA masterplans.

1.4 The approved SDF is a material consideration in future planning decisions within the CGA.





2 Background: Community Growth Areas

- 2.1 The Glasgow and Clyde Valley Joint Structure Plan 2006 (GCVJSP) set an agenda for sustained population growth as the basis of a 20 year development strategy for the conurbation. Development demands would not be met through reuse of brownfield land alone and new areas of urban expansion are required for approximately 19,000 additional houses.
- 2.2 Locations for Community Growth Areas (CGAs) were identified to address housing shortfall across the Plan area whilst providing economic and social benefits through development of sustainable communities. The approved Glasgow and the Clyde Valley Strategic Development Plan 2012 (which supersedes the 2006 Plan) continues the Community Growth Area strategy.
- Objectives and requirements for sustainable services and supporting infrastructure for the Community Growth Areas were listed in the GCVJSP as follows:
 - A range of house types and choice, and support for mixed use development.
 - High standards of design for the built environment and urban form.
 - Provision for affordable housing where Local Housing Strategies identified specific need.
 - Linkages and extensions to the fixed public transport network (i.e. railway stations and park and ride facilities).
 - Contributing to the establishment of a Green Network including creation and management of interconnected green spaces.
 - Assessment of landscape character within the Growth Areas to ensure protection and enhancement of existing landscapes.
 - Integration with existing communities and support for regeneration initiatives and approved access strategies.
 - Green transport provision including walking, cycling and public transport.
 - Access to social and community facilities for educational, religious and cultural needs.

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

3 Community Growth Areas in North Lanarkshire

- 3.1 The Glasgow and Clyde Valley Strategic Development Plan (GCVSDP) 2006 identified South Cumbernauld as one of three locations for planned Community Growth Area expansion within North Lanarkshire. The North Lanarkshire Local Plan adopted in 2012 confirmed the boundaries of the Community Growth Areas to meet a significant proportion of demand for new housing for a period until significantly beyond 2025.
- 3.2 Land release on this scale has not occurred in North Lanarkshire for many years. It is essential that a co-ordinated strategic planned approach is adopted to ensure the delivery of successful new communities. The scale of development proposed requires that a range of house types, tenure and a variety of community facilities are provided to serve the needs of both new and existing communities.
- 3.3 The local planning authority North Lanarkshire Council (NLC) requires developers and landowners to prepare and submit comprehensive masterplans for the CGA. In this case as two separate large sites exist, Palacerigg and Mid Forest, individual masterplans are required for each site.
- 3.4 Masterplans will be assessed for compliance with the relevant policies of the North Lanarkshire Local Plan or subsequent Local Development Plan, and the spatial and design guidance contained within the Strategic Development Framework document and if compliant will be approved.
- The spatial framework within submitted masterplans must indicate how streets, spaces, utilities, community facilities and buildings will relate to each other and how they will deliver a sustainable community. A single Transport Assessment covering the impact of the completed CGA (both Palacerigg and Mid Forest areas) also requires to be submitted and, if approved, this will have the status of an Appendix to the SDF. Delivery of this Transport Assessment should be at the same time as the masterplans.
- significant time period. The rate of development of the CGAs and delivery of key infrastructure and key community facilities will therefore be reviewed regularly as part of the Local Development Plan process to assess long term deliverability and potential future need for community facilities.

 Supplementary Planning guidance such as this Strategic Development Framework will ensure that land is only released as required to accommodate phases of development.

3.7 It should be noted that the Community Growth Areas in North Lanarkshire will not consist solely of areas of residential housing but also, where appropriate, retail and other community facilities including parkland and open space which will contribute to environmental quality as the CGA develops. Developers and landowners will be required to take account of areas designated within the Strategic Development Framework for other community uses and open space provision when submitting their masterplans, as part of applications for Planning Permission in Principle.

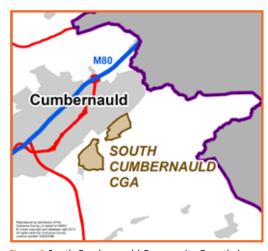
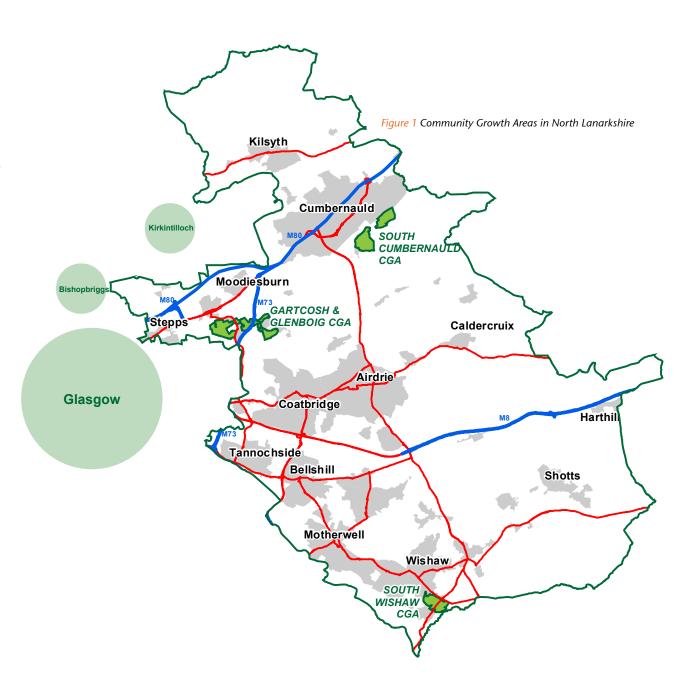


Figure 2 South Cumbernauld Community Growth Area



4 Community Growth Area: Vision

4.1 The vision or the South Cumbernauld Community Growth Area was originally included in the Concept Statement for the area.

The vision is that the CGA should deliver the following objectives:

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



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

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



The development will:

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

- 4.3 The Council will undertake a design appraisal to assess how well the masterplan submission meets these objectives before determining whether to support the masterplan design elements.
- 4.4 It is envisaged that the Community
 Growth Area will play an important role in
 contributing to the long term vision of the
 Cumbernauld Living Landscapes initiative
 through the delivery of programmed
 projects and incorporation of green
 infrastructure design to:
 - Connect, manage and enhance woodlands.
 - Support community activities and improve access.
 - Protect the town's green network.
 - Influence the design of buildings and infrastructure.
 - Improve water quality.

Detail of green network and living landscape proposals for South Cumbernauld are provided in sections 7.11, 10.3 and 11.3.

5 Development Process and Principles

5.1 Masterplanning

- 5.1.1 Masterplanning is required due to the scale of development within the CGA, the lengthy timescales involved and the need to co-ordinate various development interests. Masterplanning should ensure timely and successful completion of individual phases.
- 5.1.2 A single Planning Application in Principle, for each of the two areas – Palacerigg and Mid Forest supported by a masterplan and Environmental Statement is the planning authority's requirement for CGA delivery of the development within the South Cumbernauld area. This will allow for all matters to be presented, considered and determined in a focussed and comprehensive manner, and will allow for all developers to be party to a Section 75 (s.75) legal agreement controlling important matters including phasing, road improvements, drainage works and the siting and provision of community facilities, open space, school provision, retail provision, other community uses, green infrastructure and buffer zones.
- 5.1.3 Such an approach will allow maximum co-ordination of development proposals and equitable developer contributions towards necessary community facilities and infrastructure.
- 5.1.4 This approach will still require a high degree of co-operation between parties to ensure a consistent and co-ordinated approach across the entire CGA and for any linkages between sites. In particular, individual masterplans (with an associated Planning Application in Principle) should ensure that:
- a) All impacts have been assessed and addressed strategically across the entire CGA.
- b) There is a deliverable scheme which sets out how all developers across the CGA can be party to a fair and deliverable series of controls (through a S.75 legal agreement) ensuring that matters including phasing, road improvements, drainage works, habitat networks and green infrastructure, the siting and provision of community open space, school provision, retail provision and other community uses can be delivered across the entire CGA.
- 5.1.5 This will avoid the CGA being developed in a piecemeal basis with cumulative impacts on (for example) the local roads network, drainage, education provision, community facilities not being adequately addressed.

- 5.1.6 Whilst not a statutory requirement, use of a processing agreement is encouraged by the planning authority. This will provide greater clarity about the timescales, information requirements and processes that will take place before a determination is made on the proposals. The processing agreement will provide a framework for managing the substantial planning application and associated documents. In the case of South Cumbernauld, the processing agreement will be expected to be discussed after the Strategic Development Framework for the CGA is approved.
- 5.1.7 Developer contributions for community Requirements will be in accordance with the advice set out in Scottish Government Circular 3/2012, Planning Obligations and Good Neighbour Agreements.



5.2 Consultation Process

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

5.3 Plans to be approved

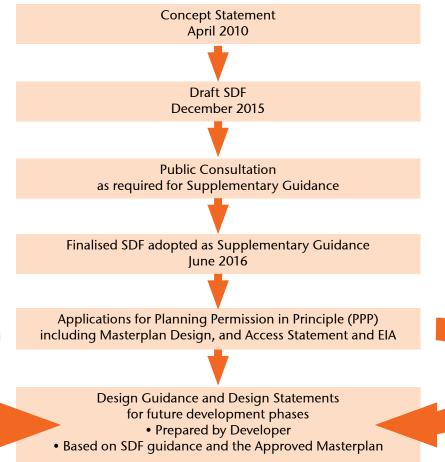
- 5.3.1 A masterplan for each of the two areas setting out spatial and design principles will be prepared by developers and submitted to the planning authority for approval as part of a Planning Application in Principle application. The submission will include a site appraisal, design proposals and design principles, and development strategy and development requirements. Details of the documents required are given at Appendix 2 (SDF Checklist).
- 5.3.2 Planning permission will only be granted once the planning authority is satisfied that the developer's submission will be delivered in accordance with the principles and guidance set out in the Strategic Development Framework and other relevant policy documents. Requirements regarding design principles contained within Planning Permission in applications will be carried forward to Matters Specified in Conditions planning consents.



Figure 3 Stages in the guidance, application and consent process.

Transport Assessment

Once approved the TA (and any subsequent amendments to factor in change/time etc) will have the status of an Appendix to the Strategic Development Framework



6 Planning Policy Context

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

6.1 Scottish Planning Policy (SPP)

6.1.1 The SPP provides a statement of national planning policy. Key policy areas contained in the SPP relevant to the CGA are listed in Appendix 1.

6.2 Placemaking Policy Documents

6.2.1 Creating Places – is the policy statement on architecture and place for Scotland, and sets out the value good design can deliver. It provides guidance for good design and aims to raise standards of urban design and development. Developers will be required to adopt the following six qualities of successful places contained in Creating Places when developing their masterplan submission to create well designed places where people want to live.

Qualities of Successful Places

- sense of identity
- safe and pleasant spaces
- ease of movement
- welcoming environment
- adaptability
- sustainable use of resources
- 6.2.2 Designing Streets, is the key policy statement for planning and designing residential streets and neighbourhoods. It allows developers the opportunity to pursue more flexible approaches to increase the potential of streets to be vibrant, pleasant and multifunctional places rather than solely routes dominated by vehicular traffic.
- 6.2.3 Designing Streets has a design toolkit associated with Creating Places. This guides the quality of development in and across places to promote positive change. There are tools appropriate for different things but they all focus on delivering the six qualities of successful places.
- 6.2.4 Designing North Lanarkshire is the Council's document which aims to raise standards and influence architectural and urban design quality across North Lanarkshire. The Council has also produced a suite of Supplementary Planning Guidance (SPGs) which should also be considered in the course of drafting the masterplan documents. Developers are required to take the aims of the document into account when preparing their masterplans.

- Green Infrastructure Design and Placemaking is the Scottish Government's guidance on the role of green infrastructure in development and regeneration. It sets out key design issues and techniques which can help to incorporate Green Infrastructure into placemaking. The Central Scotland Green Network is a National Development within the National Planning Framework. Developers should work with planning authorities and Green Network Partnerships to ensure masterplans contribute to the creation of high quality, multi-functional green networks. The SWT Cumbernauld Living Landscape project is a key project within the Central Scotland Green Network.
- 6.3 Policy Context and the Strategic Development Framework
- 6.3.1 Collectively, Scottish Government policy, the North Lanarkshire Local Plan, adopted Supplementary Planning Guidance and the information in this Strategic Development Framework provide the design principles and standards which developers are expected to comply with and deliver through CGA masterplanning. This will ensure new communities are developed in accordance with sustainable development principles and to a high standard of design, layout and built form.
- 6.3.2 Developers should note that the SDF sets out a series of policy testing criteria, against which applications for Planning Permission in Principle and masterplans will be assessed. Supporting documents will be assessed and the checklist contained in Appendix 2 should be used by developers when preparing their submissions to ensure they submit the required documents.

- 5.3.3 The SDF will be used by North Lanarkshire Council to assess future CGA submissions, to ensure compliance and ensure that the assessment process is transparent. In addition to the SDF, other material considerations may also be taken into account in assessing masterplan submissions.
- 6.3.4 The Council will undertake an appraisal to assess how well the masterplan submission meets these objectives before determining whether to support the masterplan design elements.
- 6.3.5 Planning applications for subsequent phases of development will require to demonstrate how the approved design principles within the approved masterplan submission have been incorporated into proposals for those subsequent phases.

7 Development Requirements

7.1 Movement, Access and Circulation

- 7.1.1 The potential impact of traffic generation from the Community Growth Area on the existing local network will be significant. Developers are required to prepare a Transport Assessment (TA) as an integral part of their application for Planning Permission in Principle.
- 7.1.2 The Transport Assessment will consider the potential traffic and transport issues which require to be addressed as a result of CGA development including:
 - Accessibility to the national road network.
 - Accessibility to Cumbernauld and Greenfaulds railway stations.
 - Accessibility to existing areas of Cumbernauld.
 - What public transport measures will be required for both sites within the CGA in terms of bus access into the sites and bus circulation routes.
 - What additional roads measures will be required to accommodate bus access.

- An access audit recognising and incorporating the Council's Core Path Plan, Rights of Way and the Cumbernauld Cycle Path Network into the development.
- 7.1.3 The approved Transport Assessment (and any subsequent amendments) will form the basis for identifying future transport infrastructure within the CGA and will form an appendix to the SDF.
- 7.1.4 Developers will be required, as part of the planning application submission to state how they will implement and deliver:
 - The access and movement strategy and the required new infrastructure in terms of planned phasing of development.
 - Public Transport.
- 7.1.5 Developers should note that they may be required to provide some roads to a distributor road standard when developing initial residential phases. Additionally, developers may be required to consider safeguarding access to adjacent land not in their control for potential future development proposals.

- 7.1.6 The topography of the site and in particular steep gradients may result in the need for road cuttings and embankments. Developers should indicate how these areas of land will be treated in terms of landscaping and for future maintenance purposes. The use of these areas as reservoirs for biodiversity and as green networks will be encouraged subject to acceptable maintenance solutions.
- 7.1.7 Vehicular access to the Mid Forest area will be from at least two points on Forest Road, preferably at either end of the site. Vehicular access to the Palacerigg area will also require at least two access points, which may involve either junction alterations/layout changes in the vicinity of Lye Brae, Lenziemill Road or Jane's Brae or the widening, realignment and improvement of sections of Palacerigg Road. These issues require to be assessed and determined as part of the TA process for the masterplans.

NB Section 8.2 provides guidance on street design.

7.2 Designing Streets – Movement Hierarchy

- 7.2.1 Designing Streets promotes a movement hierarchy which places the needs of the pedestrian before those of the driver and states that the place function of streets should be considered before their movement function.
- 7.2.2 The creation of a sustainable neighbourhood which will in time integrate into the wider community can only be achieved by considering the needs of all users with well designed and connected pedestrian routes as the starting point for a movement hierarchy that meets the needs of all user groups pedestrians, cyclists, public transport passengers and drivers.
- 7.2.3 Careful consideration therefore needs to be given to the design of pedestrian and vehicular routes and their points of intersection to ensure compliance with Designing Streets. This is best demonstrated via the submission of a Street Engineering Review (SER).





- 7.2.4 The images adjacent are of the Dundas Estates, Calderwood Village Development in Coatbridge that is an example of a current development within North Lanarkshire that has successfully used the principles of Designing Streets.
- 7.2.5 This development had Designing Streets as a key principle form its original concept, along with providing a mixture of house types and styles with the aim of promoting the belief of good homes, good jobs and good neighbours. The success of the development has been recognised in 2016 with the site being the winner of the Homes for Scotland Private Development of the Year large (100+ units) and Scottish Home Awards Large Housing Development of the Year.

The images provided on this page and those associated with the Calderwood Village in section 8.4 have kindly been provided by Dundas Estates.

7.3 Pedestrian Routes

- 7.3.1 Connectivity between existing and proposed access routes for pedestrians and cyclists should be integrated throughout the development. They should deliver safe, easy connectivity to and from neighbouring residential areas, transport hubs and existing community facilities. This will encourage exercise and promote health and wellbeing.
- 7.3.2 Access routes should reflect direct lines to the desired destination points as this will encourage their use. The primary nonmotorised routes through the development should be lit to make them more attractive for use, particularly in the winter months and be designed to an adoptable standard.
- 7.3.3 Careful consideration should be given to the pedestrian links from the established town to the new development areas. There are no formal pedestrian crossing points across Lenziemill Road into the Palacerigg site at present therefore we would envisage the introduction of pedestrian facilities at key points. The Underpasses that currently cross Forest Road to the Mid Forest site are a design feature of Cumbernauld. As the infrastructure is already in place, receives regular inspections, and are not considered
- to have any structural issues it is rational for these to be considered as an option for safe pedestrian movement from the new development to the existing urban area, as pedestrians are kept away from fast moving traffic. While the infrastructure is present. it is recognised if developers wish to use then as part of their access strategy they will require to be up graded as presently they are compliant with the Equality Act in terms of access requirements. Work will also be required to enhance the existing lighting, finishes, drainage etc to ensure a safe and secure environment is created and encourage their use. (See figures 4 and 5 Underpasses) If this cannot be achieved then other forms of pedestrian crossing facilities will require to be provided at appropriate locations.
- 7.3.4 Entrances into neighbourhoods should be clear and distinct, provide good orientation with views along path linkages giving indication of where they lead.
- 7.3.5 It is vital that development platforms do not create barriers to these pedestrian linkages across the development and these primary routes should be taken into account when laying out development platforms and building patterns. Buildings should be set back from the primary routes and should

- face onto them to encourage passive surveillance along these routes and integrate them into the development framework.
- 7.3.6 On a more intimate scale, 'green vistas' (See glossary) within the site between development platforms should be utilised so that there is a sequence of visual experiences as the pedestrian/cyclist moves through the area. The nodes of these routes can be entrances, SuDS features, or waymarking features, opening views to the landscape context.
- 7.3.7 Where possible, path routes should be separate from the road network to provide traffic free, direct linkage across the site. (where these are to be adopted, they require to be designed to an adoptable standard and Roads and Transportation should be contacted regarding this). To enhance the legibility of these access routes, there should be a clear hierarchy of paths within the site.
- 7.3.8 There are presently no footways along the frontages of each of these sites. There may be a requirement for footway/cycleway/ verges to be provided along part or all of these frontages, particularly in the vicinity of bus stops or pedestrian crossing facilities.

7.3.9 Primary Routes

Hard surfaced combined footway and cycleway at least 3m wide with lighting. The verges of these paths are to be a minimum of 3m wide to allow for good sightlines and use of verges for other uses such as swales or biodiversity corridors. These are to be used on the main routes to schools and spinal routes through the development area. These paths must be designed to an adoptable standard.



7.3.10 Secondary Routes

Hard surfaced path, with lighting provision dependent upon location and likely usage. Minimum 3m wide footway with verge of at least 3m either side so they do not feel enclosed. These paths are connections linking smaller housing areas into the primary routes. Where these link with schools, retail or other community facilities they should be considered for adoption.



7.3.11 Tertiary Routes

Whin or similar bound surface, 1.8 to 3m in width, unlit pathways used as access routes from the development into the wider area to connect with existing path network or provide a peripheral link path along the edges of the development.



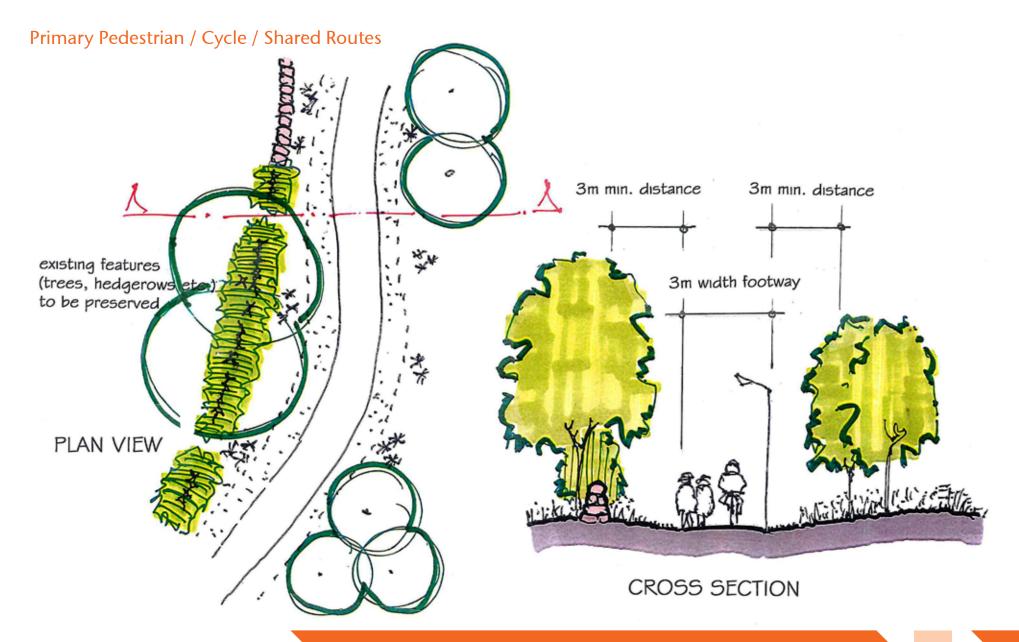


Figure 4 – Improved Underpasses in Cumbernauld

The following are before and after images of an underpass in Craiglinn, (Cumbernauld) this is of a similar size and scale to those providing access into the Mid Forest site.

If the existing underpasses are to be utilised and used to their full potential by residents of the CGA they must be welcoming and well lit so as to reduce the perception of danger.

It is recommended that any art work design would be developed with the involvement of local school children so there is a feeling of ownership and as a result reduce the chance of graffiti.

Access to the underpasses will require to be designed so they are access for all compliant.

Before improvement



After improvement

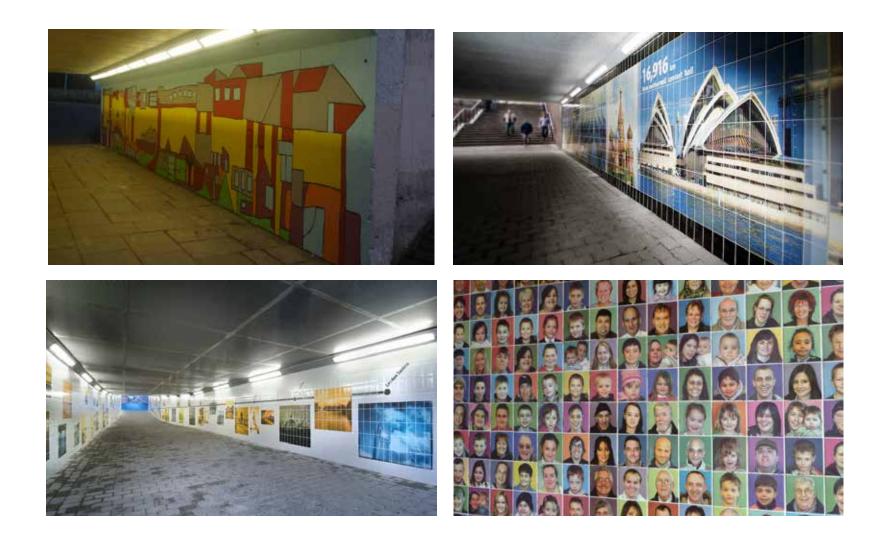








Figure 5 Examples of how images with a theme and a connection to the local area can make underpasses more inviting to users



7.4 Vehicular Routes

Road Network & Strategic Links

- 7.4.1 The principle distributor roads that provide access to the wider road network are Lenziemill Road for access to Palacerigg and Forest Road for access to Mid-Forest, both of these roads are subject to 40mph speed limit with remote footpaths. Their function is to move vehicles as safely and effectively through the area to connect into the town and then regional road network.
- 7.4.2 Vehicular access to the Palacerigg area from the existing distributor road network will require at least two access points, which will involve either junction alterations/layout changes in the vicinity of Lye Brae, Lenziemill Road or Jane's Brae or the widening, realignment and improvement of sections of Palacerigg Road. Vehicular access to the Mid Forest area will be from at least two points on Forest Road, preferably at either end of the site. These issues require to be assessed and determined as part of the TA process.

Residential Streets

- 7.4.3 Houses will front onto all types of streets that are designed as movement channels for people as well as cars. These streets should also be designed to promote a sense of place and through variations in streetscape (street width, building height and changes in building line etc.) provide an opportunity to create different character areas along the same street.
- 7.4.4 It will be important to avoid wide or overly long straight streets that tend to encourage higher vehicle speeds and are unfriendly to more vulnerable users. Shared spaces may be adopted in residential areas where appropriate to create a pedestrian and cyclist friendly street network. A Street Engineering Review should be used to reinforce that these spaces work safely.
- 7.4.5 A variety of access and parking configurations onto the residential streets could be explored, including the use of rear access and garage courtyards, parallel shared surface routes, parallel parking and curtilage parking to achieve placemaking and a streetscape enriched by variety.

As part of the Street Approval Process it is important that where masterplans (and any subsequent variations) indicate the provision of a principal street network to serve the site, that these are demonstrated to function safely and work efficiently to carry greater flows of traffic, larger vehicles and accommodate bus penetration. At detailed application stage developers will be required to take cognisance of these findings when undertaking a detailed Street Engineering Review of the site to ensure that individual developments effectively fit into this hierarchy to ensure the network operates safely and efficiently.

7.5 Sustainable Transport

- 7.5.1 The development should be designed in compliance with Scottish Government objectives by implementation of principles set out in Designing Streets. The development layout and design should follow the requirements of the Scottish Planning Policy.
- 7.5.2 Provision should be made within each phase of development for sustainable links into existing path networks and to future development areas with new footways, paths and cycle routes providing safe direct routes. Proposed new routes should link into the existing cycle network. These routes should be subject to passive surveillance from residential areas. The strategic access strategy should allow residents throughout the CGA to reach existing urban areas, retail facilities and public transport hubs, particularly the nearby railway station by sustainable travel options by a combination of safe footpaths and cycleways, off-road routes and road crossing points. Core Paths and Rights of Way within and adjacent to the CGAs should be kept open and free of obstructions both during and after construction. It is important to ensure that any existing or newly developed routes
- do not become broken as development progresses. Links should be made to the existing cycle network in the Cumbernauld area. Please refer to "Cycling by Design" from Transport Scotland and "Sustrans Design Manual" when creating new or improving existing cyclepaths/ cycleways.
- 7.5.3 There is a requirement to undertake a study of existing infrastructure provision to provide a safe route to schools from the Palacerigg site to the four schools in the area (Greenfaulds, Our Lady's High School, Woodlands and St Margaret's of Scotland). It is proposed that developers work with Roads and Transportation on this, and that developer contributions will be required to undertake any required improvement work.
- 7.5.4 Parking should be accommodated by a variety of means e.g. the rear of units and off-street parking courtyards in preference to front driveway and should support Designing Streets principles.
- 7.5.5 Wherever possible development should be designed around existing formal or informal paths within or adjacent to the site. Where existing paths are to be removed or rerouted, a reasoned justification must be provided and mitigation measures proposed. Consideration should also be given to

- the construction of new linked routes suitable for an appropriate combination of pedestrian, cycle and/or equestrian use to enhance the access network provision of the area.
- 7.5.6 Integrated public transport will be a key sustainable transport objective within the CGA, along with promotion of walking and cycling. Residential streets should be designed to limit vehicle speeds to ensure safe shared spaces. Alternatives to car use will be expected to be incorporated within development and prioritised to provide residents with good accessible routes to bus and rail interchanges.
- As public transport bus provision is 7.5.7 considered a key mode to service the development. Early introduction of bus services within the CGA is encouraged. Ideally all dwellings should be within 400m of a bus route. Developers will be expected to indicate within the masterplan where they intend to provide new or improve existing public transport infrastructure particularly for later phases of development which may be more than 400m from existing or potential bus routes. The masterplan and PPP will require to consider bus provision. the routeing of bus services, funding mechanisms, and the internal street design

where new bus routes are required. Also details should be provided where developers intend to subsidise bus services to assist the establishment of regular routes. Provision of bus subsidy may be tied into s.75 agreements. Developers should identify direct routes through the site, in order to create an attractive proposal for commercial bus operations with certain streets being designed to allow two-way bus operations. In addition to the bus routes developers should provide indicative locations for bus stops within their masterplans.

Palacerigg and Mid Forest bus provision

7.5.8 In order to promote sustainable transport it is expected that bus lay-bys may be required at appropriate locations to the front of Lenziemill Road and Forest Road, where these are provided there will require to be suitable pedestrian links to these. The main reason for this is while it is expected bus penetration will be provided into the site as development proceeds, this cannot be guaranteed by express or direct services. New bus infrastructure associated with the development will be expected to be provided directly by the developer or paid for by the developer through Section 75 agreement.

- 7.5.9 There is currently no provision adjacent to the Palacerigg site along Lenziemill Road. Any new provision is therefore expected to encourage change to more sustainable modes and be an extension to existing services. These new services are expected not to have a negative effect on existing services which operate to the north, west and southeast of Lenziemill Road as this would be considered to be to the detriment of the connectivity of the existing residential and commercial areas.
- 7.5.10 It is recognised there is currently good bus provision adjacent to Mid Forest along Redwood Road in the residential area of Abronhill. Any new provision is again expected to be an extension to the existing services and not to have a detrimental effect on these existing services as this would be considered to the detriment of existing residents.
- 7.5.11 While it is considered highly important that the existing services are retained it is not considered appropriate for these to serve the sites unless a suitable design and access solution can be provided by developers through Transport Assessments that are agreed by the Council and SPT.

- 7.5.12 Mechanisms for funding and delivery of infrastructure have yet to be confirmed. Developers will be advised of what contributions or delivery measures they will require to make towards delivery of roads network infrastructure during planning application discussions. Confirmation of the methodology will be part of Planning Permission in Principle and detailed planning application i.e. (Matters Specified in Conditions) discussions.
- 7.5.13 North Lanarkshire Council's Roads and Transportation service with Strathclyde Passenger Transport (SPT) have commissioned a Scottish Transport Appraisal Guidance (STAG) study for the Abronhill area. It is based on an understanding of the transport problems, issues, opportunities and constraints, public consultation and evidence based objective setting. Developers should consider the study when preparing their planning applications. Please contact Roads and Transportation for a copy.

7.6 Housing

- 7.6.1 In the CGA, North Lanarkshire Council expects developers to provide well designed energy efficient, high quality housing, sustainably located and positioned in accordance with current national, regional and local policy.
- 7.6.2 Objectives of creating successful places and residential environments as expressed in Creating Places, Designing Streets and PAN 67 Housing Quality (2003) should inform the delivery of the housing element of the masterplan. In particular the principles and guidance contained in PAN 67 should be applied to new housing.

Affordable Housing Policy

- 7.6.3 There is a requirement to provide affordable housing within the Community Growth Area to address housing shortfalls within that part of the Cumbernauld Housing Sub-Market Area.
- 7.6.4 The North Lanarkshire Local Plan (NLLP) policy, HCF3, Assessing Affordable Housing Development, requires an affordable housing contribution at a rate of 25% for sites with a capacity of five or more units. The policy is currently subject to review as part of the delivery process for the North Lanarkshire Local Development Plan. Policy currently approved at the time of Matters Specified in Condition applications will apply to those applications.
- 7.6.5 On sites where the affordable housing policy applies, the Council will determine the requirements for each proposal on a site by site basis:
 - On-site provision of serviced and accessible land being transferred or sold to an appropriate social housing provider, either a housing association or North Lanarkshire Council for development at an end use value for affordable housing.
 - Provision of suitable land being transferred to the Council or appropriate housing. association, or the developer meeting the affordable housing requirement on another site in its ownership. It is for the developer to justify the omission of onsite provision and to guarantee the delivery of off-site provision, within a timescale agreed with the Council. Again any land transferred should take account of the end use of the land for affordable housing.
 - A Commuted Sum as payment in lieu of the equivalent of 25% affordable housing on-site provision. The commuted sum calculation will be determined by the District Valuer who should be appointed jointly by the Developer and the Council.



- 7.6.6 The requirement for each proposal will be considered on a site by site basis. Affordable housing should be integrated with market housing however, this aspiration requires to be balanced against the efficiency of the development and of housing management. No more than 50 affordable units should be located together.
- 7.6.7 Developers should liaise and discuss affordable housing provision with the Council's Housing Services Development Section to ensure that appropriate mix, design, quality, internal layout and future maintenance implications are agreed to ensure the proposed dwellings are affordable in terms of design and cost and that the affordable housing policy requirements are met.
- 7.6.8 Further guidance and contact details for affordable housing policy issues are set out in Supplementary Planning Guidance Note ES-SG B13 Assessing Affordable Housing Requirements (most recent update (June 2014).
- 7.6.9 In addition to providing social housing through the Affordable Housing policy, developers are encouraged to provide starter level housing within their mix. Developers are encouraged to provide low cost/starter

- homes, including a variety of mix and type. They should liaise with NLC (Housing Services Development Section) regarding requirements and resource availability for affordable housing provision. Developers are encouraged to create a community and not simply provide high end housing.
- 7.6.10 North Lanarkshire Council, as part of its commitment to a Community Benefits approach to procurement, will encourage community benefit clauses to be incorporated within infrastructure and construction work contracts so that social considerations can be included. This will particularly be the case where Affordable Housing is to be provided. This should be discussed with Registered Social Landlords and the Councils Housing Services. It is hoped the community benefits will include not only targeted recruitment & training, but also equal opportunities, training for the existing workforce, supply-chain initiatives and considerate contractor schemes.

Accessibility Standards

- 7.6.11 North Lanarkshire has a higher than average elderly population and higher levels of long term health problems and disability, resulting in increased demand for accessible accommodation.
 - Making housing accessible to those with varying needs is a key objective of the Council's Local Housing Strategy. The CGA will be expected to contribute to meeting longer term demand for accessible homes and neighbourhoods.
 - Ensuring that external areas are designed to be accessible and secure will also be required to contribute to the overall accessibility of a property.
- 7.6.12 Developers will therefore be required to adopt an inclusive access design strategy within their masterplan submission.

 Developers' proposals for both residential layouts and the wider environment will be assessed against current accessibility standards.

- 7.6.13 Developers are encouraged to adopt the standards for housing development set out in Housing for Varying Needs a design guide (Part 1: Houses and Flats) and (Part 2: Houses with Integral Support) as this will be a requirement of all affordable units where subsidy is provided. Developers should also refer to PAN 78 Inclusive Design and Supplementary Planning Guidance Note SPG 17 Accessibility for All.
- 7.6.14 Creating Places and Designing Streets play a key role in delivering quality places that are accessible to all irrespective of capabilities. It is important that developers consider people with disabilities when they design areas of public realm in order to make them safe to all members of the community, to enable them to fully participate in community life. These accessible design considerations should also be extended to buildings to enable a co-ordinated approach to inclusion and allow access to local services, transport links and the home.
- 7.6.15 In order to see an increase in the provision of accessible private sector properties, developers are encouraged to consider the need and demand of people with physical and other disabilities who need more accessible properties. It is recommended that in line with the Local Housing Strategy (2016-21), consideration be given to a balance of house types and sizes which will meet the broader range of needs and maximise the potential to more easily adapt properties to meet changing need via encouragement to consider accessibility for people with disabilities. This would enable a broad range of needs within the community to be met and maximise the potential to provide more easily adapted properties to meet people's changing needs and provide a good balance between house types and sizes.

7.7 Educational Provision

- 7.7.1 The projected volume of new housing development within the CGA will result in increased school rolls and this and may require capacity (number of spaces available) to be increased in nurseries, primary schools and secondary schools within the local area.
- 7.7.2 The Councils Education, Skills & Youth Employment will carry out capacity reviews in the local area to determine the level of investment required to manage the impact of the housing development.
- 7.7.3 Where investment is required across the educational estate, developers will be required to contribute towards addressing educational capacity issues from the outset of development through developer contributions.
- 7.7.4 A Council review of the cost of providing accommodation per pupil based on construction costs (2015 base) of recent primary and secondary schools indicates that the CGA developers will require to contribute a maximum of £7800 per dwelling where there is a requirement for a new school (revised to appropriate cost base at the time of concluding the agreement, be index linked and include design fees) towards school provision depending on requirements identified by Education, Skills & Youth Employment.
- 7.7.5 Until a full analysis has been carried out it is considered prudent to indicate a maximum developer contribution level towards education. Exact requirements for school provision will be determined at planning application stage. The developer obligation will be levied on all dwellings built within the CGA except single bedroom dwellings and will be used to:
 - Provide new school facilities, or
 - Re-configure the existing school estate to provide additional capacity.

- 7.7.6 Education, Skills & Youth Employment are currently auditing the educational estate regarding condition and capacity issues and will provide more detailed figures in line with the development masterplan.
- 7.7.7 As there is a requirement to provide affordable housing the contribution towards educational provision may be subject to a reduction for housing units meeting this criterion. Full details of the contributions to be paid will be discussed at the time of applications for Planning Permission in Principle.
- 7.7.8 ince it is likely that school provision will be in locations other than the CGA sites, the developer will require to ensure that safe crossing points are provided from Mid Forest and Palacerigg to existing schools. Developers should also confirm with Education, Skills & Youth Employment whether bus provision and access into the CGA is required for school transport purposes, and as a result associated infrastructure provided. This should from part of an assessment of layouts through a Street Engineering Review to assess layouts.

7.8 Community Facilities

- 7.8.1 As the Community Growth Area develops, the scale of development and population growth will create additional requirements on existing facilities and potential need for new facilities. The development was originally projected to be for 2000 dwellings evenly distributed across the two CGA sites. Should the envisaged capacity not be reached there will still be a requirement for adequate community facilities to be provided to serve the new community.
- 7.8.2 Existing community centre provision within the Abronhill area requires investment and as such would not accommodate any significant increase in use. Facilities are dated and layouts do not comply with current standards. Within Abronhill Library there is scope for additional improvements to be made. Due to existing levels of demand until a full analysis has been carried out on condition and utilisation, it is not possible for the Council to provide exact details of requirements. It is probable that the Council would seek developer contributions towards necessary community facility provision.

7.9 Retail Provision

- 7.9.1 It will be for the commercial market to bring forward retail development and other commercial services. Developers should however ensure that safeguarded areas are provided for future retail use and these are sufficient in size to accommodate not only convenience retail space with associated parking and circulation space but also a generous amount of public space which will form part of the public realm/pedestrian network. Such public space could be in the form of a small square, village green or landscaped area with seating.
- 7.9.2 As the CGAs develops, further retail demand may emerge, however further locations for retail development will only be considered as part of future reviews of the Local Development Plan and Strategic Development Framework.
- 7.9.3 Particularly within the Palacerigg site which has less services locally, it is expected that several small units of approximately 100 sq. m (gross) in the form of a parade will be provided to serve the needs of the local community as opposed to a larger single unit. Other uses such as doctors or dentists surgeries may also be appropriate for these locations. Developers should liaise with NHS Lanarkshire and local GPs during the course of the development regarding provision of these.
- 7.9.4 The location of retail provision within the CGA should be easily accessible for all residents. A central location will reduce the number of vehicular traffic movements. Developers will be required to identify suitable locations within the Masterplans. Local retail provision should maximise on required connectivity in the development and be located within a 10 minute walking distance from anywhere in the area. This will encourage walking for every-day shopping trips and not result in an increase in private car trips.

7.10 Open Space and Play Provision

Equipped Play

- 7.10.1 As the Community Growth Area develops, the scale of development and population growth will create additional requirements on existing facilities and potential need for new facilities. The development was originally projected to be for 2000 dwellings evenly distributed across the two CGA sites. Should the envisaged capacity not be reached there will still be a requirement for adequate community facilities to be provided to serve the new community.
- 7.10.2 The CGA should also provide an appropriate level of play equipment within or adjacent to residential developments based on the number of dwellings.
- 7.10.3 Although play provision will be provided on an incremental basis as the development progresses, the provision of space for future equipped play and open space areas will be identified at the start of the development process.

The Council's requirement for play is for onsite provision of one large centrally located site on both the Mid Forest and Palacerigg sites, due to both the distance from existing play facilities and the potential danger of crossing Forest Road and Lenziemill Road, which are district distributor roads. If not already within the ownership of North Lanarkshire Council the title to land provided for play areas should be transferred to the Council to allow for the implementation of future maintenance and management. The types and quantity of equipment to be provided as each phase develops will be confirmed at Matters Specified in Conditions stage. The specific requirements for on-site provision for each of the site areas (i.e. Mid Forest and Palacerigg) are contained in

section 8.10 of this SDF.



The play areas will be developed in phases as funding becomes available from the housing developers, as the development of the site progresses. At Mid Forest, where the Council is the predominant landowner, there will not be a requirement to obtain financial contributions from the housing developers towards play provision as it is anticipated that the Council will provide the required play facility. Elsewhere, this should be based on the applicable planning rate at the time the development is approved. This is currently £500 per dwelling but is subject to review. The current proposal is that it be increased in line with inflation and subject to biennial review. The funding will be ring fenced in a council suspense account set up for developer contributions to play area developments, until required for the phased development.

Adaptable Community Space

- 7.10.6 Adaptable community space should be considered to allow for future community demands such as allotments and community gardens. This principle is supported in the Community Empowerment Act 2015. Such spaces will give the new community further opportunities to lead active healthy lifestyles. As there is currently high demand in Cumbernauld, development proposals should also consider allocating space for these purposes.
- 7.10.7 Modern allotments and community gardens can vary in appearance from traditional perceptions. They can now often be securely enclosed areas with raised beds for growing and a main building for use by an allotment group. Buildings on site are generally restricted to those allowed by the landlord. Where these are proposed the Council will not take on the responsibility for ownership or management and developers will be expected to agree a mechanism for managing them.



credit: Beth Chambers Scottish Wildlife Trust

Sports Pitches

- 7.10.8 Where facilities such as sport pitches are lost due to development, as required by the Scottish Planning Policy, compensatory provision may be required elsewhere within the Community Growth Area or at other nearby locations. Compensation if required may be dealt with by planning conditions or by legal agreement.
- 7.10.9 The masterplan should indicate any areas allocated for future formal sports provision within the Growth Area. Any outdoor pitches proposed should be located a sufficient distance from proposed residential areas to prevent disturbance to residents.
- 7.10.10 A 7-a-side grass football pitch measuring approximately 60m x 40m is currently located at the Mid Forest site. Sportscotland have advised that they would be a statutory consultee for any application for development affecting this pitch.
- 7.10.11 North Lanarkshire Leisure have advised that there has been minimal formal use of the pitch in the last few years and therefore suggest that any compensation for the loss of this pitch would not necessarily be required to be diverted to other football pitches, and that other sporting opportunities available to the Cumbernauld community could be enhanced instead. It should be noted that, while the North Lanarkshire Pitch Strategy 2012 does not specifically identify the pitch at Mid Forest, it does not state that there is a surplus of football pitch provision in this area; it states that in relation to seven a side football, the strategy should be to improve the quality and capacity of the existing stock. Sportscotland still regard the pitch as an outdoor sports facility and they will be guided by the provisions of paragraph 226 of the SPP when they are consulted on any planning application for development that would impact on this pitch. This discussion should take place as part of the Planning Permission in Principle process.
- 7.10.12 Sportscotland's expectation is that the onus will be on the applicant for planning permission to identify what the required level of compensatory provision would be, and where it would be located, and Sportscotland would then advise on whether this is appropriate. The fact that the pitch appears to be of reasonably poor quality would be a consideration in determining the type of compensation required.
- 7.10.13 In summary, if the pitch is to be redeveloped, it is likely that it will require to be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for its users, or by the upgrading of an existing pitch to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area. This would require discussion between North Lanarkshire Leisure, the Council and Sportscotland.

Golf Course and Driving Range

7.10.14 Part of the Palacerigg CGA site includes a golf driving range and a 9 hole Pay-and-Play golf course, both of which are privately run, and which may be subject to redevelopment as part of the Community Growth Area proposals. The definition of outdoor sports facilities includes golf courses. Therefore, the provisions of the Scottish Planning Policy paragraph 226 apply and Sportscotland would again be a consultee for any Planning Permission in Principle application.

7.10.15 If the golf course was lost to development, a contribution towards the improvement of the adjacent municipal golf course (Palacerigg) may be acceptable, however this would again require discussion with Sportscotland to establish the preferred option. Advice would also require to be sought from Scottish Golf on what they consider would be the best outcome for the sport.





7.11 Nature Conservation and Integrated Green Infrastructure

Slamannan Plateau (European Habitats Directive)

- 7.11.1 Slammanan plateau lies between
 Cumbernauld and Falkirk around the
 headwaters of the River Avon and consists of
 peatland, wetland and rough and improved
 grassland. The area east of Fannyside
 Loch is a haven for Taiga bean geese who
 seek refuge here over the winter due to
 their feeding requirements and is the only
 location that supports a population of
 wintering bean geese in Scotland.
- 7.11.2 The Conservation (Natural Habitats, &c.)
 Regulations 1994 as amended (the "1994
 Habitats Regulations") provide protection
 to European sites (e.g. SACs and SPAs). The
 Habitats Regulations set out a consenting
 procedure requiring all competent
 authorities to carry out an appropriate
 assessment (AA) of a plan or project, if that
 plan or project is likely to have a significant
 effect (LSE) on a European site. This is
 known as Habitats Regulations Appraisal
 (HRA). Further information on the Habitats
 Regulations process and the HRA process can
 be found on the SNH Website.

- 7.11.3 SNH have advised that the CGA is likely to have a significant effect on the Taiga bean geese qualifying interest of the Slamannan Plateau SPA due to the potential for increased disturbance.
- 7.11.4 To be in accordance with the development plan, and for permission to be granted, detailed proposals, including applications for planning permission in principle, for the South Cumbernauld CGA must demonstrate that the construction and occupation of the development will not result in disturbance that would adversely affect the wintering population of been geese of the Slamannan Plateau SPA either alone or in combination with other plans or projects. In particular, applications will need to enhance the screening provided by Scottish Wildlife Trust's Forest Wood Wildlife Reserve prior to any work starting on site.
- 7.11.5 Furthermore applications in principle, masterplans and/or detailed applications for the South Cumbernauld CGA must be accompanied by a recreational management plan which examines any likely increased pressures from recreational access to the Slamannan Plateau SPA as a consequence of the development. If a proposal is considered to have a likely significant effect on the qualifying interests of the SPA an appropriate

- assessment will be required. Where necessary, avoidance or mitigation measures should be provided. There must be certainty that the recreational management plan will avoid an adverse effect on the integrity of the Slamannan Plateau SPA before any consent can be granted.
- 7.11.6 An Appropriate Assessment requires to be implemented for both the Mid Forest and the Palacerigg sites. The Appropriate Assessment for each site will be at the time of Planning Permission in Principle applications although it may be appropriate for the recreational management plan for both sites to be implemented at the time of the first planning application. SNH can provide further information and advice on the required Recreational Management Plans in conjunction with NLC.



credit: Derek McGinn

Nature Conservation and Biodiversity

- 7.11.7 The Palacerigg site is the location of two Sites of Interest for Nature Conservation.

 The Luggie Water/Luggiebank/Glenhove/
 Mid Forest woods SINC is located along the southern edge of the site and to the north of Luggie Burn. The landform here is steeply sloping, subject to natural regeneration of woodland and generally unsuitable for housing. Additionally the slope is highly visible from the south.
- 7.11.8 Since the SINC contains both part of Luggie Wood Wildlife Reserve, and also a Core Path, developers should consult both the Scottish Wildlife Trust, the nature reserve owner and North Lanarkshire Council Greenspace Development Service, regarding the design and species composition of any new buffer which may be required and regarding whether additional nature reserve access points are required. If no development is planned within the area south of Waterhead Farm then no intervention for nature conservation purposes/to protect the SINC may be required. Gardens and in particular fences should not "turn their back" onto the SINC buffer but instead should be designed or located to provide passive surveillance.
- 7.11.9 Part of another SINC, Glencryan Woods, located at the northernmost part of the Palacerigg site protrudes into the CGA. The area should not be subject to residential development, however necessary vehicular access into the site through this area will be permitted subject to appropriate mitigation. Where there are SINCs adjacent to the site suitable functional buffer areas will be required (See section 8). North Lanarkshire Greenspace Development Service should be contacted regarding the design and composition of buffers at these locations. The area known as Glencryan has been identified as a no build zone and should contribute to green infrastructure and informal play provision. The northernmost area of this location is already experiencing natural regeneration and is considered suitable for any green mitigation measures that may be required due to the development of the Mid Forest site.
- 7.11.10 Developers will be required to protect the environmental assets of the CGA, and where possible create new habitat areas as part of the green network framework of the CGA. Planting a diverse range of native species and appropriate, environmentally-friendly, designed SuDS storage areas will be expected to enhance biodiversity value both within residential areas and elsewhere within the designated CGA.
- 7.11.11 The Glasgow and Clyde Valley Green Network Partnership (GCVGNP) promote, delivery of a high quality, multi-functional green network as part of the Glasgow and Clyde Valley Strategic Development Plan. This contributes to the Central Scotland Green Network (CSGN) which is identified a key national development element within the Scottish Government National Planning Framework.
- 7.11.12 To aid in this process developers should make reference to the various Integrated Green Infrastructure studies prepared by the Glasgow and Clyde Valley Green Network Partnership. Developers should incorporate design principles from these various studies within masterplan designs and phases of development.

- 7.11.13 The masterplan should indicate how SuDS features, green corridors, open space and amenity areas will be integrated with each other and with built development. Links from developed areas into integrated green infrastructure should be indicated and conveniently accessible. Proposals should link with existing habitats beyond site boundaries. Green infrastructure corridors will often be multifunctional, incorporating elements of habitat creation, landscaping and public access links. However there will be occasions where green corridors within the development may be required for use by sensitive species such as badgers and in those circumstances human access and usage will be discouraged.
- 7.11.14 The masterplan will require to indicate the location and scale of habitat buffer zones between new development, areas of conservation interest and other areas such as Sites of Interest for Nature Conservation (SINCs) containing nature conservation value. The masterplan must demonstrate how development will protect existing habitats and will provide details of proposals to create new habitats by the provision of wildlife corridors, associated footways and habitat buffer zones within the development and along the periphery of the site.

- Planning permission will only be granted for proposals potentially affecting SINC sites 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.
- 7.11.15 Due to the proximity of a number of SINC sites the use of effective habitat buffer zones to the perimeter of the development is vital to restrict access to sensitive areas of woodland and to deter anti social behaviour such as fly-tipping which could damage the protected areas. The scale and design of habitat buffer zones needs to be carefully considered, however, rather than apply a fixed distance buffer between sensitive areas and new development which relies on distance alone, habitat buffer zones should be designed to include changes in level and be actively planted to encourage the creation of a natural habitat and green corridors to encourage wildlife and discourage people. If this design approach is adopted then average buffer distances could be reduced to nearer, however as shown in figure 13 there should be a minimum buffer distance of 20 metres.
- 7.11.16 Measures to assist the delivery of the objectives of the North Lanarkshire Local Biodiversity Action Plan (2015) and subsequent updates, to protect priority species and habitats, should be taken into account during site surveys. In new development particular consideration should be given to measures within buildings and urban form to encourage urban priority species such as bats and swifts.
- 7.11.17 Developers are required to provide survey information to establish the existing natural heritage of the site. This will include details of protected habitats and species and LBAP priority species. Developers will be required to assess the assets of the site as a whole and where possible create an integrated framework of wildlife habitats, water management, open spaces, amenity areas and access links through the site to connect the resources for the natural environment with those of the residents. Spaces should be multifunctional wherever possible where this does not conflict with other uses e.g. sensitive habitat corridors.

- 7.11.18 Where development proposals are unable to avoid adverse impacts on locally designated nature conservation areas such as SINCs.

 Significant mitigation and the creation of new compensatory habitats will be required to a similar biodiversity value to the area developed.
- 7.11.19 In this respect developers should liaise with organisations such as the Glasgow and Clyde Valley Green Network or the Scottish Wildlife Trust who may be able to advise regarding suitable future maintenance and management regimes including transfer or leasing of land to third parties for maintenance or conservation purposes.
- 7.11.20 Green infrastructure design elements should be incorporated from strategic and neighbourhood level to street level. The principles of how this will be applied should be stated within the masterplan.
- 7.11.21 Clear guidance regarding measures which should be implemented is provided in Green Infrastructure: Design and Placemaking (Scottish Government 2011) The principles of Green Infrastructure are laid out in Green Infrastructure An integrated approach to land use. Landscape Institute Position Statement 2013.

7.11.22 Strategically, the Green Infrastructure routes will expand and enhance the north-south route from Cumbernauld Town Centre and Cumbernauld Glen to Glencryan and Palacerigg area. They will provide potential routes for surface water flow, attenuation and treatment of water, reflecting the existing hydrological patterns of the area and they will provide habitat linkage between the Sites of Importance for Nature Conservation on the periphery of the development areas.

Cumbernauld Living Landscape

- 7.11.23 North Lanarkshire Council actively supports the vision and objectives of the Cumbernauld Living Landscape strategy being led by the Scottish Wildlife Trust (SWT) and also the implementation of that strategy to realise the objectives of enhancing Cumbernauld's green infrastructure assets and supporting a thriving green network including improved access.
- 7.11.24 The Living Landscape programme aims are to reinforce and expand existing Green Networks and reconnect Cumbernauld residents with their natural landscape. The Living Landscapes objective for the CGA is that it should be environmentally and socially sustainable. The Green Network guidance in this chapter sets out key guiding principles which should be applied at various scales. Site specific measures to support green networks are set out in sections of the site specific chapters10 and 11.

7.11.25 In partnership with NLC and others, the Scottish Wildlife Trust has produced Green Network guidance for the South Cumbernauld CGA which can be accessed through the SWT website. Key principles which should be incorporated into the development are set out below.

Key Principles

- The development should create an identifiable green network and green spine through each site.
- A strong and robust designed landscape framework is required for both sites to create the setting for the development and to mitigate visual impacts. Much of the area of the CGA is elevated and exposed therefore shelterbelts and landscape screening will require to be incorporated into the landscape strategy to reinforce the green network.
- Existing trees and hedgerows should be retained where possible to contribute to the landscape setting and improve the connectivity of the green networks.

- New hedgerows and/or tree planting will be expected along new linear features such as road sides and footpaths and at the boundaries of development phases. Where there is a need for road cuttings and embankments due to site topography, these should be used for planting where this does not conflict with road safety.
- Different tree species should be used to contribute in the creation of distinct residential character areas. Native species should be used wherever possible as these have greater benefits for biodiversity.
- Greenspaces and green links should be multifunctional where possible and should consist of a range of linked formal and informal public open space. A detailed strategy for future management and maintenance of the green network and greenspace will be required including details of future maintenance funding. Where possible greenspace areas should be carefully designed with low future maintenance requirements. However, this should not be to the detriment of creating or enhancing multi functional green networks.

- Since both the CGA and green infrastructure elements are likely to be delivered by a variety of developers as the site develops, a mechanism will require to be confirmed at Planning Permission in Principle stage regarding how and who will deliver green infrastructure and be responsible for future management.
- Green corridors should incorporate suitable footpaths or shared paths and cycle routes where appropriate. However in certain locations nature conservation considerations will mean that human access and use of green corridors will be discouraged.
- To prevent green networks from becoming neglected, where possible development should face onto green infrastructure to provide passive surveillance or should have a sufficient area of open space between built area and green infrastructure to allay security concerns. However there should be a clear distinction and separation between gardens and green infrastructure.

- Changes in path specification and the use of gateway entrance features to wildlife areas will make users aware of the change from a semi-urban area to the more natural environment of the adjacent nature reserves, Sites of Importance for Nature Conservation and the wider countryside.
- Additionally to the requirement for equipped play mentioned at section 7.10 informal play areas should be provided and should be subject to natural surveillance. Both the Palacerigg and Mid Forest sites are suitable for the creation of informal play areas linked to the green network, however careful choice of location will be necessary to ensure there is no adverse impact on existing wildlife assets or residential amenity.
- Street trees should form part of the streetscape with careful consideration given to species types and planting locations. Trees should be set back from footways to provide clear sightlines and to prevent future maintenance issues.

- Potential planting areas should be safeguarded during construction to prevent soil compaction and ensure successful establishment.
- For drainage, open water channels such as swales and drainage channels should be used when possible in preference to buried drainage pipes and culverts. Sustainable drainage is required for all new development.
- Major SuDS retention and detention areas at the lower parts of each site should be integrated with green infrastructure features. SuDS features could be overlooked by buildings to allay concerns about safety and to create landscape features integrated with the development.
- The CGA includes a number of existing features which should be retained. A number of dry stone wall remnants are present on both Mid Forest and Palacerigg sites and these should be retained where possible. Where development results in the removal of these features they should be recycled and used as site entrance features or elsewhere within the site to provide character.

- 7.11.26 Broad detail of what the green infrastructure elements will comprise should be confirmed as part of the PPP process including details of any green corridors through the site, what these will consist of and their proposed widths. Where paths lead from the CGA into the Scottish Wildlife Trust reserve there may be a need to create a clear design transition in path types to indicate the less formal nature of Nature Reserve paths.
- 7.11.27 The risk of not having this information at PPP stage is that green network proposals may be eroded as detailed phases of development come forward. Where firm proposals and principles are established at the outset these can be taken forward and implemented as Matters Specified in Conditions at detailed application stage.











7.12 Flooding and Drainage

Drainage and Flood Risk Management

- 7.12.1 The masterplan and supporting documents will be required to fulfil the water and drainage requirements of the development to the satisfaction of the Council, Scottish Water and the Scottish Environmental Protection Agency (SEPA). Strategic SuDS proposals should be indicated as part of the masterplan and PPP submission. An outline scheme should be prepared indicating how the above surface water drainage strategy will be delivered and demonstrate how sufficient attenuation capacity can be accommodated.
- 7.12.2 Surface water runoff from the development must be drained by a separate system from waste water via integrated sustainable urban drainage systems (SuDS) serving the whole development. This will require provision of large scale water drainage systems in the form of basins and other SuDS measures to attenuate and treat site surface drainage. Space required to accommodate SuDS storage should be designed into the site layout and indicated in the masterplan. An appropriate maintenance regime should

- be developed for SuDS features during the lifetime of the site and relevant authorities consulted about these regarding their adoption.
- 7.12.3 To ensure the development creates a sustainable place as possible, maximum benefit should be made from various forms of sustainable flood risk management through providing blue/green infrastructure. SuDS proposals should assess the entire masterplan site. Individual SuDS solutions for small development phases will not be considered acceptable except where sites are part of limited catchment areas.
- 7.12.4 The provision of surface water drainage should be considered an opportunity to create green infrastructure and to provide connections between open spaces using biodiversity friendly techniques particularly at locations of high conservation value. Open space areas should be considered as multi-functional, serving both recreational and flood storage and flood diversion roles. The masterplan submission should explain the SuDS strategy in broad terms including how the SuDS management train is configured.

Reference should be made to:

- The SuDSWP Water Assessment and Drainage Assessment Guide
- The Flood Risk Management (Scotland) Act 2009.
- The Water Environment (Controlled Activities) (Scotland) Regulations 2011 and Amendment Regulations 2013 (CARS regulations).
- Controlled Activities Regulations: A Practical Guide (2013),
- SuDS for Roads (2010),
- SEPA Flood Risk and Pollution Prevention Guidance (various documents)
- SEPA (WAT-RM-08) Sustainable Urban Drainage Systems (SuDS or SUD Systems) until 31 May 2016
- CIRIA C753, The SuDS Manual.
- Sewers for Scotland 3 (2015).
- CIRIA Report C635 Designing for exceedance in urban drainage - good practice
- Scottish Government's 'Online Planning Advice on Flood Risk

- 7.12.5 It is important that boundary treatments are considered in order for 'naturalised' SuDS features to integrate effectively with the residential development, this is required to ensure there is not a perceived conflict with the residents and appropriate buffer zones are provided so they are considered safe. It is important that the design of the feature and associated planting schedules provide as natural an appearance as possible and should be agreed with the Council.
- 7.12.6 To maximise and promote the attenuation and permeability of water within a site, source control components associated with SuDS schemes should be incorporated into the overall drainage design. This is an important principle in the design of sustainable drainage, and source control components should be located upstream of any pond, wetland or other SuDS feature. This will assist with water treatment and infiltration and act to manage rainfall close to where it falls. Examples of source control are swales, rainwater harvesting, rain gardens, permeable paving, and other permeable surfaces and filter strips.

7.12.7 Where swales are used (see figure 6) they should not be seen as a replacement for a pond or detention basins which may required to meet the technical standards set out in the current edition of Scottish Water's Sewers for Scotland.

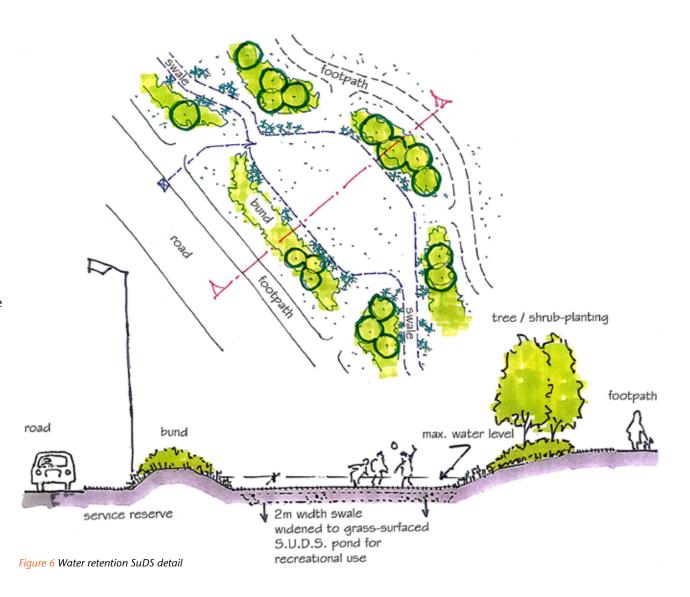
Green Network Drainage Mechanisms

- 7.12.8 Developers must ensure that areas subject to development proposals are not subject to flood risk and that proposals comply with legislative requirements and policy guidance. A Flood Risk Assessment (FRA) will be required as part of the masterplan submission to confirm which site areas can be developed. Any Flood Risk Assessment should consider surface water risk, developers will be expected to satisfy the Local Authority that this risk can be resolved and mitigated at the detailed planning stage. Scottish Water should be contacted to ascertain if sewer flooding is a constraint.
- 7.12.9 Development should not take place in areas adjacent to a watercourse and within the 1:200 year flood extent, unless a location is essential for operational reasons, and an alternative, lower risk location is not available.

Water Courses

- 7.12.10 Developers should discuss any proposals they intend for watercourse engineering activities with SEPA early in master planning preparation and where appropriate should consider re-opening existing culverts and re-instating watercourses as a means of enhancing amenity and increasing flood storage capacity.
- 7.12.11 Open water channels such as swales and drainage channels should be used when possible in preference to buried drainage pipes and culverts. Where culverts are proposed SEPA must be contacted and supporting guidance on culverting water courses can be found on the SEPA website. It should be noted SFPA will exercise its powers and duties to prevent unnecessary and unjustified damage to river channels, including enclosed culverting of watercourses. Where it has been demonstrated that culverting is the only viable option, SEPA will seek adoption of mitigation measures to protect habitats, passage of fauna, and river form and flow.

- 7.12.12 All water courses and drainage channels are a potential source of flooding and development proposals need to consider the flood risk by ensuring that if the capacity of the water course or drainage channel is exceeded that it will not flood property in the development. This requires careful design of development drainage and further guidance can be obtained from the CIRIA Susdrain website on good practice for designing for exceedance in urban drainage and managing urban flooding.
- 7.12.13 There is an opportunity to encourage sediment transport and improve fish passage along the Luggie Water and Glencryan Burn, developers should investigate re-naturalising these channels by removing or modifying any existing man-made barriers. Further guidance is available in SEPA's Development Plan Guidance on the Water Environment and planning guidance on the Water Framework Directive including River Basin Planning.



7.13 Utilities

The specific requirements, phasing and funding of infrastructure elements should be indicated within the masterplan submission. Developers are required to contact utility providers to ensure capacity is available. This may include the need for upgrades to water supply and foul water treatment and disposal and the need for electricity substations or local gas supply infrastructure. Developers are required to work with adjacent landowners (such as SWT and NLC) when planning and designing utilities infrastructure. As there is currently no gas connection into the site, it is recommended that developers investigate alternative sources of power such as district heating, combined heat and power or underground geothermal heating.

Water and Sewerage

- 13.2 Scottish Water has advised of the presence of water pipes going through both sites. Within Palacerigg there is trunk main and within Mid Forest there are two trunk mains (27" and 30") crossing the site. It is important that developers confirm the actual location of these pipes and their current status before any development takes place.
- 7.13.3 Developers will be required to follow Scottish Water current guidelines and provide appropriate stand-off areas where there are existing water mains/sewers, crossing the site. Where this cannot be done diversion will be required at additional cost to the developer.
- 7.13.4 Scottish Water has indicated that water supply and waste water capacity upgrades can be provided over the timescale of development. However developers must consult Scottish Water at an early stage to ensure development can be accommodated within the capacity and infrastructure programmes of the network. Developers must undertake Water (Supply) Impact Assessments (WIA) and Drainage Impact Assessments (DIA) to determine the impact of their development. There will be a requirement for the development to connect to the Scottish Water network.
- 7.13.5 WIA and DIA should be prepared at a strategic level at the outset of development based on the proposed long term scale of development to prevent a fragmented approach and a need to revise modelling later. Early realistic projections will allow forward planning for medium to long-term capacity and reduce the need for significant future alterations by developers. Early engagement is encouraged between developers and Scottish Water's Customer Connections and Asset Impact Assessment Teams regarding potential issues in order to reduce delays.



Electricity

- 7.13.6 Overhead pylon lines mainly cross the CGA within the Glencryan area due to the location of the substation adjacent to this section. This has been a deciding factor in identifying this as a no build area along with existing environment benefits.
- 13.7 Where new electrical substations are required these should be suitably enclosed and screened to provide for safety and amenity purposes. Landscape screening may be considered appropriate. Developers are advised to liaise with the utility provider regarding these issues.

Telecommunications and Digital Networks

7.13.8 Modern telecommunication infrastructure will be expected to be integral to the development. Scotland's Digital Future: A Strategy for Scotland (2011) set out a target for next generation broadband to be available to all people in Scotland by 2020. Developers will be expected to liaise with telecom utility providers to build broadband provision into the new development and to allow flexibility to adapt to future innovations. Developers should

also refer to the Scottish Government's Step Change project (2015) for details of future broadband proposals.

Gas

- 7.13.9 There does not at present seem to be any gas connection into either of the sites, with current supply only being to the northern side of both Lenziemill Road and Forest Road. Developers are encouraged to contact Scottish Gas Network at an early stage about the possibility of connecting the CGA area as well as investigating sustainable heating options.
- 7.13.10 Scottish Gas Network (SGN) has confirmed the presence of a decommissioned nitrogen filled pipeline going through the Mid Forest site and that this should be treated as a live pipeline. There is also a High Pressure Gas Transmission Pipeline to the south of the site. Developers should engage with SGN and Health and Safety Executive regarding these pipelines to identify necessary measures to safeguard these.

7.14 Ground Conditions and Contamination

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

Geology and Soils

- 7.14.2 Historical data has shown the presence of former chemical manufacturing to the south east of the Mid Forest site and an area of ground infilled with unknown constituents. In addition just off site there are historical mine shafts to the east; and an area of ground infilled with unknown constituents; general mining and quarrying to both the west and east of the site.
- 7.14.3 To ensure potential risks arising from previous land uses around the site have been fully assessed a comprehensive site investigation requires to be submitted. The investigation must be carried out in accordance with the British Standard Code of Practice BS 10175: 2011 "The Investigation of Potentially Contaminated Sites". The report must include a site specific risk assessment of all relevant pollution linkages, be carried out in accordance with the Environment Agency publication, Model Procedures for the Management of Land Contamination CLR11, and be submitted in both hard copy and electronic format.

7.14.4 Depending on the results of this investigation a detailed remediation strategy may be required. Any remediation work required must be completed and verification provided by the developer to the Local Authorities satisfaction.

Known ground conditions and constraints issues are included in section 10 and 11 for each area.

7.15 Pollution Control

Noise

- 7.15.1 Developers will be required to undertake Noise Impact Assessments (NIA) as necessary where development is proposed in close proximity to sources of excessive noise. This may include noise from road, rail or industrial sources.
- 7.15.2 Where housing in planned near rail sources assessment should be carried out in terms of the Department of Transport Document, Calculation of Railway Noise, 1995. Where housing is planned near road sources assessment should be carried out in terms of the Welsh Office Document, Calculation of Road Traffic Noise, 1988.
- 7.15.3 Predicted noise levels should be assessed in terms of acceptable noise levels for residential dwellings outlined in BS 8233:2014, Guidance on sound insulation and noise reduction for buildings.

- 7.15.4 NIA may also be required where housing is planned next to existing noise generating sites other than road or rail. Homes proposed near sites such as those located in Lenziemill Industrial Estate and Blairlinn Industrial Estate may require a noise impact assessment to be undertaken in terms of BS 4142:2014 Methods for rating and assessing industrial and commercial sound.
- 7.15.5 Residential properties should be located at least 500m form the point of launch of aircraft at the Model Aircraft Site located to the Eastern portion of the Palacerigg area and 200m from the flight path of the aircraft using this facility.
- 7.15.6 Anticipated noise impacts require to be addressed at the outset through design and mitigation measures. The masterplan must take account of the findings of the NIA when designing site layouts and specifications. Design solutions such as locating living rooms and bedrooms on the opposite side of the building to potential sources of noise; acoustic barriers or acoustic glazing may be considered.
- 7.15.7 Sound levels in gardens and amenity areas also need to be considered to enable a reasonably peaceful residential environment. Noise attenuation measures identified by the assessment must be indicated in the masterplan submission and, where necessary sensitively integrated into the development. Developer's proposals must comply with advice on noise levels contained in PAN 1/2011 Planning and Noise.

Air

- 7.15.8 In line with North Lanarkshire Council's guidance on Air Quality, the proposed development will provide over 300 new parking spaces and therefore requires an Air Quality Impact assessment (AQIA). EIA's should consider the development proposal and its cumulative effect alongside other developments that could contribute to an increase in road traffic in the area. This will allow an assessment on potential impacts such as exacerbation of local air pollution, noise and nuisance issues and cumulative impacts of all development in the local area. Further guidance regarding these issues is provided in NSCA quidance (2006) entitled Development Control: Planning for Air Quality.
- 7.15.9 In addition to the air quality comments above, any EIA should consider the levels of dust arising from the proposed development and consider any mitigation measures to address any perceived impacts on the local area.

Water

- 7.15.10 As required under the Water Environment (Controlled Activities) (Scotland) Regulations 2011 there is a requirement for a developer to apply for a Controlled Activity Regulations (CARS) license for the discharge of water where a development exceeds 1,000 units. Unless advised by SEPA the Planning Authority will consider Palacerigg and Mid Forest as individual sites and not the cumulative effect of both sites. As a result masterplans and subsequent alterations to these should indicate an indicative unit capacity for the development.
- 7.15.11 Developers should comply with SEPAs
 General Binding Rules where they are
 providing a SuDS system throughout the
 construction phase of the development.
 Suitable pollution control measures
 should be employed wherever there is an
 identifiable risk to the water environment.

7.16 Waste Management

- 7.16.1 Waste storage facilities should be an integral component of the development design. On street containerisation will not be acceptable in most cases. The exception to this is the provision of node recycling systems if flatted properties are proposed.
- 7.16.2 Developers should provide details in both the masterplan submission and subsequent phase applications of their provision for dealing with waste and recycling.
- 7.16.3 The location of refuse and recycling stores must minimise their impact by locating them in an area that is unobtrusive and well designed. They must be convenient to access, to empty, and maintain, but avoid harming the quality of space surrounding them.
- 7.16.4 Within lower density development, involving detached, semi-detached, terraced and mews properties, space for individual wheeled bins for residual waste and recyclable material should be provided. Waste container storage areas should be conveniently located for both residents and those responsible for waste collection. Generally storage is required for up to 4 wheeled bins for general waste and recycling purposes. Developers should confirm requirements prior to submitting applications.
- 7.16.5 The Council is also concerned with waste management issues during construction and would expect all developers to follow the Considerate Constructors code of conduct in order to reduce waste in the construction process.



8 Design Guidance

8.1 Context and Built Form

- 8.1.1 This section sets out the design elements expected to produce high quality urban form and layouts for the Community Growth Area.
- 8.1.2 Criteria which will be applied to assess urban form and design will include:
 - Adaptability for a range of users.
 - Providing variety and interest when travelling between spaces and across the development site.
 - Diversity in form and structure and the creation of character areas.
 - The design and provision of habitat networks.
- 8.1.3 A significant change from standard suburban layouts is expected within the masterplan. This requires consideration of overall layout, the nature of residential streets, parking measures, securing high public realm standards for public/semi-public areas and soft/hard landscaping.

- 8.1.4 The creation of a generally permeable street layout, well integrated to existing areas will be encouraged as a design and sustainability principle. Urban form will be expected to respond to site topography, landscape, cultural styles and adaptation to the environment of the local area/region.
- 8.1.5 The scale of CGA development provides opportunities to create areas of different character types and appearance. Street design and layout will be expected to define the character of the development and individual areas/phases. Buildings should work together to create character and urban form of these areas. Distinctive character areas will be expected to be created by the mix of urban form and landscaping e.g. the use of street trees of certain species in certain areas can define part of the character of that area.
- 8.1.6 The masterplan and development framework will be required to identify key character areas and advise what key measures may be used in layout, landscaping or other elements to define each character area prior to consideration of other built form. (Individual house types and detailed layouts may be more appropriate to detailed applications). This requirement may require to be specified as a Matter Specified in Conditions.

- 8.1.7 The urban form of the CGA should be specific in key signature streets i.e. A main street through the development which could provide a signature for the area defined by the height of buildings, closeness to pavement or the provision of trees.
- 8.1.8 Sections of key roads through areas could be mixed with squares or other spaces of interest to define self-contained, character areas with distinct identities and provide more of a balance between speed and street liveability. Street layout and building positions should be integrated to achieve an alignment and appearance which restricts vehicle speeds and negates the need for traffic calming measures to be provided.
- 8.1.9 Areas of higher density housing will be considered in addition to standard detached and semi detached suburban layouts.

 Townhouses or sections of terraced housing on key streets may provide a density which helps to define streets and spaces. Due to the highly visible nature of the sites, building heights will be determined by their visual impact on the setting of each area. Buildings over three storeys in height will be restricted to where their impact is minimal.

8.1.10 At PPP application stage the applicant will be required to demonstrate within the Development Framework what treatments they have adopted to define key roads as signature streets which define a character area.

Proposed urban form will require to:

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

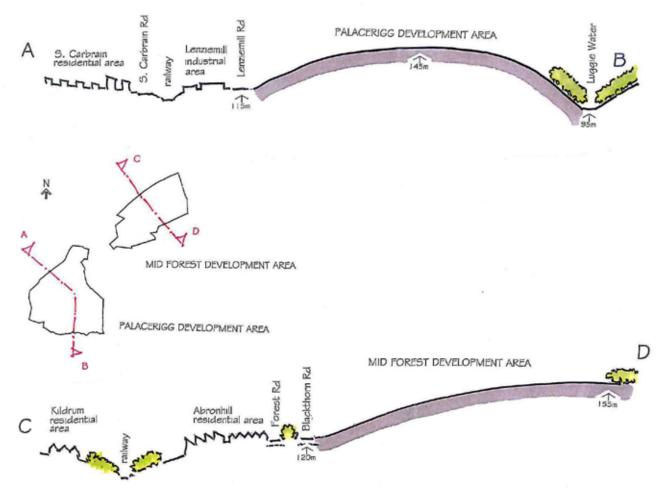


Figure 7 Aspect and cross section of the sites

8.2 Site Analysis

- Residential development within the CGA 8.2.1 must fully integrate with the landscape setting and contribute significantly to maintaining and improving environmental quality with high quality layouts and buildings designed to safeguard the character and setting of the site. Developers will be expected to design or adapt house types, to take account of site location, setting and topography as a means of achieving a unique sense of identity. Engineered platforms are likely to conflict with the flow of the landform and appear out of scale, therefore major alterations to site topography, the use of building platforms and significant earth moving works will be discouraged, except where considered clearly necessary. The more visible elevated areas south of Palacerigg Road and within of Mid Forest should incorporate structural planting in order to reduce visual and environmental impact.
- 8.2.2 The use of appropriate colours in building materials to reduce impact should also be considered and may be specified in Matters Specified in Conditions. Further guidance and advice is contained in PAN 44 Fitting New Housing Development into the Landscape.
- 8.2.3 Residential layouts and overall landscape design within the masterplan must demonstrate that it has:
 - Examined landform, slopes and contours.
 - Undertaken a landscape analysis and visual impact assessment to determine how development will fit within the existing landscape.
 - Defined and taken account of variation in landscape character and habitat features across the site.
 - Identified vegetation to be retained or enhanced within and around the site.
 - · Established ground and subsoil conditions.
 - Taken account of existing service information from utility companies.
 - Allocated areas for open space, leisure and recreational uses.

8.2.4 Landscape analysis should use the constraints and opportunities presented by the site to produce appropriate and imaginative design solutions. The original landform should be retained whenever possible and the creation of building platforms kept to a minimum. The design principles behind the layout must be explained in the masterplan and Development Framework.

The following map indicates the existing topography within the Palacerigg and Mid Forest areas.

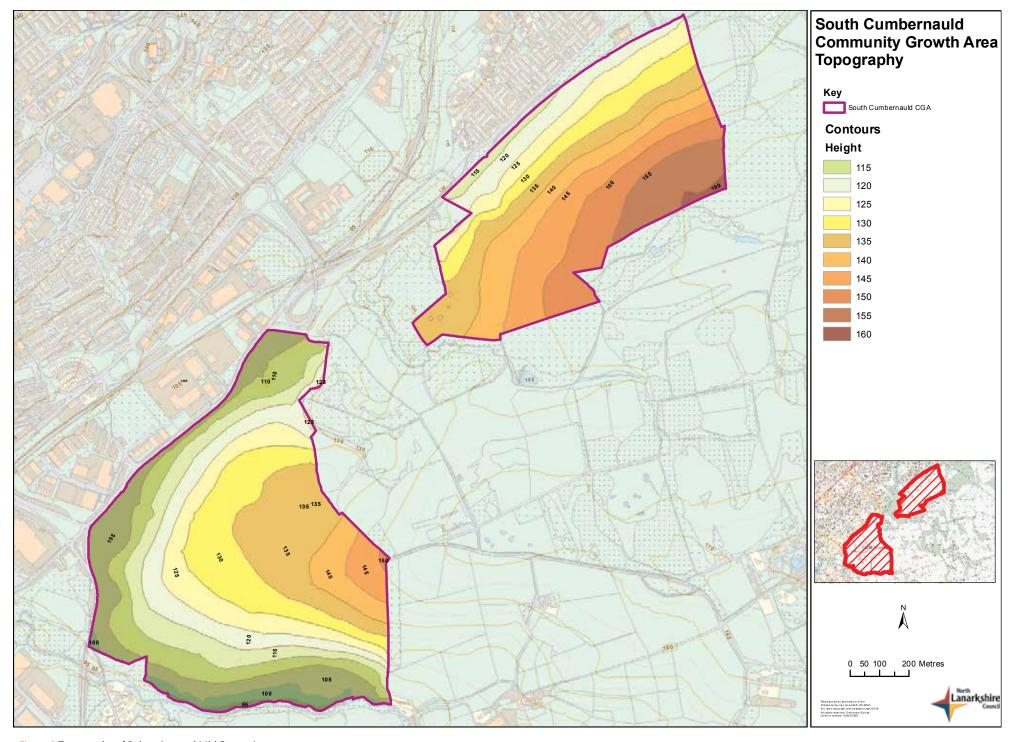


Figure 8 Topography of Palacerigg and Mid Forest sites

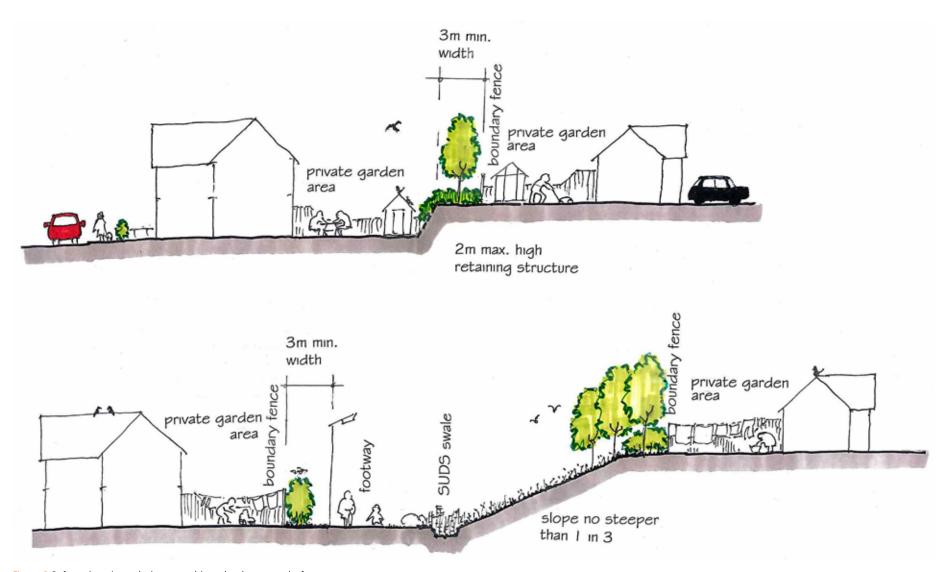


Figure 9 Soft engineering solutions to achieve development platforms

8.3 Views and Vistas

- 8.3.1 The design must maintain important views into and from the site. Particular attention is required at development site edges and areas adjacent to existing residential development. Mitigation measures such as tree belts and groups of trees should be used where development proposals may have a detrimental visual impact on views from the existing urban area to the wider landscape.
- 8.3.2 Layout and built form should avoid detrimental visual impact by taking account of natural topography. Particular attention must be paid to the relationship between roof profiles, topography and features defining the skyline.

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













Views out of the CGA



Views from Palacerigg (South) to Town Centre



Views from Palacerigg (North) to Town Centre



Views from Mid Forest to Town Centre

Views into the CGA



Views to Palacerigg (South) from Mid Forest to Town Centre



Views to Palacerigg (North) to Town Centre



Views to Mid Forest from Town Centre

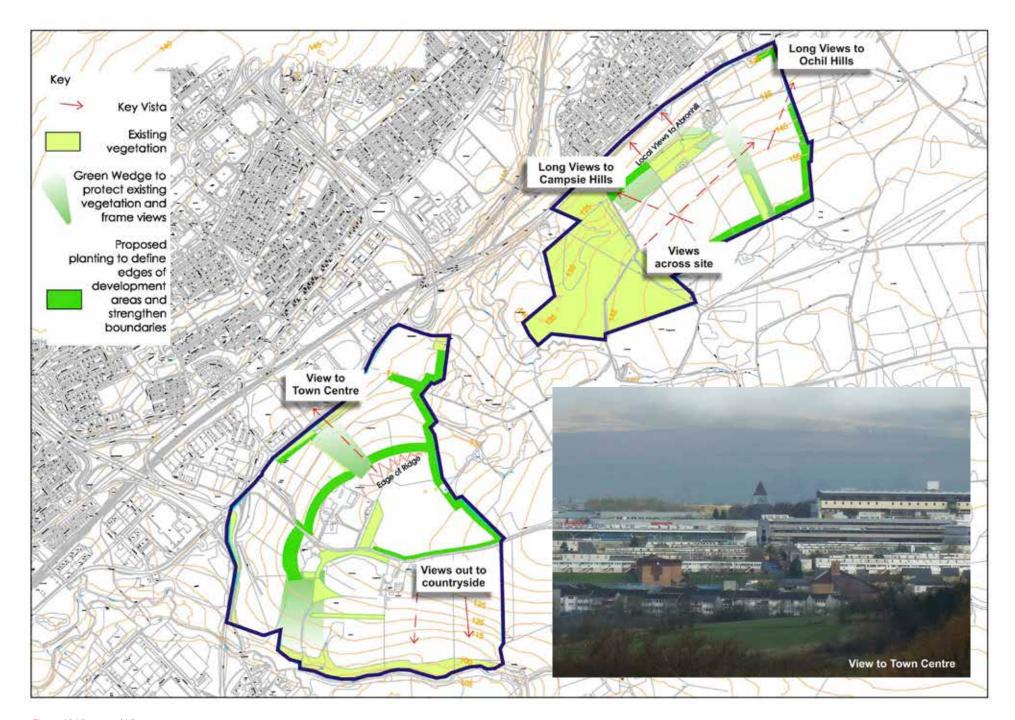
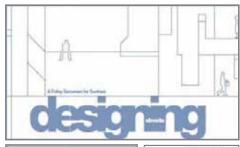


Figure 10 Views and Vistas

8.4 Placemaking through Street Design

- 8.4.1 The key to the development of a successful and sustainable community is the design and delivery of the streets within which the other uses, residential, commercial and community exist. Street design will endure long after the aesthetics of the building design has fallen out of fashion.
- 8.4.2 'Designing Streets' the national policy on street design published in 2010, sits alongside Scottish Planning Policy. It marks a significant shift in policy, stressing that the place function of streets should be considered before their movement function. A Street Engineering Review should be used to inform and support this. It should be noted that the National Roads Development Guide is the enabling document for Designing Streets: accordingly the two documents should be read together.
- 8.4.3 The intention of the following guidance is to demonstrate how national and local policy on urban design can be applied within the South Cumbernauld CGA.

8.4.4 The following sections provide design guidance on site planning, street structure, street layout and street detail, to reflect the terms of reference of Designing Streets. The guidance sets out key principles, illustrating them with examples from Central Scotland to demonstrate ways of designing successful outcomes. Through this approach, developers and others are expected to reflect the best qualities of local character and distinctiveness in the design of the new communities within the South Cumbernauld CGA.







Street Design Hierarchy

Street Structure

Context and Character Buildings and Spaces

Street Layout

Junction types and arrangements Integrated parking

Street Detail

Building Form and Detail

Design Guidance: Street Structure – Context and Character

To ensure good site planning and design it is essential to understand a site and its surroundings. This will inform the structure of the streets and their layout and ensure the development has a character and a sense of

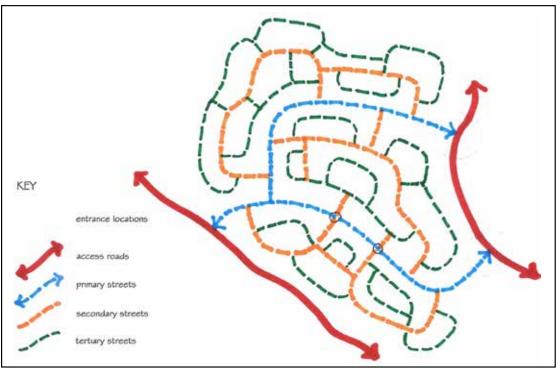
place.

Key Principles

- The landscape setting and topography of the site must be fully understood and any surrounding built from and street pattern should be taken account of.
- Existing natural and built heritage assets on a site should be safeguarded and enhanced in order to provide a setting.
- Street types should correspond with building types, this will enable the user to have an understanding of the place/movement function of each type and create sense of place and character for an area and should be done in conjunction with a Street Engineering Review.

Further Guidance

Designing Streets pages 29-31



Street Structure: It is important that the role and function of different types of streets is clearly understood and this should be done in a Street Hierarchy document.



Primary Street



Courtyard



Secondary Street



Square

Streets should not be built round a traditional roads hierarchy which was based purely on vehicle number and speeds but include a number of different types and functions. The above options provide traditional, proven models for structuring streets.



Grid Pattern: the Blairhill Area in Coatbridge with its traditional block structure provides excellent permeability with a range of route options for pedestrian to access the surrounding.



Cul de Sacs: This example at Holehills, Airdrie shows how poor connections with surroundings reduce flexibility and adaptability and lengthen journeys.



Connections within a Place: To create a walkable neighbourhood, streets, shared spaces and footways should connect local facilities with new residential areas.



Connection to Wider Networks: In order for the new developments to properly connect to a variety of locations, such as the train station and town centre and wider afield, existing pedestrian and cycle paths should be connected into.

Design Guidance: Street Structure – Buildings and Spaces

Buildings and the space around them play a key role in forming the character of streets.

Key Principles

- To give definition, enclosure and character to streets and spaces, the location of buildings and building lines needs to be considered.
- Buildings should front onto streets, footways, shared spaces and open spaces and have frontage access onto them. Where this is not possible there will require to be high quality landscape treatment along with natural surveillance so people feel safe using them. Where possible this should also be the case for paths
- The frontages of buildings along a street should be designed in such a way to bring a street together and create character rather than having total uniformity or a random collection of house types.
- Streets and buildings should be orientated to obtain maximum benefit from solar gain and shelter.

Further Guidance

Designing Streets pages 15-27





Frontages on Principle Streets: Along major routes through the development it is important to have strong frontages. At a recent development adjacent to the Devro factory facility in Moodiesburn this has been achieved through a combination of flats with rear court parking and detached houses with a parallel service road.

Street Composition: Developers should avoid a linear nature of development, but in order to create visual continuity of frontages, where there are detached houses with a small amount of space between them there should be an appropriate grouping of house types, form and building lines.

Boundary Treatment: The use of features such as natural stone walls or hedges can provide a quality edge to a street as an alternative to a building frontage.

Enclosure: A strong linked building frontage close to the footway adds character to a street and shared space, parking can be removed from the front of buildings by using rear courts. A lack of formality can also be added to a street through the use of a curving alignment and offsetting building lines.

Design Guidance: Street Layout – Junction Types and Arrangements

The design of street junctions should prioritise the needs of the pedestrian and not the car.

Key Principles

Street Engineering Review to be applied to all



- Junctions should be designed to suit the needs of pedestrians first in terms of visibility and desire lines.
- Street type and use should be key factors when designing junctions.
- A variety of different types of junction should be incorporated in residential areas, creating a quality space and ensuring urban design objectives are prioritised rather than simply using standardised solutions.
- Swept paths for the movement of large vehicles and parking requirements for residents should be taken into consideration.

Further Guidance

Designing Streets Pages 32-39

SCOTS Road Development Guide, p.39 and pp.70-73





Tight Corners: Create an effective measure that slows traffic and creates safer streets for pedestrian users.

Raised Junction: These should not be used as a method to reduce traffic speeds, traffic calming methods should be linear not vertical.

Alternative Street Transition: Different treatments should be used to show transition from one street type to another.

Squares and Offset Roads Alignment: Are effective ways of reducing traffic speed in residential areas.

Bus Penetration: Where it is proposed to accommodate bus provision within residential streets, the geometry of the road layout along with the width of the road and junction design should allow for the safe and efficient operation and manoeuvrability of buses.

Design Guidance: Street Layout – Integrated Parking

A variety of types of parking should be used to improve the character of a street.

Key Principles

- To reduce the visual impact of the development car parking should be carefully designed and be in a way that meets the Councils parking standards.
- To enhance the quality of a street they should be designed to ensure parking is incorporated in a variety of means.

Further Guidance

Designing Streets Pages 40-43 SCOTS Road Development Guide pp.41-42 and pp.145-153





Parking Courts: Enable cars to be taken off the streets.

Integrated Parking: Residential parking can be integrated with shared spaces through the use of appropriate planting and materials, though this would not be considered acceptable where areas are to be adopted by the roads authority.

Inset Boundary Walls: Parking can be integrated into the overall design by using features.



8.5 Character and Identity

- 8.5.1 Many towns are easily identifiable due to specific landmarks either natural or manmade. The scale of development at South Cumbernauld offers a unique opportunity to incorporate distinctive, high quality buildings or landscaping features such as gateways to establish settlement identity.
- 8.5.2 Developers will be expected to provide outline information regarding proposed locations of gateway features to developments and indicate what these features may comprise. Information regarding the phasing of delivery and installation of these features and future maintenance will be expected.
- 8.5.3 Settlement identity proposals should aim to achieve the following:
 - Add local distinctiveness.
 - Contribute to high quality design and place making in the public realm.
 - Add value to the development.
 - Contribute to the protection of built and environmental heritage.

8.5.4 Developers are encouraged to retain existing farmhouses/buildings where possible and reuse/convert these for residential or other purposes. Where this is not possible, traditional material should be reused within the site. This should also be the case where traditional dry stone walls exist within a development area and are not retained for ecological benefit.

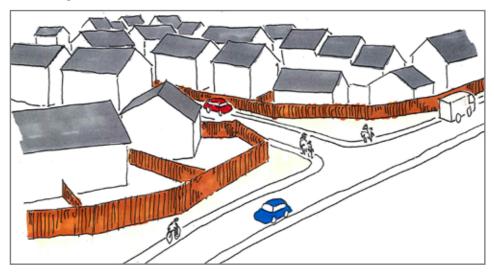


8.6 Sustainable Design

- 8.6.1 Within the CGA orientation of layouts should maximise potential for solar gain within the constraints of the site layout and other design considerations.
- 8.6.2 Given the scale of development, developers should consider the possibilities and practicalities of district heating or combined heat and power, or utilising underground geothermal heating. Other technology to reduce CO2 emissions should also be considered such as ground source heat pumps and solar panels. When considering geothermal heating or ground source heat pumps the potential for ground water contamination should be considered and appropriate safeguards implemented.
- 8.6.3 The masterplan should therefore address sustainability issues in terms of spatial layouts and building orientation, urban form and building design, renewable technologies and green infrastructure. Developers will be required to indicate in their masterplan or supporting Design Statement how sustainability issues have been addressed.

Entrances to developments must be to a high standard and be open and welcoming

Bad Design



Entrances where housing is facing away from the road and are enclosed by back fences will not be considered acceptable.

Good Design



The orientation of the buildings has been considered at this entrance. The buildings can be seen from more than one side and always face onto the road.

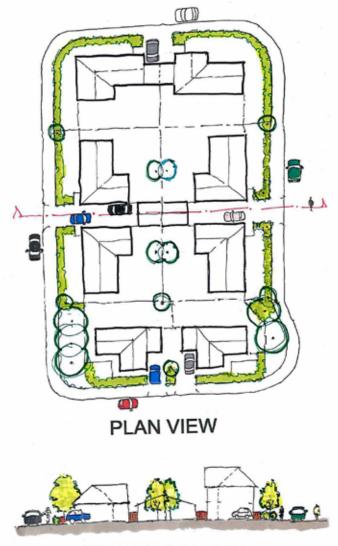
8.7 Housing Densities

- 8.7.1 Housing densities and building heights will be expected to respect the countryside nature of the location of South Cumbernauld, and acknowledge potential visual impacts of development on prominent and sloping sites. Figure 11 indicates the range of densities which developers will be expected to comply with within different development areas of the CGA.
- 8.7.2 Density should vary across the CGA with a gradual reduction in density from areas adjacent to the existing urban area outwards to higher ground. High density development in the form of low rise flatted property, townhouses, perimeter block layouts or terraces may be considered appropriate in locations where this does not result in adverse visual impact. Only low density housing, with appropriately landscaped buffer areas of green infrastructure, will be acceptable on sites bordering nature reserve land in the ownership of the Scottish Wildlife Trust and adjacent to Palacerigg Country Park.
- 8.7.3 Densities shown on the map in figure 11 and throughout the document should be followed. These have resulted from indicative unit numbers based on the considered developable area at each development pocket (10 Palacerigg and 11 Mid Forest) and envisage the CGA approximately reaching its projected overall figure. It is realised that infrastructure requirements and a reduction in the developable area following detailed site investigations may require a reduction in the subsequent numbers of units.
- 8.7.4 Whilst the densities are indicative, developers will require too justify in terms of design solutions, house type, urban form and site layout or landscaping, why applications for planning permission or amendments to planning applications should be granted which exceed the indicative densities.
- 8.7.5 Approximate, indicative residential capacities for each site are shown in the Area Specific Design Requirements sections of the Strategic Development Framework.



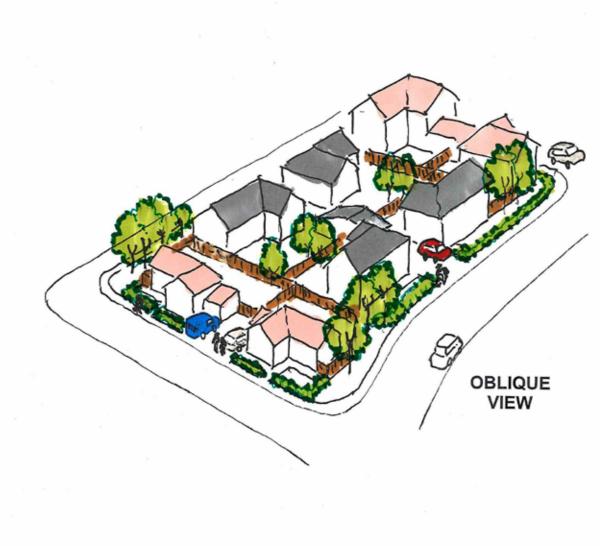
The following images show examples of how different densities of blocks could be represented using the same footprint for a site.

Low Density Areas - form and access





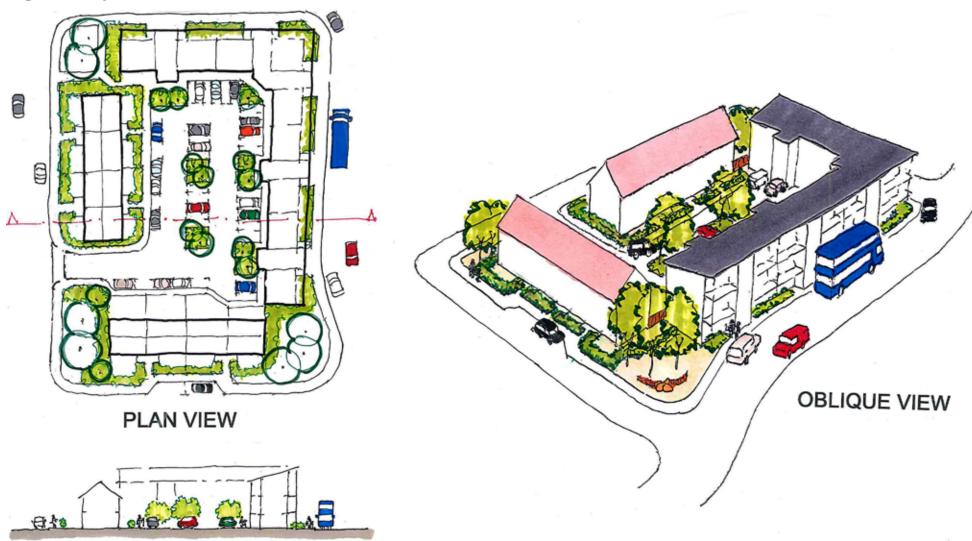
CROSS SECTION



Medium Density Areas - form and access



High Density Areas - form and access



CROSS SECTION

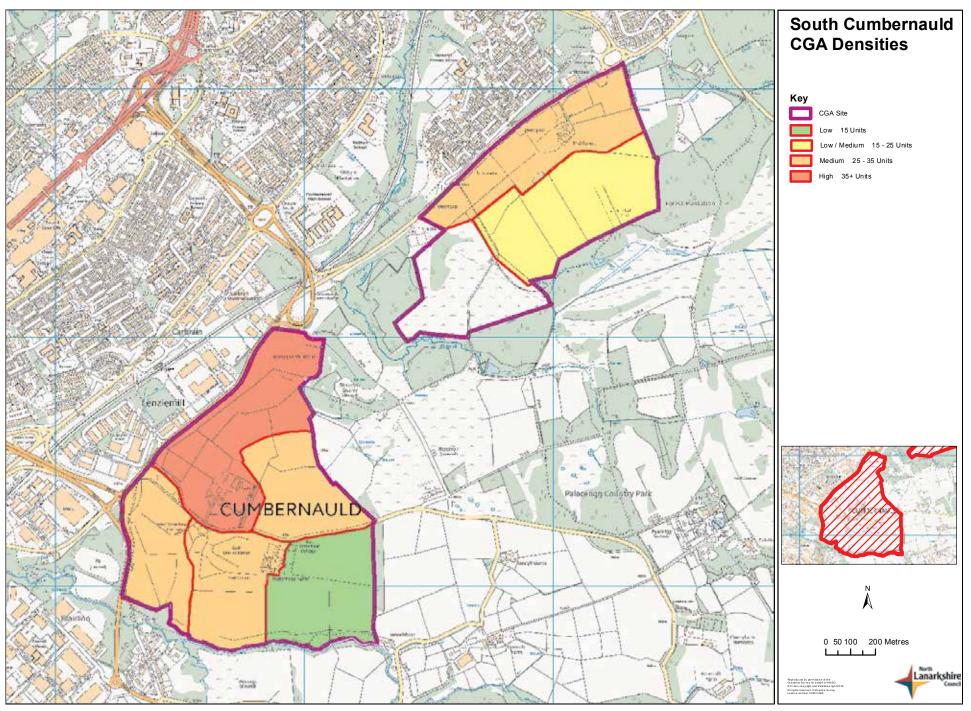


Figure 11 South Cumbernauld Densities Map

8.8 Building Form and Detail

The form and detailing of individual buildings should combine the best of the past and present, combining an understanding of local context and tradition with crisp, contemporary design.

Key Principles

- The design of buildings should respect their context and take inspiration from local vernacular traditions.
- Developments should respect the immediate context in terms of height, massing, building lines, and materials.
- Elevation treatment and window arrangements should be crisp, balanced and well ordered, avoiding fussy 'period' features and detailing.
- A limited palette of appropriate materials should be deployed, again taking account of local context.
- The cartilage of buildings should be well defined, providing a clear demarcation between public and private space.
- The building layout and positioning of windows should provide the requisite levels of privacy, supervision and daylighting.





Further Guidance

Designing Streets Pages 15-27

Balanced Composition: The Terraced housing shown provide a contemporary take on a traditional terrace. The window arrangements, dormers and integral garages are well ordered and the limited palette of colours and materials helps to create a strong sense of unity.

Scale, Massing and Design Detailing: Buildings at key locations such as gateways, and corners should reflect the character and identity of the local built environment. Building lines should be fluid and placed to create interest and to influence movement through the residential area.

Materials: Developers are encouraged to use a consistent range of materials within individual development character areas to reinforce the identity of that area. A limited palette of quality materials is preferred over a range of disparate materials.

Design Detail: Developers are required to indicate their approach to design detailing and the materials palette within a Design Statement for the wider area to identify different character areas across the site. The subsequent submissions for each development phase will provide the detail on the architectural design and the exterior materials palette for each area.

Local Distinctiveness: The elevations on these house types by Ogilvie Homes at the Drum Boness reflect the local context in terms of design, proportions and materials, and there grouping acts as a gateway feature.

Figure 12: The following images illustrate how small and sometimes simple details can add to the character of a development.



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



Use of detailing to add character in key/prominent locations

NB for examples of green infrastructure at the scale of individual buildings that can support biodiversity e.g. bird box, bat box, green walls, green roofs etc. see pages 8-9 of Cumbernauld Living Landscape Green Network Guidance



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



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

8.9 Landscape Framework

"The quality of the environment around the home is almost as important to health and wellbeing as the quality of the home itself" – N.Task – Housing and Public Health: A review of interventions for improving health, National Institute for Clinical Excellent 2005.

- 8.9.1 Due to the prominent location of the site, masterplans will be required to contain proposals for a high quality landscape structure which integrates new development into the site and capitalises on positive existing features. Advanced or early structural planting will be expected to ensure a strategic landscape framework is in place prior to completion of construction.
- 8.9.2 Site boundary treatments will be required to ensure visual integration with the surrounding landscape or urban context. The use of landscape planting of sufficient maturity and scale will be required at key boundary locations. In the absence of existing landscape structures, edge-of-settlement development will be expected to create a positive landscaped edge to the surrounding countryside. Landscape planting specifications will be expected to be of an appropriate size and species to provide a sufficient short-to-medium term impact.

8.9.3 Residential development within the CGA must fully integrate with the landscape setting and contribute significantly to maintaining and improving environmental quality with high quality layouts and buildings designed to safeguard the character and setting of the site. Developers will be expected to design or adapt house types, to take account of site location, setting and topography as a means of achieving a unique sense of identity. As identified in 8.2.1 engineered platforms are likely to interrupt and conflict with the flow of the landform and appear out of scale, therefore major alterations to site topography, the use of building platforms and significant earth moving works will be discouraged, except where considered clearly necessary. The more visible elevated areas south of Palacerigg Road and within some areas of Mid Forest should incorporate structural planting in-order to reduce visual impact from mid and long range views into the site.

- 8.9.4 Residential layouts and overall landscape design within the masterplan must demonstrate that it has:
 - Examined landform, slopes and contours and seen where the development can integrate into the existing landform.
 - Undertaken a landscape analysis and visual impact assessment to determine how development will fit within the existing landscape.
 - Defined and taken account of variation in landscape character across the site.
 - Identified vegetation to be retained or enhanced within and around the site.
 - Established ground, subsoil and hydrological conditions.
 - Examined where the development can enhance existing biodiversity and hydrological patterns.
 - Taken account of existing service information from utility companies.
 - Allocated areas for open space, leisure and recreational uses rather than residential.
- 8.9.5 Boundary treatments will be expected to help define the development's urban form and character. Boundary walls or railings should be of an appropriately high design quality particularly along key routes and at boundaries with other residential character areas.

- 8.9.6 Existing field boundaries and existing field boundary layouts should be retained where possible. These form structural elements and important habitat and wildlife corridors and should be conserved and enhanced where possible. Existing stone wall boundaries should be retained where possible as landscape and wildlife features, however where they are to be removed, the material should be retained and recycled in new landscape features.
- 8.9.7 The location and scale of habitat buffer zones between new development and areas of conservation interest will help to reinforce and define boundaries between different land uses. The scale and design of habitat buffer zones needs to be carefully considered, however, rather than apply a fixed distance buffer between sensitive areas and new development which relies on distance alone we would prefer to see the habitat buffer zones designed to include changes in level and actively planted to encourage the creation of a natural habitat and green corridor to encourage wildlife and discourage people. If this design approach is adopted then average buffer distances could be reduced, however as shown in figure 13 there should be a minimum buffer distance of 20 metres.
- 3.9.8 The use of appropriate colours in building materials to reduce impact should also be considered and may be specified in Matters Specified in Conditions. Further guidance and advice is contained in PAN 44 Fitting New Housing Development into the Landscape.
- 8.9.9 Landscape analysis should use the constraints and opportunities presented by the site to produce appropriate and imaginative design solutions. The original landform should be retained whenever possible and the creation of building platforms kept to a minimum. The design principles behind the layout must be explained in the masterplan and Development Framework.



existing woodland / SINC area BUFFER ZONE ADJACENT TO RESIDENTIAL AREA residential development 20m stand-off bund existing woodland / SINC area SUDS 20m stand-off swale BUFFER ZONE ADJACENT TO ROAD road footpath Figure 13 Functional stand-off Buffer distances

Use of Trees

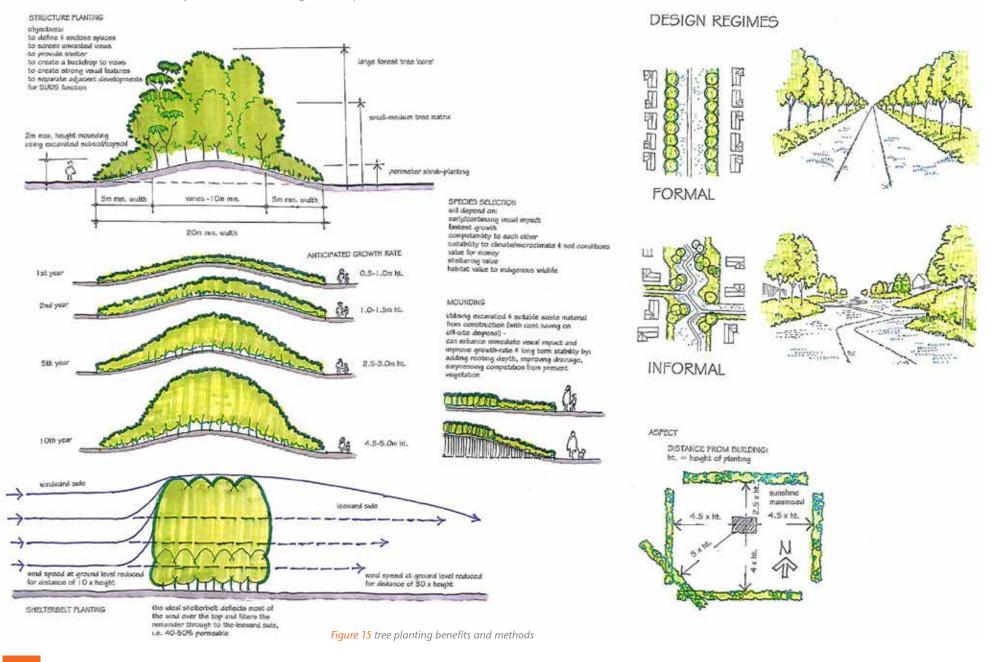
- 8.9.10 Trees in the form of tree belts and strategically located standard specimen trees should be used to provide a leafy character to areas and to soften the visual impact of new development when viewed from a distance. Planting of small shrubs in public areas is less favoured due to future maintenance issues. Using certain species or species mixes and native varieties will help define the character areas and soften perceived adverse impacts. Additionally trees should be used as part of the site sustainability strategy to provide shelter in winter and shade in summer and reduce its carbon footprint.
- 8.9.11 Masterplan landscape proposals will require too include outline information regarding proposed locations and potential species to be planted at site edges, along key routes within the site and in public areas such as a community hub. Tree planting and associated landscaping proposals will be expected to provide an attractive setting for new development and public spaces. Planting in proximity to key footpaths and streets should be considered within the layout but should not adversely impact on road safety, buildings and footpaths or result in high maintenance requirements.

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



Figure 14 Advanced trees and hedgerow planting along key routes adds character and defines an area – Gartcosh Business Park

South Cumbernauld Community Growth Area - Strategic Development Framework



Use of Water

- 8.9.13 The existing wetland environment around the CGA provides an opportunity to use water to enhance the character of new developments. Water bodies, swales and wetland areas created as part of SuDS should provide an attractive setting, drawing on the natural character of surrounding wetlands and water bodies. Water bodies are known to add to the attractiveness of development, and views over existing and new water bodies from properties, paths and public spaces should be used to enhance the character of development. Design principles to highlight and capitalise on existing and new water features will add to the identity of the CGA and help promote the principles of the Cumbernauld Living Landscape project.
- 8.9.14 Masterplan proposals must include information regarding the location and type of new water bodies and should be based on ecologically friendly design principles. Planting associated with water bodies should contribute to the connectivity of habitat networks.









Figure 16 Images to illustrate best practice of SuDS and other natural water infrastructure solutions credit: Neil McLean

8.10 Formal Play Provision

- 8.10.1 In a situation where the Council is not providing play equipment and where a landowner or a number of land owners is/ are not willing to pay the amount identified section 7.10 to the Council, developers must make this known as they will be expected to provide this themselves and provide the standard and level of equipment identified in this section. It is the Council's preferred option to provide future maintenance, however where the play area is not transferred to the Council the developer will require too arrange factoring agreements for future management and maintenance.
- 8.10.2 The will require to be one large centrally located play facility on each site, which shall be on land retained by, or transferred to the Council for future maintenance purposes. The fenced, equipped play area should be a minimum of 2,000 sq. m. additionally a multi-use games area (MUGA) at least 13m x 20m in area should be provided along with adequate additional space to accommodate this i.e. an additional 750m minimum area for the MUGA. (The MUGA is a space saving alternative to a 2,500 sq. m grass kick-about area required for sites over 200 dwellings). The outer edge of the play area should be situated a minimum of 15m from the curtilage of any dwelling and a minimum of 20m from the building but should however be subject to passive surveillance.
- 8.10.3 The play facility should include equipped play space for children from toddlers to teenage years with the MUGA equipped for ball games the preference being for a synthetic grass surface. The play area should be designed to contain a wide range of play equipment suitable for the age range and be fenced and dog proofed. It should be designed to reflect the natural environment with durable predominantly wooden equipment made from Class 1 or Class 2 hard wood (e.g. Robinia or Oak) to give a natural looking play area and should include contouring and other natural features such as boulders for playing or sitting on.
- 8.10.4 The play area should be centrally located in the development so that none of the homes in the development are more than 750m away from the play facility. The play area will be developed in phases as funding becomes available from the housing developers as the development of the site progresses.
- 8.10.5 The types and quantity of equipment to be provided as each phase develops will be confirmed at Matters Specified in Conditions stage, however the first phase of the play area development should be for primary school aged children but contain both flat and cradle seat swings. The MUGA would be the last phase of the play facility with play equipment to extend the age range of the play area being added before the MUGA is constructed. The area for the MUGA should be maintained as grass to provide a ball games area until the MUGA is constructed. Play services within Culture NL should be contacted regarding specific play requirements.
- 8.10.6 In addition to the requirements described above for each site, the planning guidelines for minimum space standards for a major development of over 200 dwellings require a total minimum play space of 6,000 sq.m which can come from other open space within the development. Developers may wish to consider forming some open space in the form of a village green or similar feature which could act as a community focal point.

8.10.7 Play area locations are approximate developers should confirm locations and size of equipped and non-equipped elements within their site masterplan for future discussion with planning service staff.

Examples of formal play







New Play Facilities at St Monica's Play Area, Kirkwood - Coatbridge and Clyde Park, Strathclyde Park - Motherwell

9 Site Specific Design Guidance

9.1 Design Elements

- 9.1.1 The South Cumbernauld Community
 Growth Area is located immediately south
 of, and adjacent to, the existing built up area
 of Cumbernauld. The area is separated from
 the existing urban area by a local distributor
 road, Forest Road-Lenziemill Road, and by
 the Glasgow-Falkirk railway line. The site is
 also bounded to the east and west by Forest
 Wood and Luggiebank Scottish Wildlife Trust
 wildlife reserves respectively.
- 9.1.2 The CGA sites consist of two parcels of land, amounting to approximately 76 hectares at Palacerigg and 52 hectares at Mid Forest. The areas are physically separated by 700 metres which contains a wooded valley, part of which is a Scottish Wildlife Trust wildlife reserve.
- 9.1.3 Palacerigg is located on both north and south facing aspects with the existing Palacerigg Road generally acting as the divide between the two slopes.
- 9.1.4 Mid Forest is situated on a north facing slope to the south of Forest Road. At Mid Forest topography ranges from gently sloping land near the existing woodland, around the edge of Cumbernauld, to fairly level ground in higher parts of the area.

- 9.1.5 This variety of features means that the CGA sites have specific site design requirements. These are indicated in the Development Area Maps and in the text for each Development Area. Developers must demonstrate how they intend to comply with the SDF site specific requirements within their masterplan submission.
- 9.1.6 Where developers wish to diverge from key site specific requirements, for example where ground conditions constrain site specific requirements or for valid design reasons, they will require to provide a reasoned justification for this within the site constraints and design development section of submitted masterplan documents.

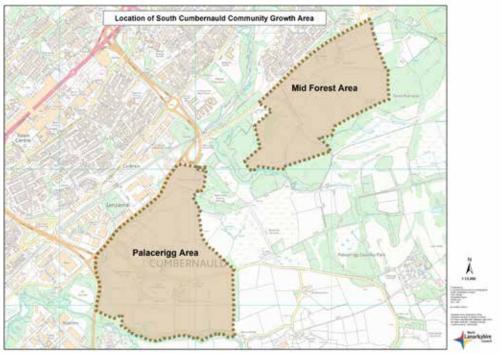


Figure 17 – Development Sites within the Community Growth Area

- 9.1.7 The following design elements should be indicated in plan and text form in CGA masterplan proposals.
 - Access proposals and strategy, this should indicate key vehicular, pedestrian and cycle access proposals to allow direct and permeable access within the development area to adjacent centres, public transport nodes and future development areas.
 - Locations for equipped play provision and open space these should be based on compliance with equipped play and open space provision guidelines (See Appendix 04). If developers have doubts regarding what is required they should seek clarification.
 - Proposed locations of strategic SuDS storage measures.
 - Noise mitigation measures proposed for sites as identified in the section 7.15 Pollution Control (Noise).
 - Retained landscape features and proposed new landscaping and structural planting.
 - Locations for green infrastructure/habitat networks and details of their proposed function and interaction with built areas. i.e. How and at what locations will green networks be accessed?
 - Descriptions of proposed locations of character areas, design elements and how these will be achieved.
- 9.1.8 Developers should refer to Green Infrastructure recommendations by SWT as included in the Cumbernauld Living Landscape Green Network Guidance regarding the CGA and where study proposals apply to their sites developers should advise where relevant what measures they have taken to incorporate proposals within the masterplan.

9.2 Built Form

- 9.2.1 It is anticipated that most development will be two storeys in height however some three or four storey flatted /town house development may be considered in appropriate locations. Blocks of 2 storey buildings with commercial uses on the ground floor and residential above may also be considered acceptable in areas associated with community facilities.
- 9.2.2 Due to the nature of the landform of the site the use of stepped ridgeline housing should be considered on steeply sloping sites. This will reduce the requirement for creating platforms and retain the character of the existing landscape.
- 9.2.3 The use of pends linking streets to other streets is a feature of Scottish traditional built form that could be reflected as links through areas of flatted or terraced housing to parking areas. Design should ensure that pends do not restrict access for service and emergency vehicles.

9.3 No Build Zones

Cumbernauld Model Aircraft Club

- 9.3.1 An area in the Eastern portion of the Palacerigg development area is adjacent to a landing strip used by the Cumbernauld Model Aircraft Club. This was originally identified as an 'exclusion zone' in the South Cumbernauld CGA Concept Statement (2010) to prevent conflict between flying club activities and new housing development.
- 9.3.2 There is a requirement for a 500m buffer zone from the Point of Launch (POL) of the Model Aircraft Club to garden boundaries. This is to ensure compliance with Department of the Environment's Code of Practice on Noise from Model Aircraft 1982 and protect the amenity of residents of the development from noise disturbance.
- 9.3.3 It should be noted by developers that there are individuals who fly larger model aircraft which come under additional jurisdiction of the Large Model Association. It is recommended developers contact this organisation and the Civil Aviation Authority regarding any further safety design requirements.

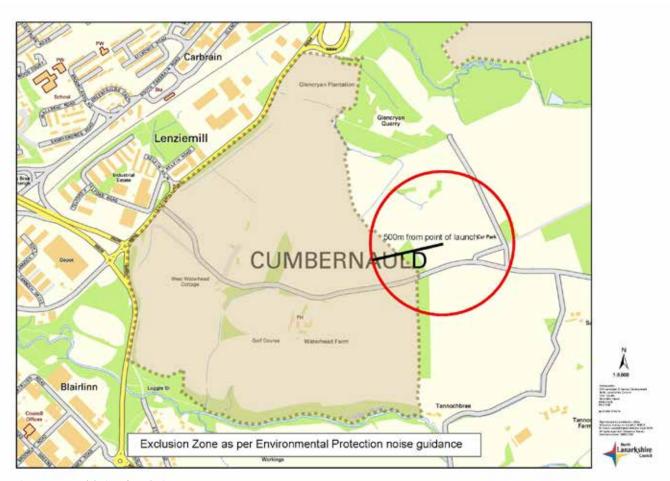


Figure 18 - Model aircraft exclusion zone

Glencryan Area and Luggie Water SINC

- 9.3.4 The topography of the Glencryan area is relatively flat to the south running into the slope down to Forest Road in the north. Visually, this site is open to views from Abronhill and larger parts of Cumbernauld. The western part of the site is limited in terms of development potential due to ground conditions.
- 9.3.5 Glencryan is bounded on two sides by SINC sites and is intersected by a number of well established paths that link the Abronhill area with the Glencryan Woods, Forest Wood Wildlife Reserve and to Palacerigg Country Park. The vegetation in the area is generally unmanaged, naturally regenerated scrubland and as such provides a, excellent habitat for a number of LBAP species it also provides both a visual and a habitat transitional area from the open grassland to the heavily vegetated Glencryan Woods.
 - Strong existing field boundary to the east to be retained and enhanced to provide a buffer zone to the development and a Green Infrastructure route to the south western underpass and linkage to existing established path routes.

- Masterplan to demonstrate full integration of established path routes with entry points from the development areas to ensure connectivity into the wider landscape.
- 9.3.7 The Luggie Water SINC is designated as a riparian corridor with woodland and scrub and includes a herb rich meadow to the north. It contains a diverse mix of broadleaved trees, with a species rich ground flora. Several protected species use
- the site including otters, and there is also potential that bats use the trees as roosts and also for foraging and commuting.
- 9.3.8 The site provides excellent connectivity to the wider countryside allowing species movement; a key asset in protecting the local wildlife. Any development in this area would require a buffer between the woodland and the development footprint to protect the woodland, and the habitat it provides.



Figure 19 Environmentally sensitive areas

Palacerigg Area

Location
Area Context
Green Infrastructure
Ground Conditions and Constraints
Constraints Maps
Proposed Masterplan Guidance

10 Palacerigg

10.1 Location

10.1.1 The South Cumbernauld Community
Growth Area is located immediately south
of, and adjacent to, the existing built up area
of Cumbernauld. The area is separated from
the existing urban area by a local distributor
road, Forest Road/Lenziemill Road, and by
the Glasgow-Falkirk railway line. The site is
also bounded to the south by Luggiebank
Wood Wildlife Reserve.

10.2 Area Context

- 10.2.1 Topographically, the Palacerigg area sits on the south western end of the ridge that runs south west to north east upon which the Mid Forest site is also situated further to the east. At Palacerigg the Luggie Water is located to the south of the development site. The steep sides of the burn create an arc of slope in a "C" shape around the high, flatter ground to the north east where it forms part of the plateau which eventually runs into the Slamannan plateau.
- 10.2.2 The Palacerigg site is bisected by Palacerigg Road which rises steeply from Lenziemill Road in the west towards Greenside, it then follows the ridgeline running towards Palacerigg Country Park in the east.
- 10.2.3 The Palacerigg site is visually remote from the rest of Cumbernauld, divided by Lenziemill Road, by distance from residential areas and also by a greater height difference and established vegetation upon it. It has longer distance views to the Town Centre area.

- 10.2.4 Luggiebank is the closest area of settlement, but this is a small, linear satellite village to Cumbernauld set in its own topographical area adjacent to the Luggie. It too is visually separated from the proposed development by the steep sided and wooded Luggieburn, although it is close enough to be visually influenced by it.
- 10.2.5 The site is sparsely vegetated with the main vegetation being hedgerows, field boundary treatments and areas of naturally regenerated scrub. There are some planted shelterbelts, in varying states of maintenance and density and there is the band of well established native woodland along the banks of the Luggie which comprises part of the Luggie Water Site of Importance for Nature Conservation.

- 10.2.6 The Palacerigg site has never had significant residential development upon it, the only buildings have been farm steadings of Greenside and Waterhead with their associated cottages and agricultural buildings. The Waterhead farm steading has developed in recent years to include a golf course and driving range which extends down the southern slopes towards the Luggie.
- 10.2.7 The built-up area adjacent to the Palacerigg site is dominated by the Lenziemill and Blairlinn Industrial Estates. Both are traditional type industrial estates consisting of various industrial units with fragmented ownership, developed in the 1960s and 1970s.
- 10.2.8 Within the site is the current Palacerigg nine hole golf course and driving range. This has a number of well developed tree belts as well as individual mature trees. Within close proximity there is the council owned golf course within the Palacerigg Country Park.

10.2.9 To the south is the small village of Luggiebank, situated along the B8039 Stirling Road. It has around 30 houses and is essentially built around two streets, the older part of Stirling Road and newer houses on Blairlinn View. The Village has some history and houses are displayed on the north bound side of Stirling Road in the 1864 Ordnance Survey map. Its name comes from the Scots word 'Luggie' meaning a wooden bucket with handles. The associated glen is now a nature reserve managed by the Scottish Wildlife Trust.

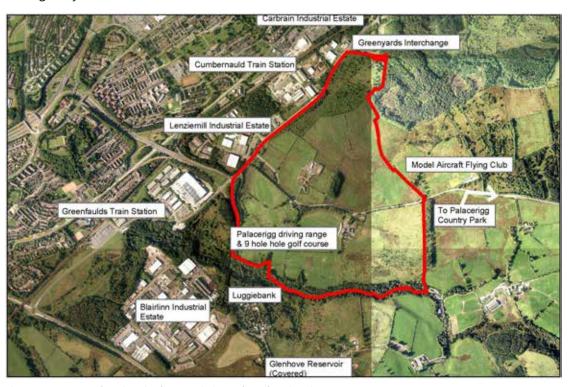


Figure 20 Important locations in close proximity to the Palacerigg site

10.3 Green Infrastructure

- Create and identifiable Green Network

 A multifunctional Green Network should run through the developments. This should connect communities to local amenities and reinforce habitat networks.
 The Green Network should include a wide multi-user path access path and natural habitats.
- Deliver a functional habitat buffer zone The site layout should incorporate a functional buffer between buildings/gardens and the surround SINCs. The buffer surrounding the Luggie Burn SINC should be carefully designed to consider the hydrology of the wetland habitats. Houses should be designed and orientated to provide natural surveillance over the buffer zones. See Figure 13 in Section 8.
- SuDS as entrance features Naturalised SuDS should create wetland features that replicate natural systems and be attractive entrances to the developments. The Scottish Water adopted SuDS at Wardpark, Cumbernauld, have demonstrated the benefits of naturalised SuDS and this partnership approach with the Scottish Wildlife Trust could be replicated.

 Create a network of hedgerows, grasslands and wetlands within the site
 Presently there is ecological connectivity within the site because of the network and mosaic of hedges, trees, shrubs, scrub, grasslands and wetlands; all of which allow wildlife to move more easily across the landscape. There is an opportunity to retain connectivity by carefully designing

in and protecting key natural features

already present on site.

- Connect the Green Network to the streetscape and shelter belt planting
 The Palacerigg site is in a highly visible location with a well-used road running through the middle. The development will have a significant impact on the landscape characteristic of the area, and where shelter belts are required they should connect to the wider woodland network. Trees and hedges should follow new roads and paths to create new connections. Native species of local provenance such as common alder, rowan and birch should be considered along paths.
- Integrate the access strategy to the Green Network and local amenities - An access strategy should encourage people to use active travel. As the proposed community facilities will take time to be delivered the connections to local schools, shops and leisure activities need to be carefully considered.
- Improve Forest Road crossings There is only one crossing place that connects the town centre and public transport links to the site. Further crossings need to be considered and should link into the Green Network and the Core Path Plan. Further consideration should also be given regarding how the site connects to the Mid-Forest site.
- **Upgrade existing core paths** North Lanarkshire Council has initiated a program of works to upgrade the existing core path (140) that currently follows Palacerigg Road (B8039) running through the site, this is one of the main pedestrian links to Palacerigg Country Park. The Council will look to work with developers to continue the improvement works to this to create a safe connection between the town centre and the country park. Retaining existing hedgerows and introducing native planting along this will help form a Green Network. Where this is case maintenance/management agreements will need to be in place.

10.4 Ground Conditions and Constraints

- Design transitions to natural places The
 off road connections to Luggiebank,
 Glencryan woods and Palacerigg Country
 Park should be seen as a key feature/asset of
 this site. However, the transitions between
 spaces need to be considered carefully.
 These gateway features must make users
 aware of the change in ownership and land
 use and encourage responsible access.
- Protect existing SINCs The SINC to the north of the site should be protected as this area is of very high biodiversity value. This area could be managed for people and wildlife to offset the environmental impact of developing other areas. It should be noted that all SINCs are subject to review by the Council in consultation with SNH.

Geotechnical Risks

Made Ground

 Localised deposits of made ground associated with past development activities including former and existing farm buildings should be anticipated within the site.

Weak Natural Deposits

• Information on geological maps indicates that alluvial deposits may be present in the south of the site.

Mineral Stability

It appears that coal and limestone seams may lie at shallow depth below the north-eastern and western parts of the site. No records of mine workings have been identified, however, if unrecorded mining of these seams has taken place then there could be a risk of mineral instability in these areas.

Mine Entries

An old mine adit is shown on the geological map to lie on the north-eastern boundary of the site.

Flooding and Drainage

There are several minor watercourses run through and along the boundary the site. A small part of the site extends into the functional floodplain (medium probability fluvial extent) of the Luggie Water.

Published SEPA flood maps show that parts of the site may be at risk of surface water flooding.

Scottish Water Constraints Map

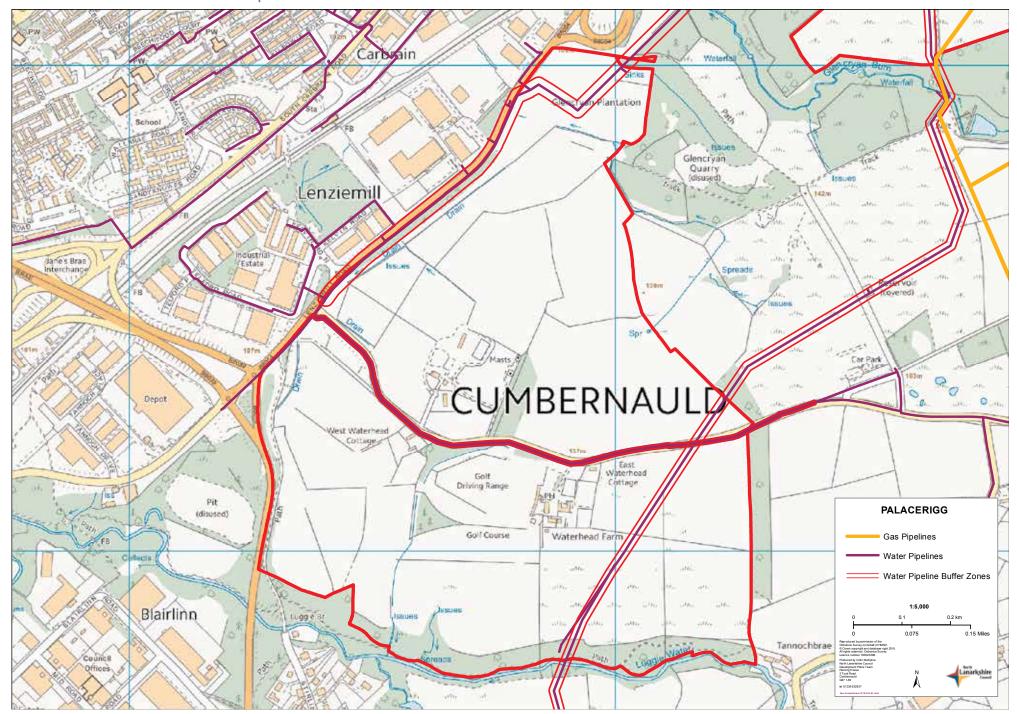


Figure 21 Water pipes going through the Palacerigg site

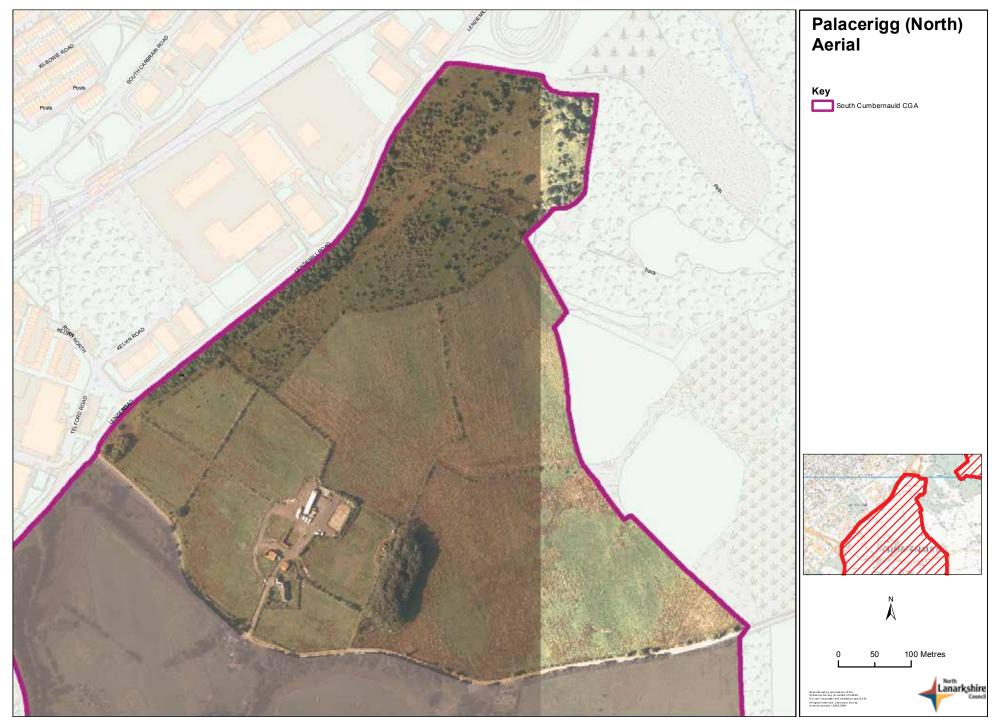


Figure 22 Palacerigg Aerial (Existing vegetation to be retained)

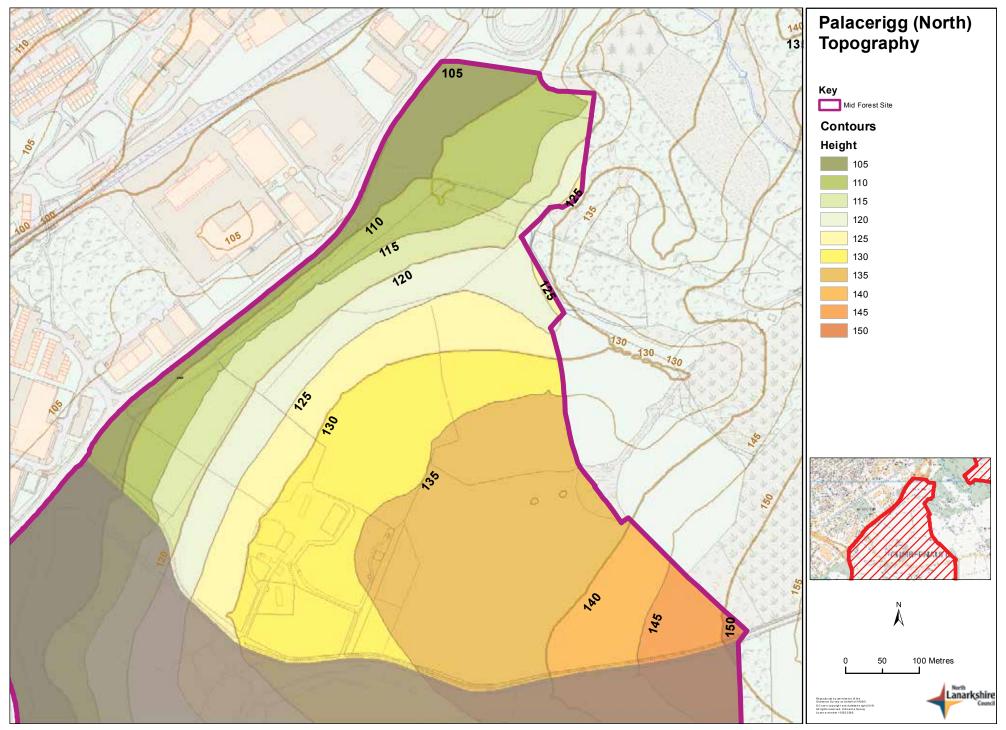


Figure 23 Palacerigg Topography (Constraints)

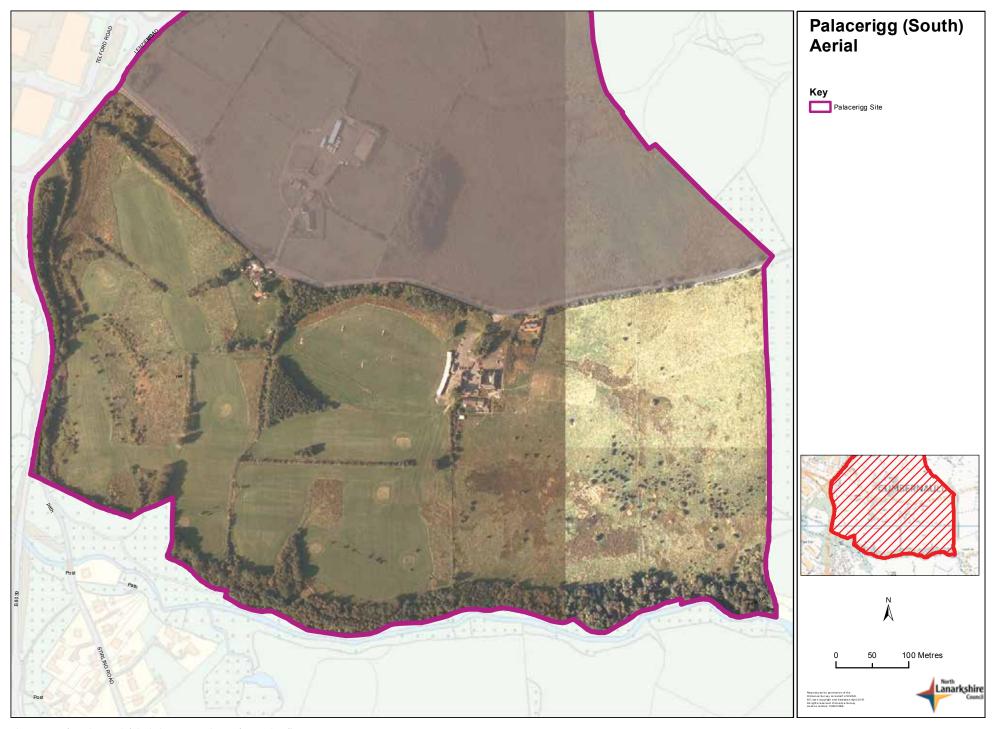


Figure 24 Palacerigg Aerial (Existing vegetation to be retained)

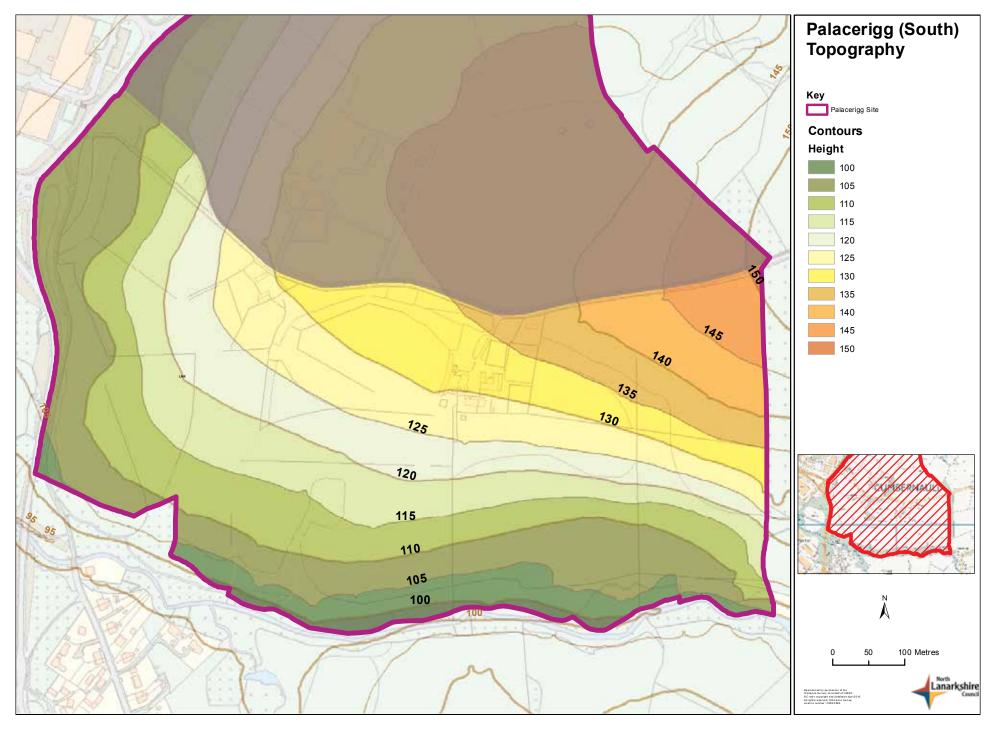
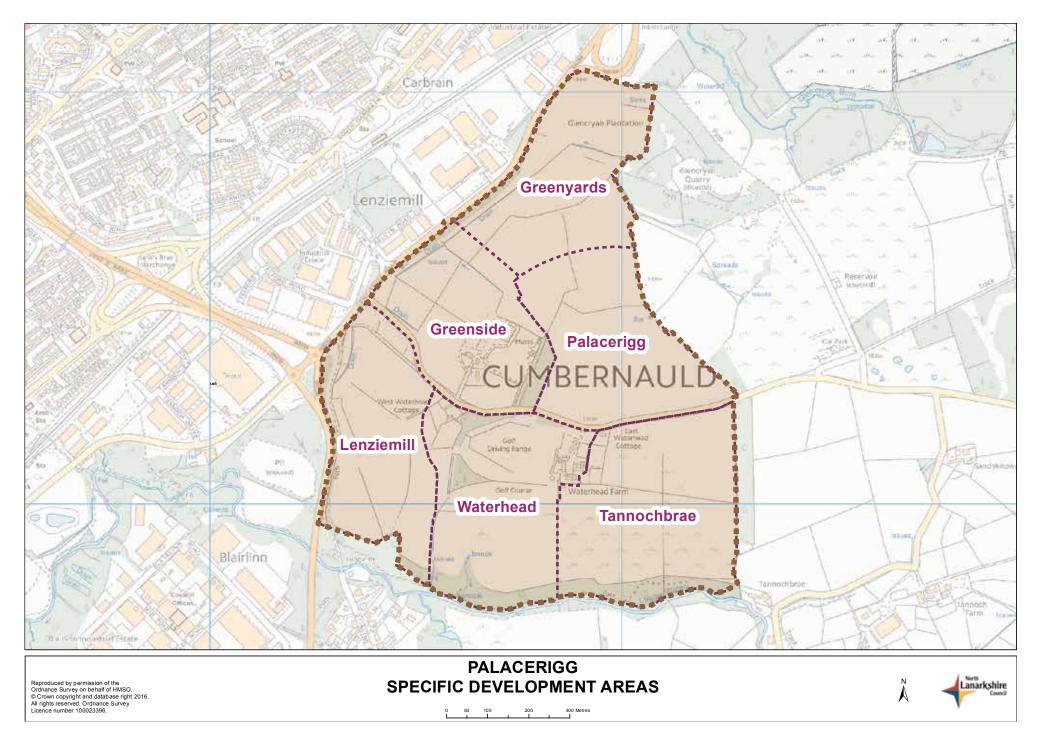


Figure 25 Palacerigg Topography (Constraints)



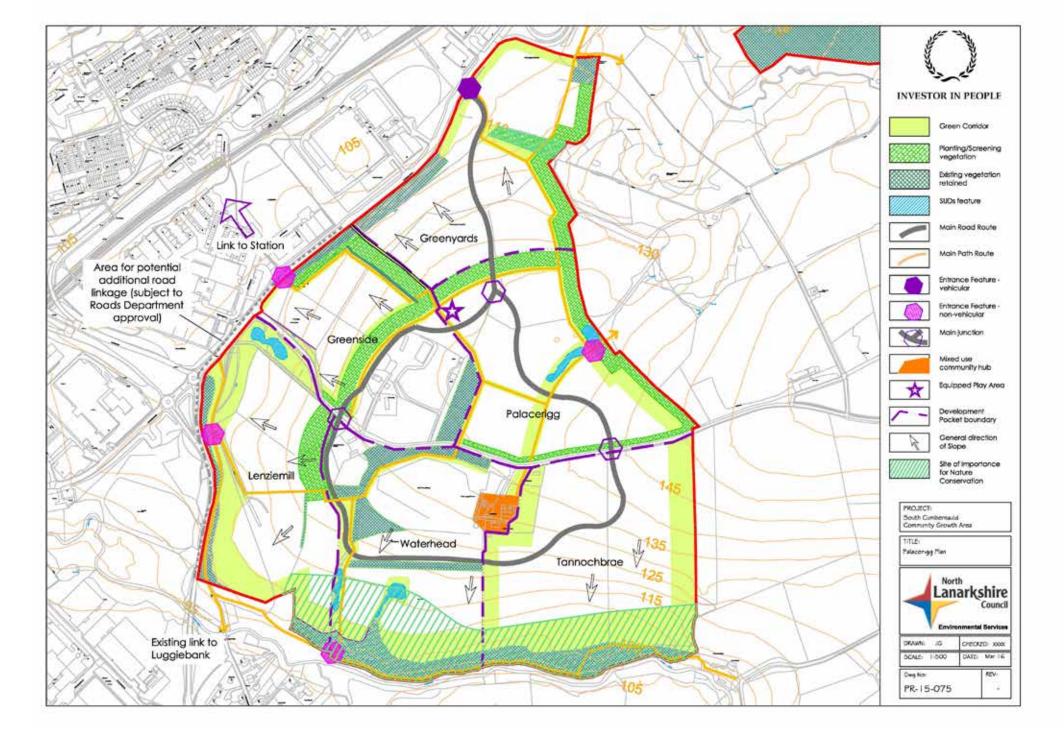


Figure 27 Palacerigg Overview Masterplan guidance

Notes

Palacerigg

10.5 Development Areas

10.5.1 Greenyards

10.5.2 Greenside

10.5.3 Palacerigg

10.5.4 Lenziemill

10.5.5 Waterhead

10.5.6 Tannochbrae

NB The indicative development capacities shown in this section are for illustrative purposes only and are subject to review at the masterplan stage.

10.5.1 Greenyards (13.25ha)

Indicative capacity 300 Dwellings

This area is to the north of the Palacerigg development area where the land falls down towards Lenziemill Road. This makes it a suitable location for a northerly road connection into the site. At present the area is sparsely vegetated with naturally regenerated scrubby species typically found in poor farmland.

Development in this area would be limited due to the slope of the site. Topographically the land is moderately steep, approximately 1:9 in the main, with a flat area in the northernmost part of the site adjacent to the Greenyards interchange. This is also the wettest and lowest part of the site.

The area is bounded to the east by the Glencryan Woods SINC area, of which, a small area juts into the development site. Established, natural woodland bounds this area to the east and within the site plantation area. There is also an established line of woodland planting adjacent to Lenziemill Road on an artificial bund. This screen blocks short distance views into the lower part of the site from the industrial developments along the northern side of Lenziemill Road.

Area Specific Design Requirements

Proposed use: Residential

- Existing buffer and bund along Lenziemill Road to be retained to screen edges of potential development platforms, but with breaks created to allow for managed views into site and the creation of non-trafficked routes from residential areas.
- Masterplan to indicate proposed species, mature heights and extent of buffer area to the Glencryan Woods (to the east). Access points into the woods to be managed and enhanced to provide protection to sensitive habitats.
- Northern area lends itself to extensive SuDS development in keeping with natural hydrology. Assessment should be made as to whether this could be a combined pond/wetland feature to further buffer and enhance, the edge of the SINC area to the east, and provide a suitable open space entrance feature to the whole Palacerigg road network.
- Housing layouts should seek to reinforce entrance gateways and main junctions.
- Stepped ridgeline housing should be considered on steeply sloping sites.
- Consideration should be given in the masterplan to the presence of nearby industrial uses and waste facility.



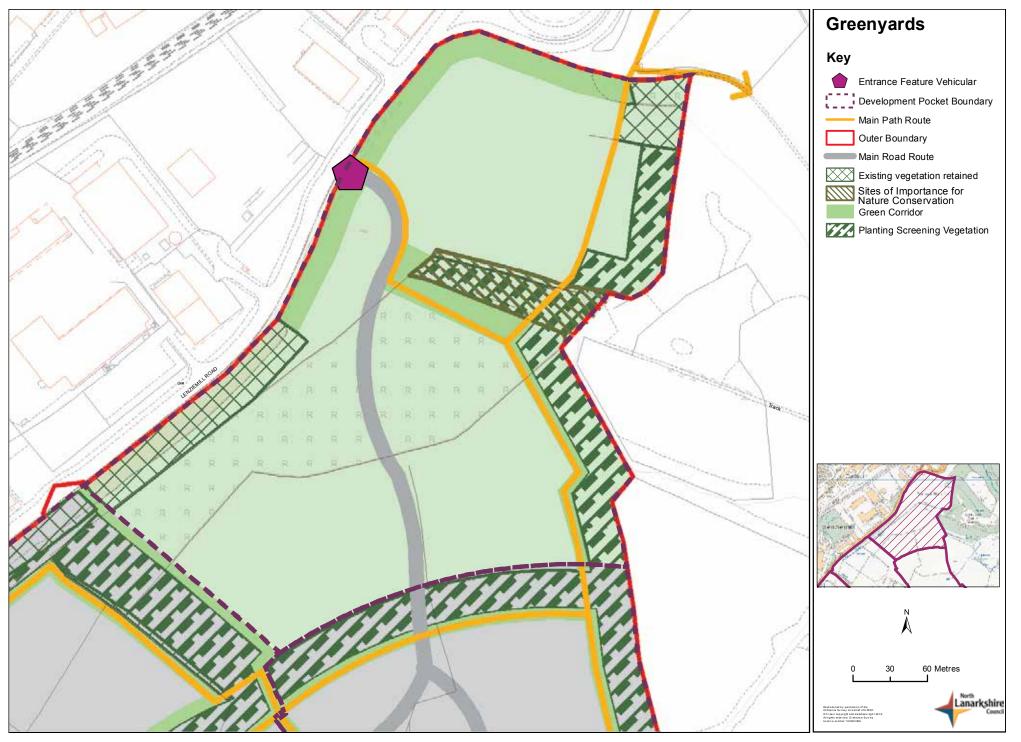


Figure 28 Greenyards

10.5.2 Greenside (12.63 Ha)

Indicative capacity 280 Dwellings.

Adjacent to the south western boundary of the Greenyards area, Greenside takes up an area of the slope, approximately 1:9, adjacent to Palacerigg Road and the area associated with Greenside Farm, which site on the top edge of the slope. As such this area has an open aspect to the north-west across to Lenziemill.

This area has a continuation of the established line of woodland planting adjacent to Lenziemill Road on an artificial bund. This screen blocks some short distance views into the lower part of the site from the industrial developments along the northern side of Lenziemill Road, although it is limited in this area.

The area is bounded to the south east by an existing, mainly coniferous, shelterbelt. This area of plantation is in good condition and should be enhanced.

Area Specific Design Requirements

Proposed use: Residential

- Existing buffer and bund along Lenziemill Road to be retained to screen edges of potential development platforms.
- Masterplan to indicate line of screening along top of slope to provide some screening and shelter to potential development sites on the flatter area of the site. Views into the site to be managed and co-ordinated with potential Green Infrastructure routes.
- Existing shelterbelt to the south east to be retained and enhanced with suitable buffering to its edges to ensure its long term viability.
- Masterplan to indicate retention, enhancement and replanting of hedgerows adjacent to Palacerigg Road to the east.
- Requirement to tie-in to a Green Infrastructure route from the Palacerigg development towards Cumbernauld Station.
- Stepped ridgeline housing should be considered on steeply sloping sites.
- Sufficient buffers should be provided around existing buildings to protect the amenity of existing residents.
- Consideration should be given in the masterplan to the presence of nearby industrial uses and waste facility.



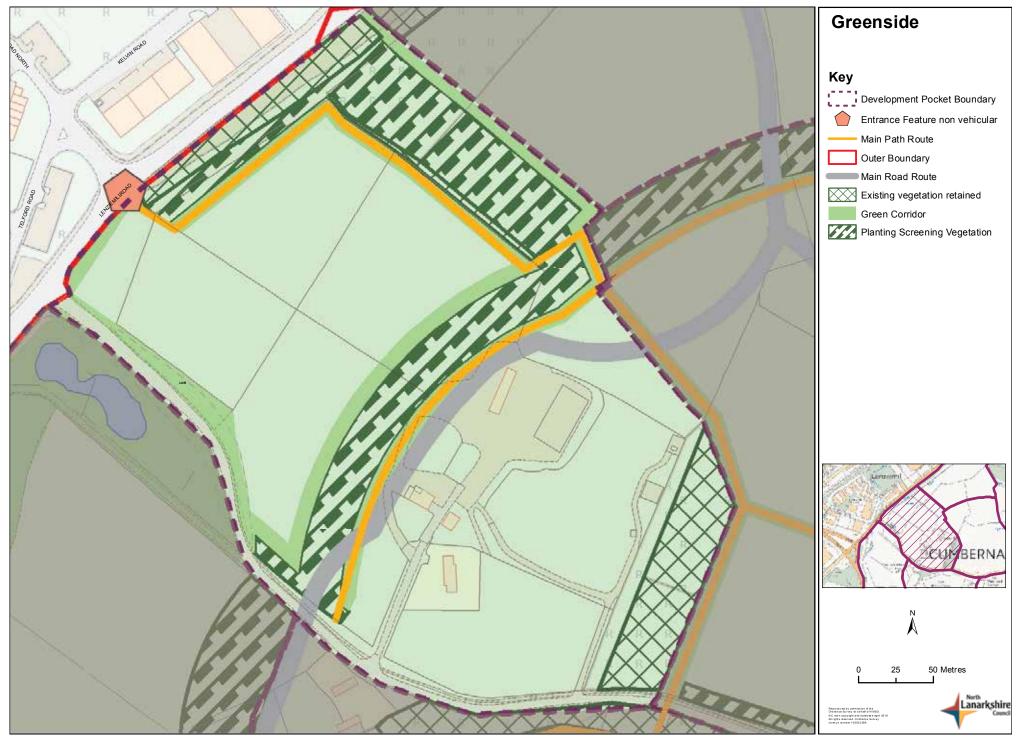


Figure 29 Greenside

10.5.3 Palacerigg (14.11ha)

Indicative capacity 220 dwellings.

This area lies on the flatter portion to the north of Palacerigg Road. The topography here forms a shallow basin which drains to the east into the Glencryan Meadow SINC area, which forms a small part of the eastern boundary of the site. Due to the proximity to this SINC and the natural hydrology of the area, the central part of this site should be utilised for a Central Green Infrastructure Spine, which will connect with Green Infrastructure routes running down to Cumbernauld Station and linkages to Luggie Water and Palacerigg Country Park.

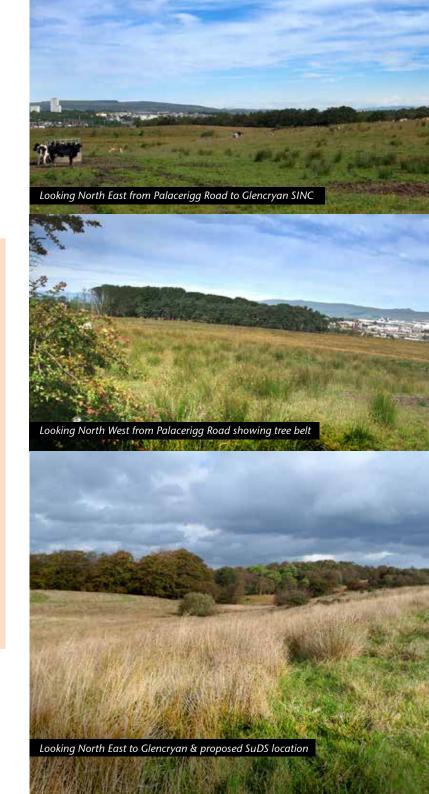
This area is suitable for residential development with supporting facilities, i.e. open space and play provision.

The proximity of a model aircraft club will have implications for the design and location of development in the south eastern corner of the development site as explained in section 9.

Area Specific Design Requirements

Proposed use: Residential / Play Area

- Combined open space/SuDS feature to form a central open space for the development. Use should be made of seasonal, shallow attenuation basins to enhance the open spaces which the residential development can look over.
- Masterplan to indicate line of screening along top of slope to the north of the site, where this area bounds the Greenyards area, providing some screening and shelter to potential development sites on the flatter area of the site. Views into the site to be managed and co-ordinated with potential Green Infrastructure routes.
- Masterplan to indicate retention, enhancement and replanting of hedgerows adjacent to Palacerigg Road, with suitable stand-off spacing which could be utilised for tertiary path routes.
- Houses should be orientated to overlook open space and water features.
- Housing layouts should seek to reinforce entrance gateways and main junctions.



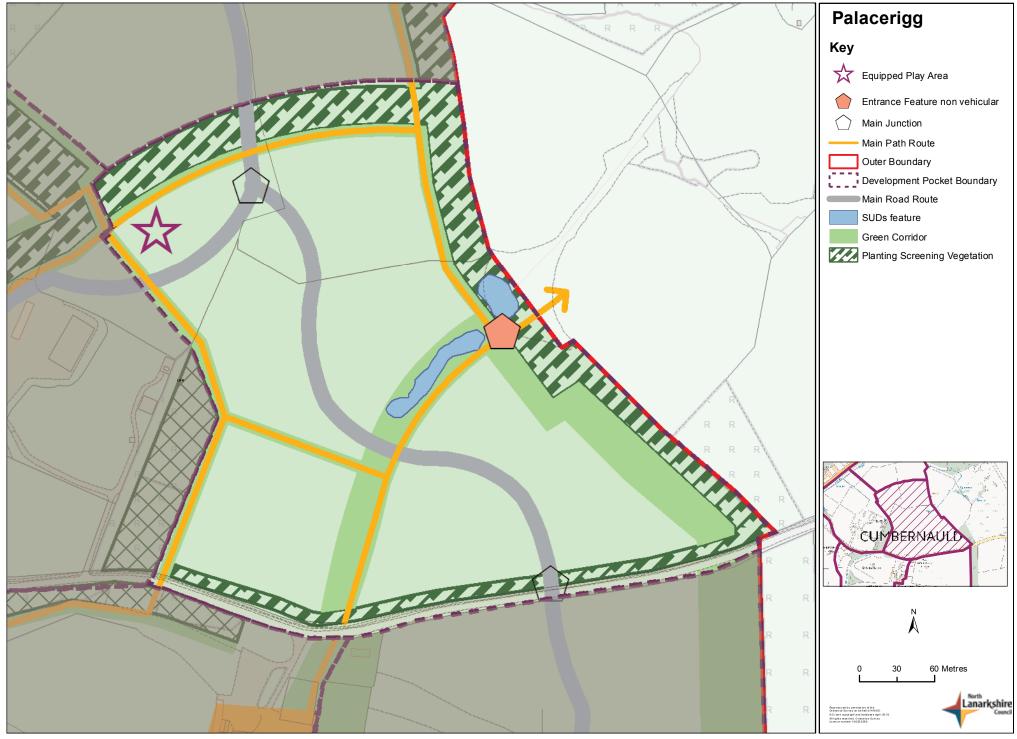


Figure 30 Palacerigg

10.5.4 Lenziemill (13.43 ha)

Indicative capacity 170 dwellings.

On the western part of the development area this site slopes down to the Lenziemill Road. It is bounded to the north by Palacerigg Road and has an open aspect to the west. The western boundary has an established bund and associated woodland and shrub planting, within which is a tarmac path connecting the village of Luggiebank to Lenziemill and further parts of Cumbernauld.

At present the vegetation on this site is a mixture of unmanaged grassland and managed golf course. There are lines of hedgerows in varying states of maintenance. There is an area of unmanaged, naturally regenerated, vegetation between Palacerigg Road and the line of the old field boundary and drain, which run in a straight line from West Waterhead Cottage to Lenziemill Road.

Development in this area would be limited due to the slope of the site.

Area Specific Design Requirements

Proposed use: Residential

- Existing buffer and bund along the B8039 to be retained to screen edges of potential development platforms.
- Masterplan to indicate retention, enhancement and replanting of hedgerows adjacent to Palacerigg Road and field boundaries.
- Northern area lends itself to SuDS development in keeping with natural hydrology. Assessment requires to be made, as to whether this could be a combined pond/wetland feature to enhance the edge of the development area.
- Stepped ridgeline housing should be considered on steeply sloping sites.



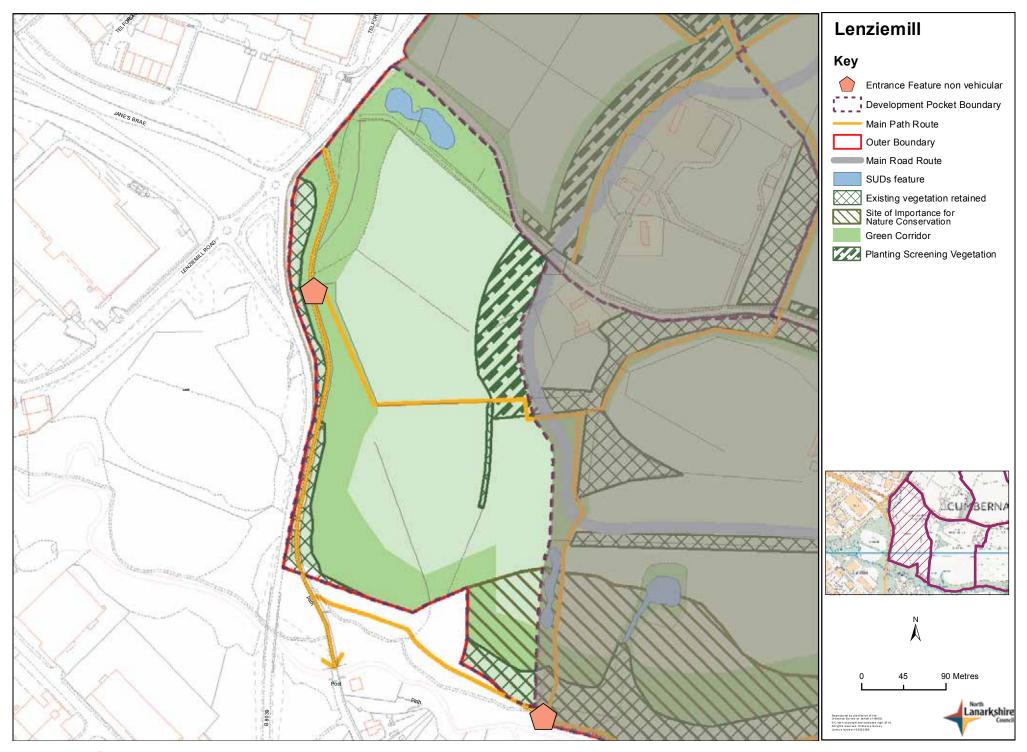


Figure 31 Lenziemill

10.5.5 Waterhead (15.51 ha)

Indicative capacity 210 dwellings.

This area lies on the flatter portion of ground to the south of Palacerigg Road. The area is currently occupied by Waterhead Farm and its associated buildings. The land is mainly being used as a golf driving range to the west of the Waterhead Farm buildings. The topography here is gently sloping from the north east down to the south west before the slope steepens as part of the Luggie Water glen.

At present the vegetation on this site is mainly down to managed grassland. There are strong lines of established woodland and hedgerow vegetation to the north of the site where it bounds Palacerigg Road. This provides a dense screen from the road into the area. A triangle of plantation woodland lies to the west and a good line of hedgerow runs along the southern boundary of the site before the slope steepens.

The site is open to long range views to the south from the Luggiebank Road, and mid range views from some properties in Luggiebank itself. There are limited opportunities for views into this site from other aspects due to the topography, limited residences, traffic routes and the existing screening vegetation.

Area Specific Design Requirements

Proposed use: Residential / Community

- To build on the fact there is an existing community use at this location in the form of the golf club house it is considered to provide a suitable location as a Community Hub.
- Masterplan to indicate line of screening along middle section to enhance the existing hedgerow. This will help provide some screening from mid range views from Luggiebank.
- Masterplan to look into Green Infrastructure connectivity of the site to longer route paths in the area. Also linking in with existing hydrological patterns from watercourse at the south west corner of the site which runs down to the Luggie Water.
- Existing shelterbelt to the north-west to be retained and enhanced with suitable buffering to its edges to ensure its long term viability.
- Houses should be orientated to overlook open space and water features.
- The pedestrian connections to the mixed use area should be carefully considered.
- Sufficient buffers should be provided around existing building to protect the amenity of existing residents and operations.





Figure 32 Waterhead

10.5.6 Tannochbrae (17.52 ha)

Indicative capacity 100 dwellings.

This area takes in the eastern and southern extent of the Palacerigg Growth Area below Palacerigg Road where it falls down to the Luggie Water from its highest point in the north east. The land is mainly unmanaged grassland with a small area to the south west forming part of the golf course.

This area of the development site is bounded to the south by the Luggie Water SINC and to the west by the Waterhead development area and by Palacerigg Road to the north. To the east, immediately adjacent to the site is a sparse shelterbelt in need of replanting and maintenance. However this does form a reasonably strong visual edge to this part of the site and provides shelter from the prevailing wind.

Due to the slope of this site and its proximity to the SINC area of Luggie Water, the development opportunities of this area are limited to mainly smaller scale residential development, in keeping with the rural nature of this part of the site.

Existing stone walls on the site should have the material retained and used as a gateway features. This should also happen in other development pockets where they exist.

Area Specific Design Requirements

Proposed use: Residential

- Development patterns to be rural in nature with a much reduced massing of buildings, preferably single storey or possibly splitlevel. Due to the topography of the section development will be limited to the northern half of the site.
- Existing shelterbelt to the east to be enhanced with suitable buffering to its edges to ensure its long term viability and to integrate potential longer distance paths around the CGA site.
- Masterplan to indicate retention, enhancement and replanting of hedgerows adjacent to Palacerigg Road with suitable stand-off spacing which could be utilised for tertiary path routes.
- The area to the west is best suited to large plots for smallholding type residential development.
- Sufficient buffers should be provided around existing building to protect the amenity of existing residents.





Figure 33 Tannochbrea

Notes

Mid Forest Area

Location
Area Context
Green Infrastructure
Ground Conditions & Constraints
Constraints Maps
Proposed Masterplan Guidance

11 Mid Forest

11.1 Location

11.1.1 The South Cumbernauld Community
Growth Area is located immediately south
of, and adjacent to, the existing built up area
of Cumbernauld. The area is separated from
the existing urban area by a local distributor
road, Forest Road- Lenziemill Road, and by
the Glasgow-Falkirk railway line. The site is
also bounded to the east and west by Forest
Wood and Luggiebank Scottish Wildlife Trust
wildlife reserves respectively.

11.2 Area Context

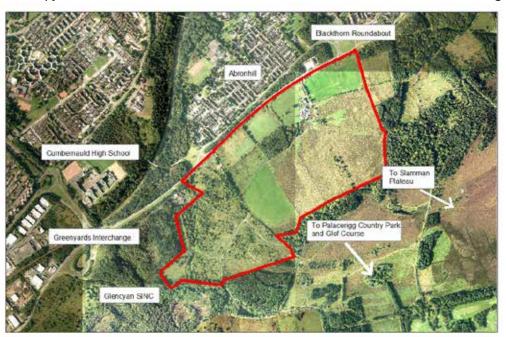
11.2.1 Topographically, the Mid Forest area sits on part of the ridge that runs south west to north east, the southern end of which the Palacerigg site is located. Here at Mid Forest the ridge slope is approximately 1:9 running up from Forest Road. The slope flattens out slightly as it gets further south at 150m contour line, where it forms the edge of a plateau which eventually runs into the Slamannan plateau area.

The site opens out to the south west where it meets the Glencryan woods.

11.2.2 The Mid Forest site is visually connected in mid and long range views to the northern part Abronhill and wider areas of Cumbernauld due to the topography of both areas on facing sides of the valley. The shorter range views are divided from Abronhill by Mid Forest Road and the associated planting belt to the north of the road.

The site is sparsely vegetated with the main vegetation being hedgerows, field boundary treatments and areas of naturally regenerated scrub. There are two areas of planted woodland within the development area and there are larger areas of well established native woodland from the boundaries of the site to the east, south and west. These woodland and natural regeneration areas are part of a number of SINC sites which form a strong boundary to the development area.

The Mid Forest site has never had significant residential development upon it, the only buildings have been farm steadings of Mid Forest farm and the site of the disused steading of West Forest. A line of pylons enters to site from the south and terminates on the north western edge.



Mid Forest Aerial showing surrounding area

11.3 Green Infrastructure

- Create an identifiable Green Network A multifunctional Green Network should run through the developments. This should connect communities to local amenities and reinforce habitat networks. The Green Network should include a wide multi-user path and natural habitats.
- Deliver a functional habitat buffer zone The site layout should incorporate a functional buffer between buildings/ gardens and the surrounding SINCs. The buffer should create a graduated ecozone and consider features, such as bunding and hedges, to discourage anti-social behaviour. Houses should be designed and orientated to provide natural surveillance over the buffer zones. See diagram in Section 8.
- Create a Central Greenspace A central multifunctional greenspace should be created that is linked to the Green Network and connected to all developments in the CGA. This should be designed to be low maintenance and use native species.

- SuDS as entrance features Naturalised SuDS should create wetland features that replicate natural systems and be attractive entrances to the developments. Scottish Waters adopted SuDS at Wardpark, Cumbernauld, have demonstrated the benefits of naturalised SuDS and this partnership approach with the Scottish Wildlife Trust could be replicated here.
- Create a native Woodland Network within the site A network of trees should extend into the site. Woodland creation should form networks and compensate for the loss of native trees. The area/avenue of semi mature oak trees extending into the site from the south should be retained and enhanced. Opportunities for community use of this area, such as a community orchard, should be investigated. If compensatory planting is necessary then it should be phased from the start.
- Connect the Green Network to the streetscape - Trees and hedges should follow new roads and paths to create new connections. Native species of local provenance such as common alder, rowan and birch should be considered.
- Protect and enhance hedgerows Mature hawthorn hedges are a notable feature in the eastern part of the development. If they cannot be retained, compensatory native planting should follow road and path networks and be informed by the ecological surveys to provide foraging routes.
- Integrate the Access Strategy to the Green Network and local amenities An access strategy should encourage people to use active travel. As the proposed community facilities will take time to be delivered the connections to local schools, shops and leisure activities need to be carefully considered.

- Consideration should be given to the removal of the existing underpasses and the introduction of pedestrian facilities along Forest Road The underpasses that cross Forest Road require to be upgraded to meet standards required by the Equalities Act and to create a safe and secure environment to encourage their usage or an alternative needs to be found. If developers intend to use the existing underpasses as part of their access strategy they will be expected to prove that they function correctly and are designed to Equalities for All standard.
- There are presently no footways along the front of the site and this may require to be provided.

- Upgrade existing core paths There are several paths identified in the NLC Core Path Plan that run through the site. Existing routes connecting through the site to Palacerigg Country Park should be maintained and upgraded. Paths through neighbouring Wildlife Reserves should be upgraded to provide a series of circular walks and manage additional foot fall.
- Design transitions to natural places The off road connections to the local Wildlife Reserves should be seen as a key feature/ assets of this site. However, the transitions between spaces need to be considered carefully. These gateway features must make users aware of the change in ownership and land use and encourage responsible access.
- Prevent disturbance to the Slamannan Plateau SPA Special Protected Area (SPA)

 Increased pressures from recreational access to the Slamannan Plateau SPA as a consequence of the development must be considered. Potential options include upgrading/enhancing existing routes that encourage access away from sensitive areas.
- Enhance access and biodiversity in the no build zone There is the potential to develop natural play and wildlife trails/ interpretation through the no build zone. This area is to be managed for people and wildlife to offset the environmental impact of developing other areas.

11.4 Ground Conditions and Constraints

Geotechnical Risks

Made Ground

- Made ground, up to about five metres thick is likely in the southern part close to the site boundary. This roughly coincides with areas described as 'Refuse Tips' in historical editions of the Ordnance Survey maps covering the site area.
- Made ground is also likely to be present in the northern central area of the site where there is archival evidence of an infilled quarry.
- Localised deposits of made ground associated with past development activities should be anticipated elsewhere within the site.

Weak Natural Deposits

 Limited peat and alluvial deposits, up to 1.1 m thick are likely in the east of the site.

Further guidance regarding peat can be found in SEPAs Regulatory Position Statement – Developments on Peat.

Environmental Contamination

Chemical Contamination

Soil analysis has revealed exceedance of guideline levels at one exploratory hole in the south of the site in the vicinity of the former 'Refuse Tips'.

Gas Emissions

levated levels of methane and carbon dioxide is likely in the south of the site in the vicinity of the former 'Refuse Tips'.

Mine Entries

Archival information and ground investigation reports indicate the presence of an adit in the northern central part of the site.

Archival information and ground investigation reports indicate the presence of an air shaft to the Glenboig Lower Fireclay mine workings in the eastern part of the site.

Mineral Stability

Based on archival information including mine abandonment plans, a small area adjacent to the boundary in the south-southeast of the site is identified as being potentially at high risk of mineral instability due to mine workings in the Glenboig Lower Fireclay.

An area occupying the centre of the site from the northern to southern boundaries, trending roughly from northeast to southwest and extending east from the outcrop of the Glenboig Lower Fireclay is identified as being potentially at low risk of mineral instability due to possible unrecorded mine workings in the Glenboig Lower Fireclay.

Flooding and Drainage

Several minor watercourses run through and along the boundary of this site.

Parts of the site are considered to be at medium risk of surface water flooding.

Flooding has been reported within the underpass located midway on the north-western site boundary. In addition, past Incidents of surface water flowing (overland flow) from the site onto Forest Road have been noted. The development must not have an effect of increasing these instances.

Scottish Water and Scottish Gas Networks Constraints

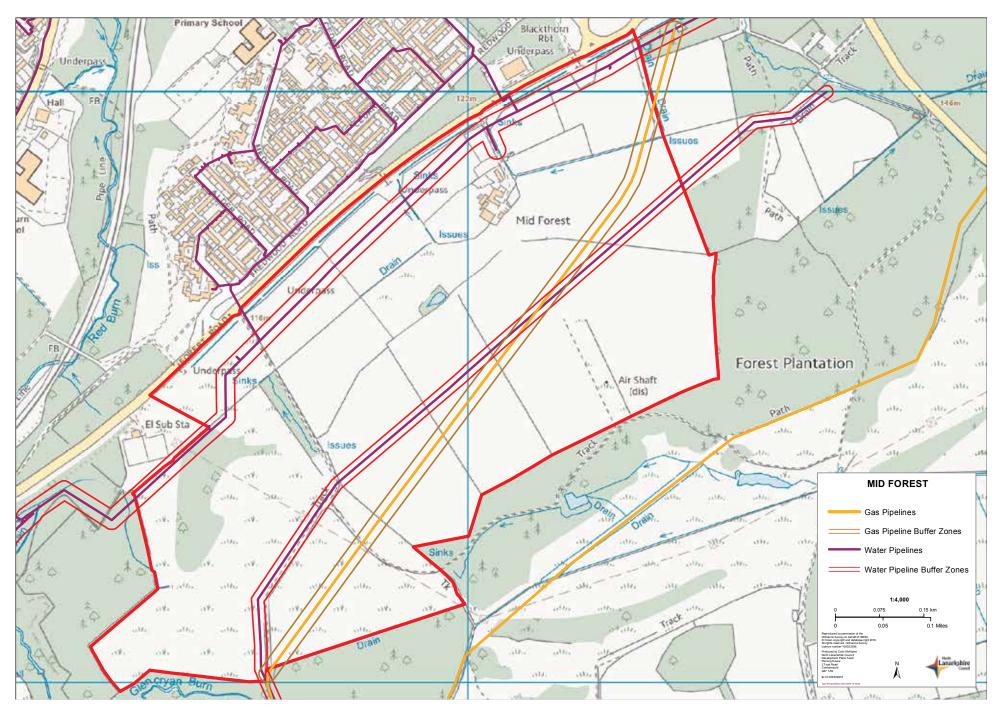


Figure 35 Scottish Water and Scottish Gas Network pipes going through Mid Forest site

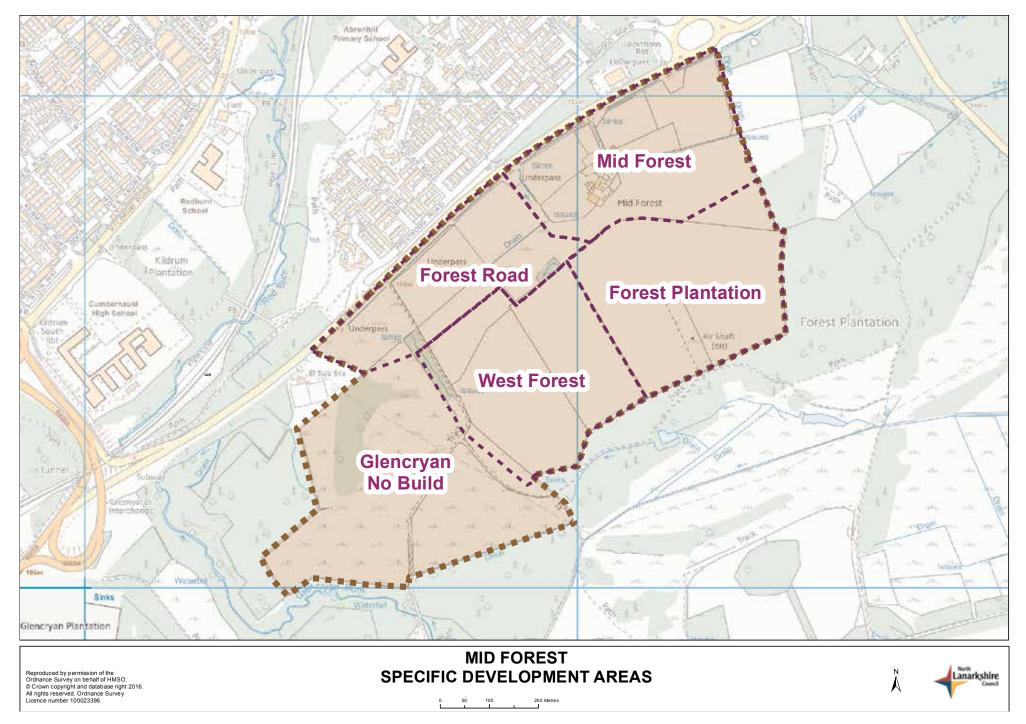


Figure 36 Mid Forest development areas

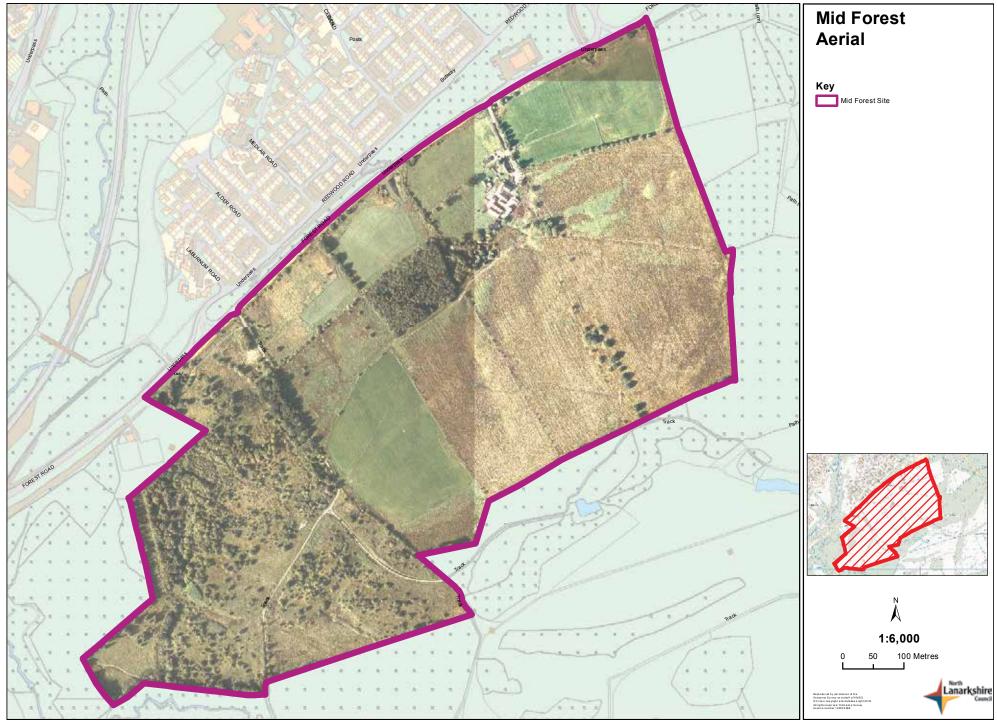


Figure 37 Mid Forest Aerial (Existing vegetation to be retained)

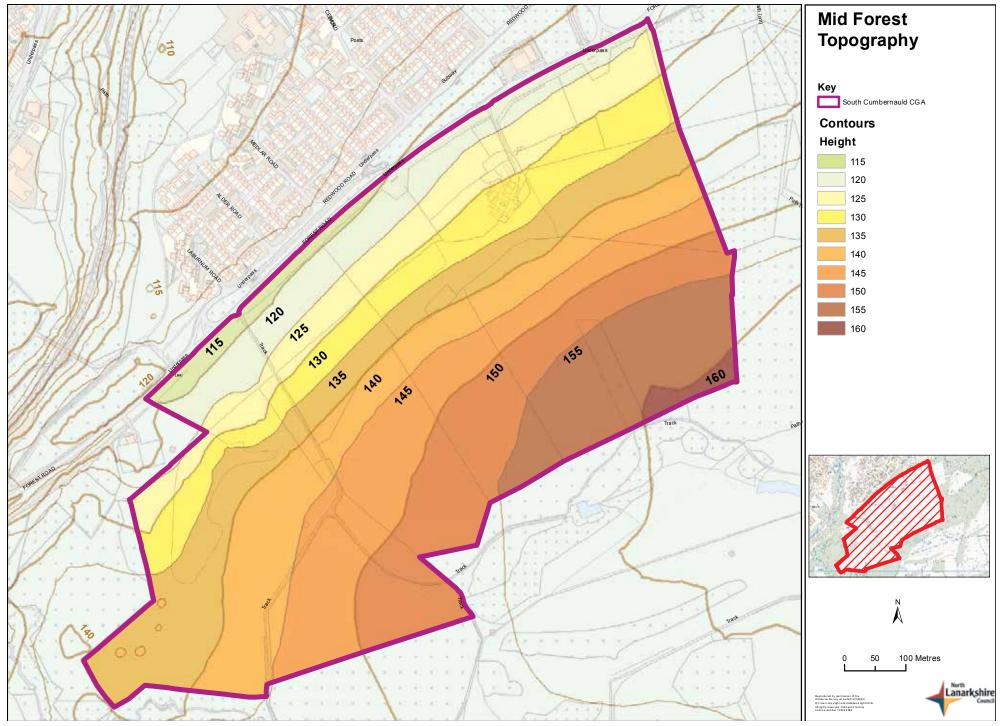


Figure 38 Mid Forest Topography (Constraints)

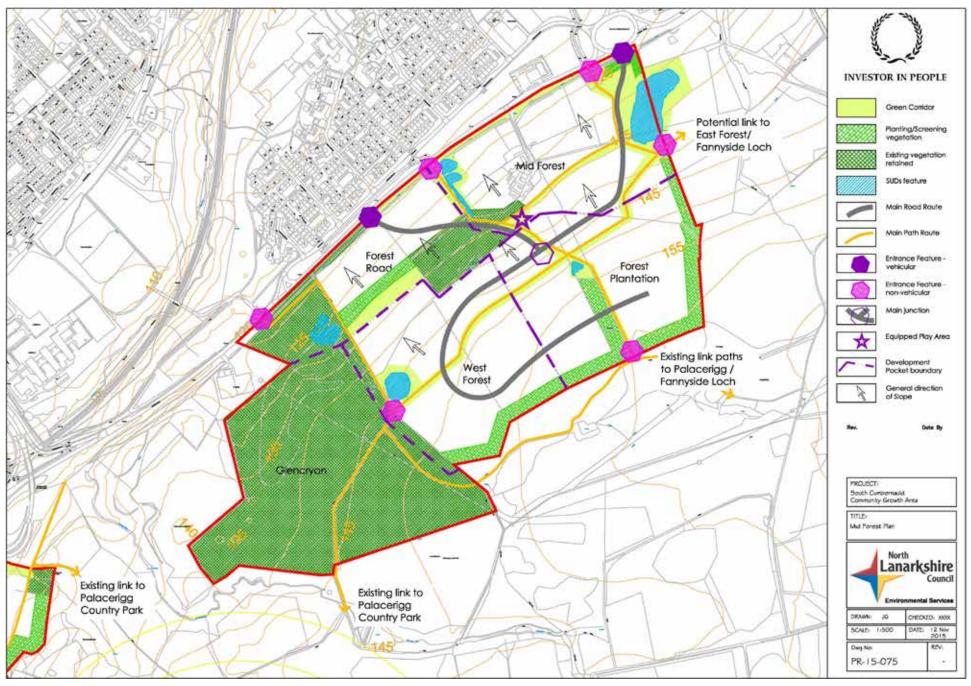


Figure 39 Mid Forest Overview Masterplan guidance

Mid Forest

11.5 Development Areas

11.5.1 Mid Forest

11.5.2 Forest Road

11.5.3 West Forest

11.5.4 Forest Plantation

Area Specific Design Requirements

Proposed use: Residential / Play

Masterplan to indicate proposed species, mature heights and extent of buffer area.

- mature heights and extent of buffer area to the eastern boundary of the site. Any access points into the woods to be agreed with SWT and to be managed to provide protection to sensitive habitats.
 - North-eastern area lends itself to extensive SuDS development in keeping with natural hydrology. Assessment is required to assess whether this could be a combined pond/ wetland feature, to further buffer and enhance the edge of the SWT land. Also potential for the provision of a suitable open space entrance feature to the wider path network to the South and East.
- A north-western SuDS feature could provide a suitable open space entrance feature, to the neighbouring underpass.
- Strong existing field boundary and woodland feature to the south west to be retained and enhanced, to provide a Green Infrastructure route from the Scottish Wildlife Trust areas, back into the proposed development and onto Cumbernauld.
- Masterplan to demonstrate full integration of non-trafficked routes with proposed development platforms and routes to community facilities.
- Houses should be orientated to overlook open space and water features.
- Housing layouts should seek to reinforce entrance gateways and main junctions.
- Sufficient buffers should be provided around existing buildings to protect the amenity and farming operations of existing residents.



Indicative capacity 200 dwellings.

On the north eastern part of the development area this site slopes down to the Forest Road in the north. It has an open aspect to the north and west and can be viewed from the southern parts of Abronhill. It lies immediately adjacent to the Blackthorn Roundabout and so lends itself to being the entrance point for the road into the development from this end of the site.

The site is physically linked to the existing Abronhill area by two underpasses at the north eastern and north western corners of this particular development area. These provide natural non-trafficked routes to be enhanced and connected from other sites on the development area.

Development platforms in this area would be limited due to the slope of the site.

At present the vegetation on this site is down to both managed and unmanaged grassland. The site also contains the farm steading of Mid Forest and its associated buildings. There is an existing watercourse on the western boundary of the site as well as drainage running down to the north eastern boundary of the site when it meets the land owned and managed by the Scottish Wildlife Trust.



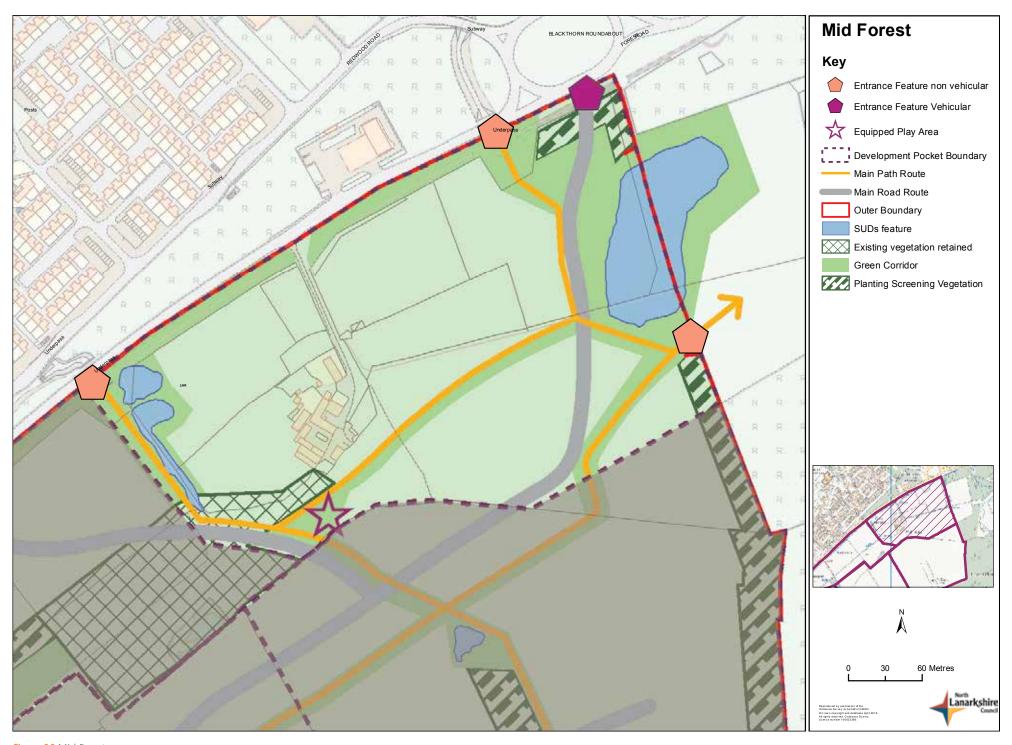


Figure 35 Mid Forest

11.5.2 Forest Road (8.73 ha)

Indicative Capacity 100 dwellings

On the north western part of the site the slope continues down to Forest Road. The site has an open aspect to the north and west and can be viewed from the southern parts of Abronhill.

This part of the site is physically linked to Abronhill by the underpass to the north east of this development area, and another within the area to the north-west. These provide natural non- trafficked routes to be enhanced and connected from other sites on the development area.

At present the vegetation on this site is mainly down to managed grassland. The site also contains a block of established woodland in association with the Mid Forest steading. The western boundary of this area takes in part of the unmanaged area and the lower edge of an established shelterbelt.

Development platforms in this area would be limited due to the slope of the site.

Area Specific Design Requirements

Proposed use: Residential

- North-western area with existing drainage channels and underlying topography lends itself to SuDS development in keeping with natural hydrology.
- Strong existing field boundary and woodland feature to the west is to be retained and enhanced, to provide a buffer zone to the development and a Green Infrastructure route to the north western underpass and linkage to existing established path routes.
- Existing habitats within woodland blocks to be assessed and protected with sufficient buffers and stand-off areas. Edge of woodland and field boundaries to be enhanced, with a path route link to connect up with the Cumbernauld.
- Masterplan to demonstrate full integration of non-traffic routes with proposed development platforms and desire lines to community facilities.
- Houses should be orientated to overlook open space and water features.
- Housing layouts should seek to reinforce entrance gateways and main junctions.



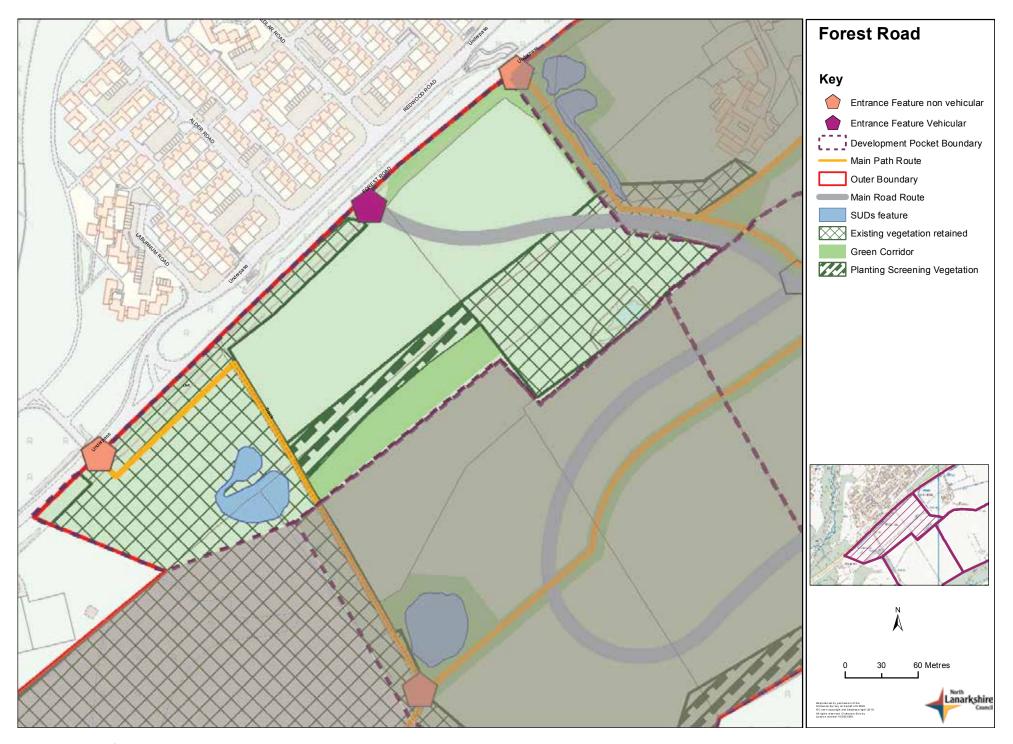


Figure 40 Forest Road

11.5.3 West Forest (11.63 ha)

Indicative Capacity 220 dwellings

The West Forest area site is above the main part of the slope where it flattens out above the 140m contour. It is of open, exposed aspect and the northern part of the area is highly visible from Abronhill in the mid and long range views, and from the Cumbernauld area in general in the long range views.

It is bounded to the south by the SINC area of Forest Woods. To the north the site has a clear boundary in the established woodland block associated with the Mid Forest steading. To the west the site takes in the established path routes and field boundaries on the edge of the Glencryan area as well as an established shelterbelt.

The vegetation on the site consists of managed and unmanaged grassland with some remnant field boundary walls running north south.

Development platforms to the north of this area may be limited due to the slope of the site.

Area Specific Design Requirements

Proposed use: Residential

- Strong existing field boundary and woodland feature to the north to be retained and enhanced to provide a buffer zone to the development.
- Green Infrastructure route to the underpass at Redwood Road and linkage to existing established path routes should be improved.
- Existing habitats within woodland block to the south (SWT reserve) to be assessed and protected with suitable buffers and stand-off areas. Edge of woodland and field boundary to be enhanced and potentially combined with a path route link.
- Masterplan to indicate proposed species, mature heights and extent of buffer area to the southern boundary of the site. Any access points into the woods and open spaces to be agreed with landowners and to be managed to provide protection to sensitive habitats.
- Masterplan to demonstrate full integration of non-trafficked routes with proposed development platforms and routes to community facilities.
- Houses should be orientated to overlook open space and water features.
- Housing layouts should seek to reinforce entrance gateways and main junctions for non-vehicular movement.



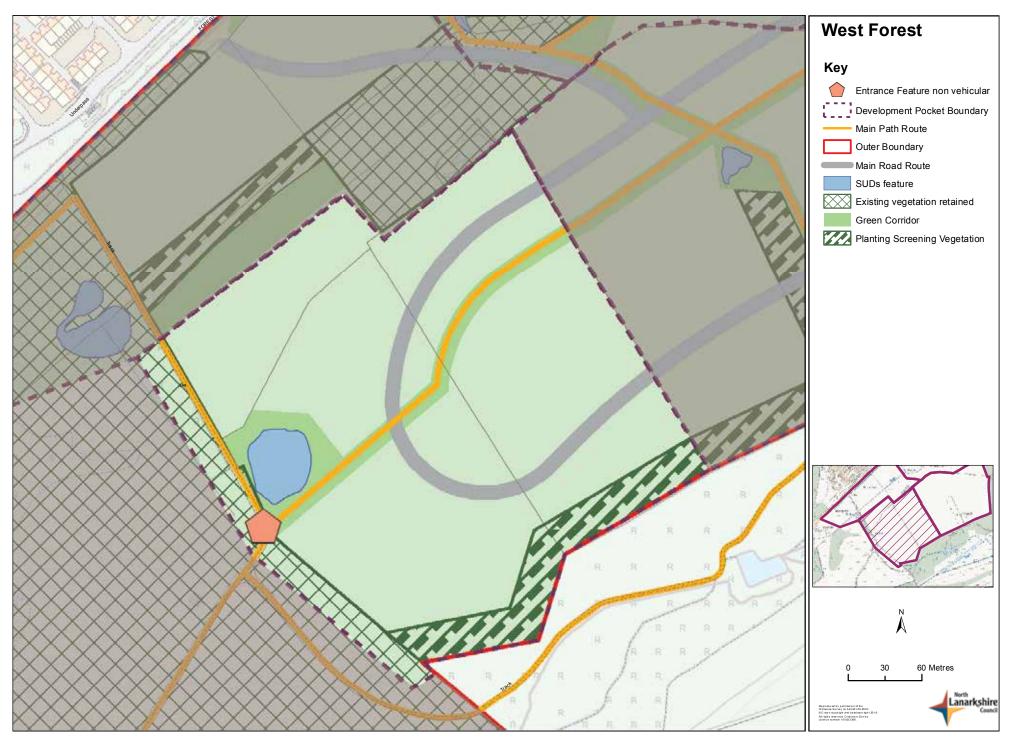


Figure 41 West Forest

11.5.4 Forest Plantation (12.09ha)

Indicative Capacity 230 dwellings

Forest Plantation is at the highest part of the site in the south east section of the development area. Topographically this section is relatively flat in its southern part and then steepens to the north where it runs down towards the Mid Forest area. Visually this section is open in nature but with views into it more restricted in the southern part due to the flattening of the site.

The vegetation on this development area is mainly unmanaged grassland.

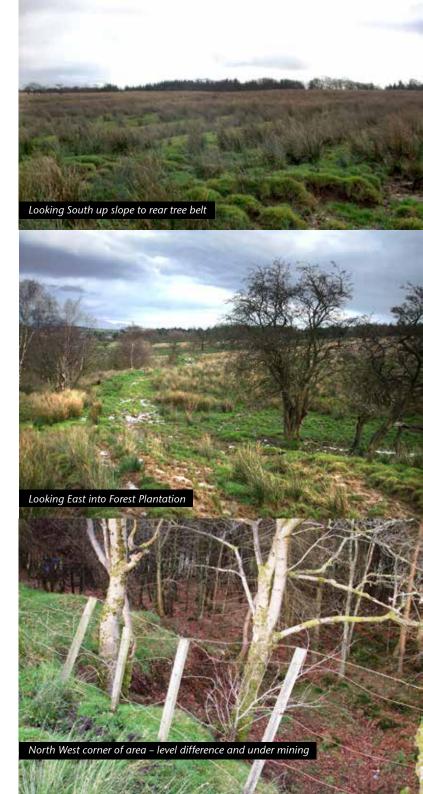
The site is bounded on two sides by the by the Forest Wood Wildlife Reserve SINC.

Development platforms to the north of this area may be limited due to the slope of the site.

Area Specific Design Requirements

Proposed use: Residential / Retail

- Open space running along the contours would provide breaks in the development platforms. They would also create corridors which can be used for Green Infrastructure.
- There is an area of remnant oak woodland in the southern portion of the site which should be utilised as a Green Infrastructure route, by enhancing it and creating pathways as it leads directly to a potential entry point to Forest Wood Wildlife Reserve and SINC area.
- Masterplan to indicate proposed species, mature heights and extent of buffer area to the southern boundary of the site. Any access points into the woods to be agreed with landowners and managed to provide protection to sensitive habitats.
- North-eastern corner of the site has connection to existing drainage channels.
 Underlying topography lends itself to connecting to larger SuDS development in keeping with natural hydrology.
- Housing layouts should seek to reinforce entrance gateways and main junctions.
- To reduce difficulties in dealing with extracted surplus peat, where proposed infrastructure impacts upon peatlands it is important to limit the volume of peat being disturbed.



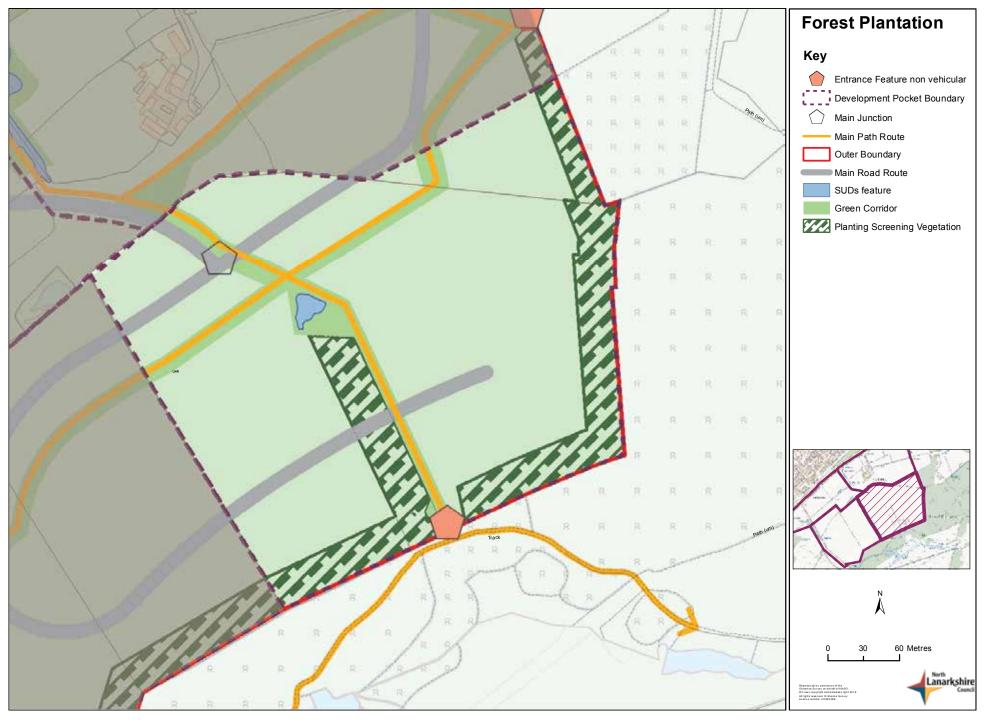


Figure 42 Forest Plantation

12 Implementation

- 12.1.1 As a major long term development project delivering what will effectively be a new settlement the CGA will take many years to reach its projected final scale. This will require co-operation, co-ordination and planning by many different parties, landowners, developers, the local authority and other public and private agencies and service providers.
- 12.1.2 This requires a phasing and implementation strategy for the development and provision of infrastructure and community facilities to ensure the gradual co-ordinated growth of the CGA.
- 12.1.3 Due to the scale of land allocated for the CGA it is proposed that plans are prepared and are then submitted as each phase of the site becomes ready for development. The Strategic Development Framework provides guidance and sets out the key strategic issues and the phasing and design principles under which the submitted masterplan and each phased area will be developed.

- 12.1.4 This approach will allow each phased masterplan to respond to changes over time. A series of planning applications with individual plans for each phase will indicate character and design elements for each phase and will be required to comply with the guidance and requirements of the Strategic Development Framework and Planning Permission in Principle. All planning applications will be subject to pre-submission discussions and statutory consultation processes.
- 12.1.5 Subsequent sub phases beneath each masterplan should be submitted as Matters Specified in Conditions applications. The proposed approach is shown on the next page. Implementation strategies within the masterplan will be designed to:
 - Ensure the impact of development on existing and new residents is minimised in terms of physical impact and duration, utilising careful management of the development process to prevent adverse impacts.
 - Ensure early provision of key elements of new residential areas e.g. strategic landscape planting in advance of major phases of development.
 - Ensure development phases are of an appropriate scale, can be completed within a
 reasonable timescale and do not result in partially completed, or prolonged on-site
 development periods, which adversely affect the residential environment of new or existing
 residents.
 - Ensure that development incorporates green infrastructure and renewable energy options.
- 12.1.6 The time in which to submit future Matters Specified in Conditions (MSC) applications will need to be extended beyond the three years minimum to respond to the long term nature of Community Growth Area development. MSC applications may require to be assessed in relation to the Environmental Impact Assessment Regulations. Where there are additional environmental impacts not already accounted for there will be a requirement for an Addendum Environmental Statement.

Figure 39 Proposed Approach to Submission of Applications.

Stategic Development Framework



Submitted Masterplan and Planning Permission in Principle and Environmental Statement



Detailed Applications will be a Matters Specific in Conditions (MSC) applications

- 12.1.7 The Council will require developers to enter into legal agreements to ensure satisfactory phasing and timing of delivery of shared CGA infrastructure and other community facilities. These agreements will set out the phasing and timing of development and will establish threshold points to ensure infrastructure, community facilities and amenities are developed when and where necessary. Developers should also refer to the use of Planning Processing Agreements as project management tools as recommended by the Scottish Government.
- 12.1.8 The Council will ensure legal agreements are in place prior to approving any planning permissions for the area comprising the masterplan.
- 12.1.9 The finalised masterplan submission will include an implementation schedule outlining timing and scale of development. This will include projections of anticipated housing completion rates, transportation infrastructure and service upgrade requirements and delivery triggers, dates for provision of recreational facilities, play areas, landscaping and open space. This schedule must be agreed in advance with the planning authority prior to submission of the finalised version of the masterplan. There will be provision within agreements between the planning authority and developers for reviews where development is delayed or does not progress as anticipated. Agreements under Section 75 agreements of the Town and Country Planning Act 1997 or other legal agreements may be used where required.
- 12.1.10 Developers should note that whilst an application for MSC can be submitted at any time after the submission of a PPP application the developer does so at their own risk as amendments to the PPP proposal may affect the MSC application and proposals.

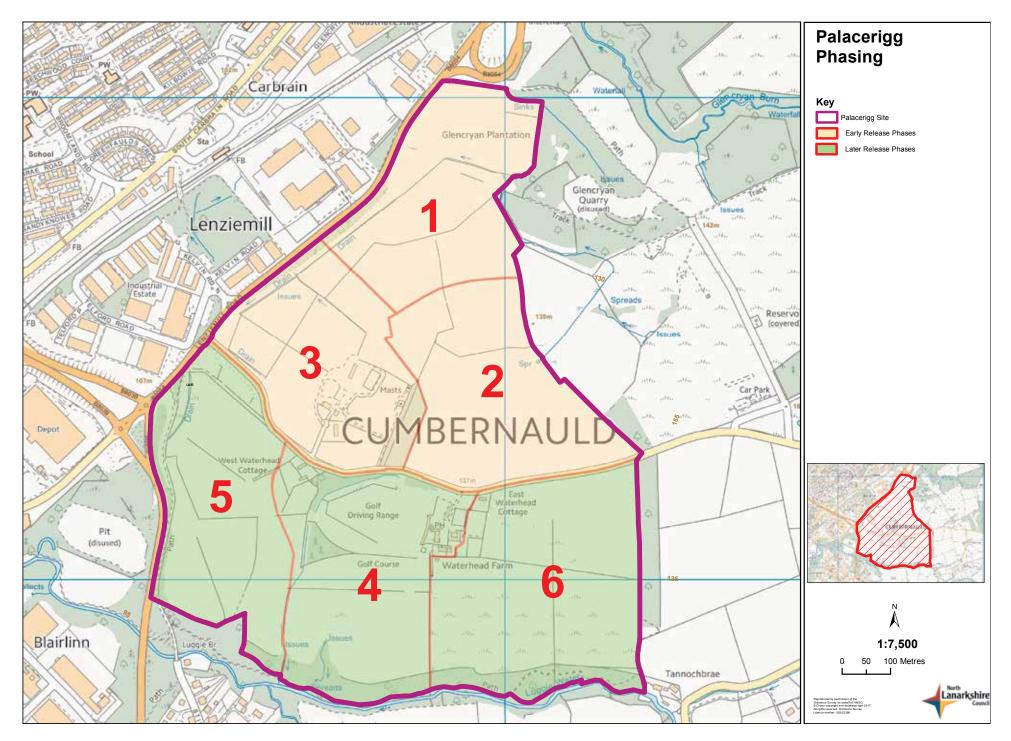


Figure 43 Palacerigg Phasing Map

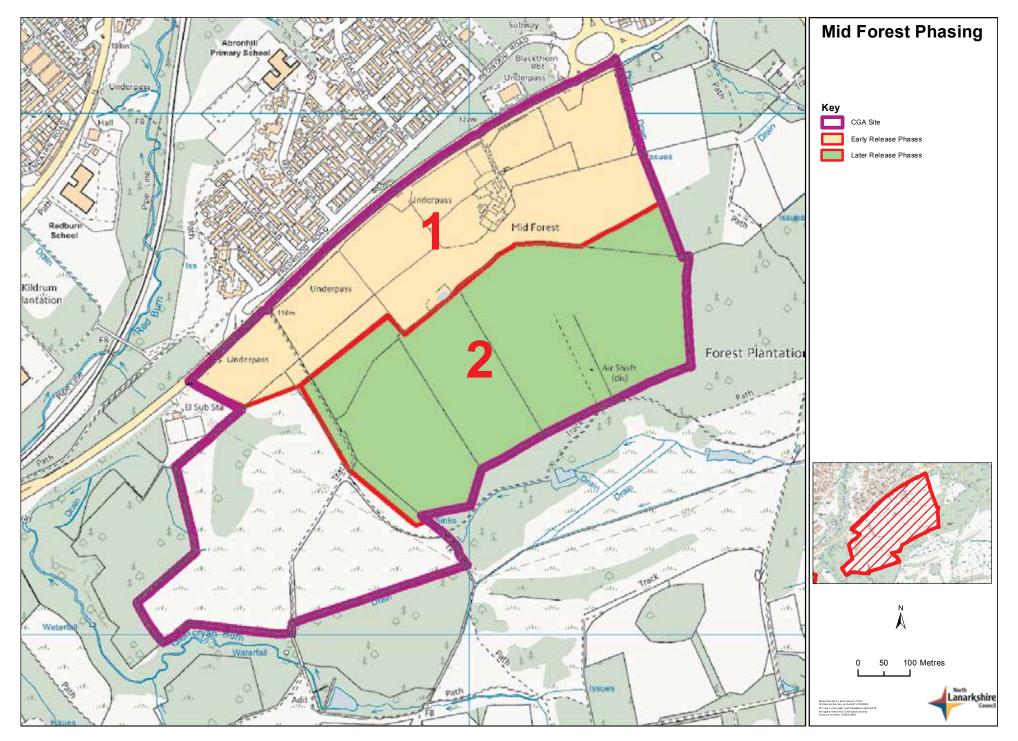


Figure 44 Mid Forest Phasing Map

Phasing Strategy

- 12.1.11 Implementation of the development will have to take account over the timescale of the development, of issues such as economic changes, rates and scale of development, mechanisms for infrastructure funding/timing of infrastructure works, future housing demand and changes in national/regional planning policy. Therefore whilst there is a need for future flexibility there is also a need for controlled, phased implementation of the development.
- 12.1.12 The long-term vision and phasing for the CGA will require to be maintained over a significant period of at least 10 to 15 years to prevent uncoordinated development.
- 12.1.13 The proposed phasing programme aims to integrate infrastructure with the planned growth of the settlement, its landscape and buildings in a planned logical manner, releasing areas that can best be served by existing infrastructure and are closest to existing services first.

- 12.1.14 As further areas are released for development infrastructure upgrades will be required. It is anticipated that these infrastructure requirements will be identified by developers in the masterplan based on existing transport assessments and future re-assessment of transport infrastructure requirements as phases of development are released.
- 12.1.15 Phasing will be subject to review based on successful and timely delivery of infrastructure elements and timing of completion of early phases. S.75 agreements and other legal agreements will require to be agreed regarding delivery of related infrastructure elements before planning consents are granted and issued.

- 12.1.16 Further discussions will be required as the sequence of developments progress and in response to consultation comments at each stage of implementation.
- 12.1.17 The proposed phasing strategy contained in figures 43 and 44 indicate the proposed direction and stages of phasing to ensure that development proceeds in a planned and efficient manner and does not leave areas isolated or neglected as development proceeds.
- 12.1.18 The direction and scale of development is indicative only and may be subject to change based on developer's ability to deliver key phases of housing and key infrastructure elements required.

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

Key principles will be to:

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

In relation to phasing the Masterplan will include:

- When key infrastructure is required and will be constructed.
- Provide information on approximate number of houses, anticipated time for completion of sub-phases and general indication of house type mix.
- Identify where and when in the phasing process structural planting and other amenity and open space features will be provided.
- 12.1.20 The phasing of the development should be in a logical sequence. Whilst the developer may submit a phasing pattern it is for the planning authority to determine whether the phasing sequence is acceptable. Certain areas will not be phased until later years of the development due to their isolated or sensitive locations.
- 12.1.21 The specific requirements, phasing and funding of infrastructure elements will be discussed in more detail as part of the planning application process for submission of masterplans. As part of that process planning conditions and legal agreements will identify from transport assessments implemented by developers when and where key transport infrastructure is required and should be provided.

Glossary

Abbreviations and Explanation of Terms Used

AQMA Air Quality Management Area

These are areas where local concentrations of pollutants are monitored to ensure they do not breach safety guidelines.

CGA Community Growth Areas

Areas identified in the 2006 Glasgow and Clyde Valley Joint Structure Plan for additional development land to address future demand for around 19,000 new houses.

DIA Drainage Impact Assessment

An assessment of the existing and future infrastructure needs for drainage of foul and surface water.

GCVGN Glasgow and Clyde Valley Green Network Partnership

A partnership which brings together the eight regional authorities as well as Forestry Commission Scotland, Scottish Government Housing and Regeneration Directorate, Scottish Enterprise, Scottish Natural Heritage and other partners to deliver environmental and associated benefits in the Glasgow and Clyde Valley areas.

GCVJSP The Glasgow and Clyde Valley Joint Structure Plan 2006

The previous Strategic Development Plan for the Glasgow and Clyde Valley Area.

GCVSDP Glasgow and Clyde Valley Strategic Development Plan 2012

The current Strategic Development Plan for the Glasgow and Clyde Valley Area, approved in May 2012. The Plan sets out a development strategy over the next 20 years of where new development should be located and a policy framework to help deliver sustainable economic growth.

LDP Local Development Plan

Local authorities are required to replace their existing Local Plans with new style Local Development Plans. These new plans aim to simplify the process and make it easier to engage with the development plan process. The Local Development Plan Scheme provides details of timetable for preparation of the North Lanarkshire Local Development Plan.

LEAP Local Equipped Area for Play

An equipped play area serving local needs, usually for less than 100 dwellings

LNR Local Nature Reserve

Local nature reserves are areas of at least locally important natural heritage, designated and managed by local authorities to give people better opportunities to learn about and enjoy nature close to where they live.

MSC Matters Specified in Conditions

An application to a planning authority for approval, consent or agreement required by a condition imposed within a grant of Planning Permission in Principle.

MUGA Multiple Use Games Area

A multisport games area which can be used for basketball, 5-a-side football and other sports rather than general children's play.

NLLP The North Lanarkshire Local Plan 2012

The current Local Plan for the North Lanarkshire Area which identifies locations for developments and planning policies which should be applied when assessing development proposals.

NEAP Neighbourhood Equipped Area for Play

An equipped play area serving a larger residential area and consisting of both equipped play equipment and open space areas.

NIA Noise Impact Assessment

An assessment of noise levels over and above background levels and its impact on the surrounding area and properties.

NPF National Planning Framework

Sets out locational strategy for Scotland's development until 2030.

PAC Pre Application Consultation

A process which legally requires to carry out a public consultation exercise in a local community prior to submitting development proposals.

PAN Planning Advice Note

A series of Scottish Government guidance documents which provide advice on various land use planning issues. E.g. Housing Design.

PPP Planning Permission in Principle

A planning permission which confirms the future use or development type for an area of land. Detailed matters related to the planning permission may be confirmed in Matters Specified in Conditions.

SEPA Scottish Environment Protection Agency

The key environmental regulatory organisation in Scotland dealing with pollution and flooding related matters.

SINC Site of Interest for Nature Conservation

SINCs are local nature conservation designations which promote awareness to planners and developers of where there are natural feature of merit. In this way they provide an early indication of sensitive sites and the need to develop with particular sensitivity and provide opportunities to enhancing the local environment.

SPG Supplementary Planning Guidance

The North Lanarkshire Local Plan contains a range of land use policies. Many of these are supported by a range of Supplementary Planning Guidance documents which provide detail and guidance relating to the Local Plan Policies.

SPP Scottish Planning Policy

(SPP) is a statement of Scottish Government policy on specific land use issues.

SuDS Sustainable Urban Drainage Systems

A range of techniques for managing the flow of water runoff from a site by treating it on site and so reducing the load on conventional piped drainage systems. Measures can include the use of ponds, filter trenches or porous pavements.

S.75 Section 75 Agreement

A legal agreement under S.75 of the Town and Country Planning (Scotland) Act 1997. The most common use is to secure developer contributions towards measures to address the impact of a development e.g. Financial contributions to address impacts on local school capacity.

SNH Scottish Natural Heritage

Agency funded by the Scottish Government whose purpose is to promote care for, protection of, and improvement to natural habitats.

TA Transport Assessment

An assessment of the impact on transport and traffic as a result of a development proposal. It contains measures designed to reduce impact e.g. Improved walking and cycling infrastructure and the use of park and ride at railway stations.

WIA Water Impact Assessment

An assessment of the current drinking water supply capacity and how future development may impact upon this.

Explanation of Terms Used

Sustainability

A sustainable approach is one which balances social, economic and environmental interests, without giving undue prominence to one interest, to meet current needs without compromising the ability of future generations to meet their own needs.

Environmental Assets

These are the connected or partially connected areas of green habitats that together can form integrated, habitat networks, access routes and recreational spaces providing multiple functions and benefits.

Green Infrastructure

Refers to either a local site level or more strategic scales, but in this guidance generally refers to local green network elements at a site or small neighbourhood level including natural features such as woodland and grassland, or man-made features such as parks, golf courses, amenity open space, and footpaths.

Examples of Environmental Assets and Green Infrastructure that, are relevant to the development

Natura 2000 Sites (Special Areas of Conservation or Special Protection Areas)

Sites of Interest for Nature Conservation (SINCs) Nature Reserves (e.g. Scottish Wildlife Trust Reserves).

Country Parks

Golf Courses

Amenity Open Space, Public Parks Play Areas and, Multiple Use Game Areas

Woodlands and Trees

Natural and Semi Natural Open Habitats.

Watercourses

Rivers, Ponds and Wetlands

Sustainable Urban Drainage Systems

Core Paths and Rights of Way

Water Courses

A watercourse is defined as any channel through which water flows and can be open or enclosed underground as a culvert. This includes any channel that takes seasonal flows and may at times be dry. Watercourses can be identified as streams, rivers, ponds, marshland and man-made water features.

Green Vistas

Routes of visual connectivity in the site on a more intimate scale, in this case based around the experience of individual visitors away from the built landscape. The vistas will provide views across the site that assist in orientation when transiting the area. They can take the form of a view from an entrance point or waymarker to potential destination points or the next waymarker.

Appendices

Appendix 01

Planning Policy Context

Scottish Planning Policy (June 2014)

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

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

Planning Advice Notes

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

Developers should also refer to the masterplanning and design principles promoted within the following Scottish Government reports.

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

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

Community Engagement

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

North Lanarkshire Local Plan (NLLP) Context

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

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

Supplementary Planning Guidance

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

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

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

Appendix 02

SDF Checklist

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

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

The same Checklist will be used by North Lanarkshire Council to assess future CGA submissions. The following is a full and comprehensive list of what documents may be required to be submitted as part of the PPP application, detailed discussions at the pre-application stage will confirm the scope of the application.

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

See also Section 6.3 of the SDF.

Checklist - Submission Documents.

Developers' submissions are required to comply with the South Cumbernauld Community Growth Area, Strategic Development Framework 2016.

SDF – Masterplan Checklist	Yes	No	
Documents and Information to be submitted: Either as individual documents or as integral part of the CGA Masterplan submission.			Notes
Development Framework			NB Early engagement with the Council's Planning Service is encouraged
Masterplan Document and Proposals Map			
Planning Statement			To include a commentary on compliance with National and Local policies
Design and Access Statement			
Ground Conditions, Geology & Soils Assessment			To accord with BS 10175: 2011 "The Investigation of Potentially Contaminated Sites. To confirm presence of contaminated ground, developable areas and scale of engineering works to create development platforms.
Open Space and Landscape Management Statement			To identify the amount, location and type of open space and mechanism for future maintenance.
Masterplan Delivery Strategy and Infrastructure Statement			To include a commentary on the phasing of the development in particular how the proposal impacts upon and where appropriate facilitates the delivery of the wider CGA.
Community Engagement/Consultation Report			As required by the PAN process for all Major developments.
Environmental Statement			NB Early engagement with the Council's Greenspace Service is encouraged
Environmental Statement (Non Technical Summary)			
Landscape and Visual Impact Assessment			To include a statement as to how the proposal accords with the CSGN Green Network Guidance
Habitat and Species Survey			To accord with JNCC Phase 1 Habitat Survey
Noise and Vibration Impact Assessment			To accord with PAN 1/2011
Air Quality Impact Assessment			To accord with Air Quality Standards (Scotland) Regulations 2010
Waste Management Statement			To include a commentary on waste mgmt during construction and post occupation of buildings
Recreation Management Plan			To include steps to minimise any disruption to the Slammanan Plateau SPA (see 7.11.5)
Water Impact Assessment			NB Early engagement with SEPA and Scottish Water is encouraged
Water Quality Statement			
Drainage Impact Assessment			
Surface Water Management Statement			
Flood Risk Assessment			
Construction Environmental Management Plan (CEMP)			To identify the risks to the water environment and the mitigation and pollution control measures proposed to manage these risks.
Transport Assessment			NB Early engagement with the Council's Transportation Service is encouraged
Transport Assessment			To include statements on the :- Existing situation, Development travel characteristics, Junction capacity analysis, Measures to support the proposed development, Movement Hierarchy, etc.

Appendix 03

Planning Policy Context

Affordable Housing North Lanarkshire Local Plan Policy

HCF3 Assessing Affordable Housing Development.

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

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

- (c) In the interests of integrated and sustainable communities there is a need to develop a range of types of affordable housing. The Council's preference is for the proportion of social rented housing to other forms of affordable tenure to be in the 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 the assessed local affordable housing need Supplementary Planning Guidance.

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

Contact:

Development Section
Enterprise and Housing Resources
North Lanarkshire Council
4th Floor, Dalziel Building
7 Scott Street
Motherwell
ML1 1SX

Phone: (01698) 274139 Fax: (01698) 403005

E-mail: lhs@northlan.gov.uk

Appendix 04

Open Space and Equipped Play Provision Guidance

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

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

Location and Accessibility

Play areas should be located towards the centre of the housing development on the main pedestrian desire routes. Play areas should also be located away from major access or distributor roads, watercourses with steep embankments and overhead services installations. Play facilities should be sited sufficiently distant from housing to prevent nuisance (25 metres minimum from plot boundaries is recommended) but close enough to allow for passive supervision. 25m from the dwelling rather than the plot boundary is the minimum that is considered acceptable. All access routes to these should be designed to Equalities for All standard.

Specific Needs

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

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

Notes for Guidance

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

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

Notes



VS_01336/04.2017

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

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

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

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