



South Wishaw
Community Growth Area



concept statement



April 2010

1. Purpose Of The Concept Statement

The Finalised Draft North Lanarkshire Local Plan 2009 proposes planned urban expansion by means of three Community Growth Areas (CGAs) to meet anticipated housing demand post-2011; one of the Community Growth Areas is South Wishaw.

Masterplans, to be produced by developers and/or landowners in the CGAs, will be required to set out the nature and form of development in these areas. Masterplans will have to be submitted to, and approved by, the council.

The purpose of this Concept Statement is to set out the vision and guiding principles that will be applied to the development of the South Wishaw Community Growth Area. These principles will be taken forward in a Strategic Development Framework document (SDF) which will be prepared by the council to give developers further detailed information as to what will be required in their masterplan for the area.

The Concept Statement and the Strategic Development Framework will therefore be the formal guidance produced to advise developers of the council's requirements for the masterplan. It is intended that these documents will ultimately be adopted as formal Supplementary Planning Guidance, which means they will have a formal status as part of the development plan and will be material considerations when the council is dealing with planning proposals for the CGA.

The preferred option is that one masterplan will be developed containing the requirements for all of the CGA and will form the basis of an application for planning permission in principle.



Overtown Cross

2. Background

Community Growth Areas are locations for large scale planned urban expansion, to accommodate the demand for new housing and associated facilities that cannot be met in the established built up areas.

The need for these growth areas was identified in the Glasgow and the Clyde Valley Joint Structure Plan 2006, with South Wishaw being one of three to be located in North Lanarkshire. The Structure Plan suggested a requirement for approximately 1500 new dwellings for the South Wishaw Community Growth Area, and the Finalised Draft North Lanarkshire Local Plan identified sites that would be suitable.

The CGA will include not only housing, but other facilities that may be required to support both the new and existing populations, such as shops, schools, leisure facilities and open space.

New Housing adjacent to Castlehill Road, Gowkthrapple



3. South Wishaw Growth Area

The South Wishaw Community Growth Area is located immediately south-east of and adjacent to the existing built up area of Wishaw.

The proposed growth area consists of areas of fairly level land bisected in a north-east to south-west direction by the A71 road and in a north-west to south-east direction by a railway line and cutting. The area has the West Coast main line railway as its southern boundary and Stewarton Street and Wishaw Road as its northern boundary. The valley of the Garrion Gill forms the eastern boundary to the area.

The sites identified as part of the South Wishaw CGA take the form of several parcels of land to the north of Overtown and south of Waterloo, amounting to 38 hectares west of the A71 and 27 hectares east of the A71; known constraints in terms of ground conditions and the location of infrastructure, will require to be investigated further before final capacities can be determined. It is intended that the CGA will be developed during the period from 2011 to 2020 and beyond. Development phases will initially focus on the areas in the west adjacent to existing urban areas.



Site at Pather - constrained by railway line

4. The Vision

“A Vision for an area forms the foundation and the driver for planning the area. Once a clear vision for a place has been established, the principles can be translated into a masterplan” (Planning Advice Note 83: Masterplanning: Scottish Government 2008).

The council’s vision for the South Wishaw Community Growth Area is that it should:

- Be designed and built to a high quality, and integrate well with the existing communities and the local environment by creating a clear identity and contributing to local distinctiveness.
- Provide for community needs.
- Be sustainable, both environmentally and socially, in terms of protecting, enhancing and expanding environmental assets, encouraging accessibility, reducing energy and resource consumption, and being designed around people to create a well designed and safe place where people want to live.
- Provide infrastructure appropriate to the development.
- Improve Health and Wellbeing.



5. The Guiding Principles

In order to achieve the Vision, the following general principles must be applied in the masterplan.

A clear design strategy, setting out the principles to be used in terms of the scale and form of the intended developments, is required to create a distinct identity and sense of place for the new areas. This will recognise the identities of the existing communities of Overtown and Waterloo and specifically address how new development can sensitively be integrated with these communities to enhance the area whilst avoiding loss of individual community identity.

The design strategy will be required to foster sustainable communities where high quality design will not only result in an attractive environment but will also discourage crime and the fear of crime.

The design strategy will take reference from successful Scottish urban forms and layouts whilst encouraging innovative design solutions. A significant change from standard suburban housing layouts is expected – in terms of overall layout, the nature of residential streets, consideration of issues such as refuse storage and collection, parking, and securing a high quality of public realm. The masterplan should include a Design Statement, to set out the basis of the design principles involved in the proposals. Masterplans will be the subject of further consultation with the local communities before they are submitted to the planning authority. Full consideration should be given to the Scottish Government policies ‘Designing Places’ and ‘Designing Streets’.

Development should reinforce and enhance existing amenities and provision of local shopping, educational and other community facilities.

The development should contain substantial areas of high quality open space or woodland, providing formal and informal recreational opportunities, which act as focal points within the community. These should form part of a network of green spaces within the area, and should seek to connect to, and enhance, existing open spaces and woodland. Wherever practical, existing woodland and hedges should be retained or expanded and incorporated into the developments. These areas should contribute towards the aims and delivery of the Glasgow and Clyde Valley Green Network. Public art should also be provided as part of the developments, particularly at entry points and at central locations.

Developers should seek to avoid the loss of sporting and leisure facilities. Where such facilities are lost, the provision of a replacement facility or the upgrading and substantial improvement of an existing facility will be sought to compensate the loss.



New residential layouts will be designed to be well-connected to encourage walking, cycling and access to public transport, to promote good quality design and reduce the dominance of the car. In particular good pedestrian access links shall be provided to bus stops. Pedestrian routes will be designed to be safe and visible and will connect into adjacent networks.

Buildings will be expected to achieve high energy efficiency levels through design - with improved insulation, airtight designs, orientation to maximise solar gain, utilising heat recovery systems and the incorporation of renewable energy technologies. Developers will be expected to use best practice and facilities for sustainable waste management, drainage and recycling techniques, including Sustainable Urban Drainage Systems.

Developers will be expected to provide, or contribute towards the provision of, infrastructure required as a consequence of the development, both on-site and off-site, will be provided by the developer. This may include new school provision and road and junction improvements. Where appropriate, developers will be asked to enter into a legal agreement (or agreements) with the council to ensure the provision of such facilities.

The phasing of the development, and any associated infrastructure and facilities, will be addressed in the masterplan, to achieve a planned and co-ordinated development. When approved, the development will proceed in accordance with the agreed phasing.

Many areas within the central belt of Scotland including North Lanarkshire were formerly subject to heavy industrial use. Due to known historic activities within the South Wishaw Community Growth Area there is potential for land contamination to be present. Consequently, developers will be required to undertake a preliminary assessment to identify the likelihood of potential land contamination and which may necessitate further investigations. Developers will be required to implement identified remediation requirements as part of any development proposals.

Pylon to the west of Overtown Primary



6. Specific Requirements

In addition to the general principles noted above, the following specific issues require to be addressed in the masterplan.

Local Character

a) The layout and location of new development within the CGA must ensure that the existing settlements of Overtown and Waterloo retain their own identities whilst integrating with the new development. The use of strong landscaping such as woodlands, and the provision of open space, should be included as a means of achieving this.

Landscape and Nature Conservation

a) New development should be set well back from the A71 to prevent a perception of urbanisation, shown in diagrammatic form on the map on the inside back cover. A scheme of landscaping, devised within an overall landscape framework, should be used to soften the visual impact of new development on existing settlements and from main routes adjacent to the site.

b) Housing densities and building heights should respect the urban fringe and countryside nature of the location, and should acknowledge the potential visual impact of development.

c) Development should seek to work in harmony with the landscape setting, respond to the underlying landform and follow contours in order to integrate successfully into the landscape with the objective of minimising the visual and landscape impact on surrounding areas. Proper consideration should be given to existing landscape character, key views and features particularly to the eastern edge of the site. Existing hedgerows in the northern part of the site should be reinforced where practical.



Tree planting at Overtown Wood

d) Woodland has recently been established immediately north of Overtown. Developers should recognise the contribution this makes to the setting of the Growth Area and design an innovative layout which will incorporate the maximum area of woodland possible to create a structural landscape framework within which new development will take place.

e) A landscape character assessment has been undertaken on behalf of the council for the South Wishaw. Developers should undertake further Landscape and Visual Impact Assessments as part of the masterplan process in order to devise a landscape strategy for integrating into the natural and built context of the sites and mitigating measures for visual impact on surrounding settlements.

f) Developers should identify wildlife and natural heritage interests and opportunities at an early stage in order that measures to protect and enhance natural assets may be incorporated into the masterplan. An Environmental Impact Assessment will require to be undertaken by the developer. Opportunities for creating links between the Community Growth Area and established natural heritage assets at Garrion Gill / Clyde Valley Woods should be considered. Developers should give appropriate consideration to the North Lanarkshire Biodiversity Action Plan.

Affordable Housing

a) It may be beneficial in the interest of a balanced community to provide an element of affordable housing within the Community Growth Area. Further guidance on this issue will be contained in the Strategic Development Framework.

Ground Condition and Air Quality

a) The area is known to have been undermined by coal extraction in the past, and there are a number of abandoned shafts and adits located in the area. Developers will be required to investigate the mineral position fully and make provision for any remedial works, or design solutions, required.

b) Potential noise and vibration impacts should be considered from the outset of the masterplan process in order that mitigating measures may be built into planning of the site layout. Relevant assessments will require to be undertaken by developers.

Utilities

a) Stand-off distances will be required from the pylon lines crossing the area to allow access for operational and maintenance purposes. Developers will take advice from Scottish Power Energy Networks regarding appropriate operational distances from electricity transmission equipment.

Area around Pather Farm



Community Facilities and Services

a) Developers will be required to contribute towards educational provision within the Community Growth Area based on the impact of the development on existing schools and nursery facilities in the area. It is anticipated that new primary schools with associated facilities, including a nursery, will be required for this CGA; land will therefore be reserved for this purpose.

b) The increase in population may generate a need for further local shopping facilities. The scale of any new retail development (if required) will be determined by an assessment of existing shopping provision in the area, in light of the additional population which will result. The masterplan will identify locations for any new retail development.

c) Developers will be required to provide new, or contribute towards the existing provision of, community facilities based on the impact of the development on the existing provision in the area. This includes recreational and health facilities. Where new facilities are required, the provision of these should be considered in conjunction with any new school facilities to be provided as part of the development.

d) The presence of the railway line and the A71 fragment this Community Growth Area into four quarters and careful consideration will need to be given to the nature and location of any community facilities to ensure equitable access to community facilities across the development.

e) There is a lack of modern grass and synthetic sports fields in the vicinity of the South Wishaw CGA, the nearest suitable facilities being at Wishaw Sports Centre. To cater for the impact of development, developer contributions will be sought for new pitch provision and multi-use games areas, located at/near existing or new schools to act as part of community hub facilities.

f) Developers will be required to contribute towards improved provision of primary care health facilities. It is anticipated that these facilities will be located close to the Growth Area within Wishaw Town Centre.



Access and Movement

a) Rights of Way have been identified within the Community Growth Area. Developers will need to be mindful of these and the requirement to maintain or suitably divert the routes. An Access Audit may require to be undertaken by the developer.

b) Developers are to acknowledge the requirements of the council's Public Access Strategy and Core Path Plan when developing masterplans and should avoid development which obstructs, encroaches or in other ways compromises Core Paths. These routes will be material considerations in planning applications.

c) Accessibility to the strategic road network and to public transport are key considerations. The development area is bisected by an east-west railway line and the north-south A71. Main points of road access are likely to be from the A71 (Overtown Road), and/or from the A721 (Wishaw Road/Stewarton Street).

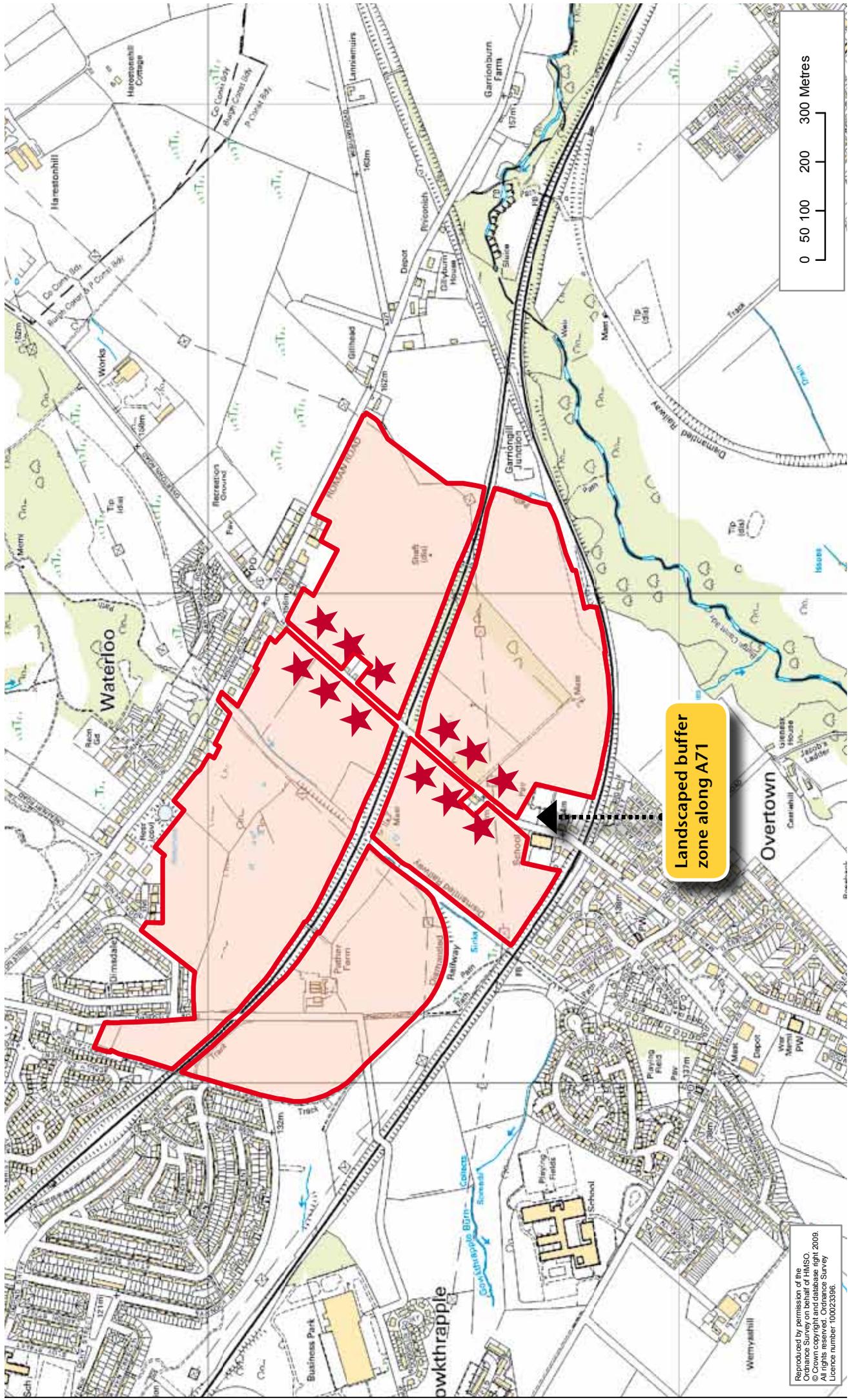
d) A Transport Assessment will be required as part of the masterplan process. Developers will be required to contribute towards improvements to the wider road network that may be necessary as a consequence of the development.

e) Public transport accessibility to the new development areas and links to Wishaw railway station will be required. Fully integrated pedestrian and cycling routes within and from the sites will be required.

f) The level of existing and the provision of new public transport must be considered as part of the masterplanning process. Developers should take appropriate measures within masterplans to allow public transport operators to access and serve the areas.



South Wishaw Community Growth Area – Issues Map



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